

1. Agenda

Documents:

[2022-12-02 BUILDING COMMISSION - PUBLIC AGENDA-1766.PDF](#)

2. Meeting Materials

Documents:

[2022-12-02 BUILDING COMMISSION - FULL AGENDA-1766.PDF](#)

## **AGENDA**

Special Meeting of the  
Nichols Hills Building Commission  
Friday, December 2, 2022 at 9:00 AM  
City Hall, 6407 Avondale Drive  
Nichols Hills, OK 73116

If special assistance is needed for this meeting by any person wishing to attend, please contact the City Clerk's office no later than 48 hours prior to the meeting, and such assistance will be provided.

Official action may be taken by the Building Commission only on items that appear on this Agenda. The Building Commission may dispose of the business set out on this Agenda by accepting, approving, adopting, rejecting, amending, or postponing action as to each item, as determined by the Building Commission.

1. Call to Order
2. Roll Call
3. Citizens Desiring to be Heard  
The purpose of this time is to allow members of the public to speak to the Building Commission on any matter that is not otherwise set for consideration on this Agenda.
4. Items for Separate Vote
  - a. Review of International Building Codes and related Building Codes.
    - i. International Building Code
    - ii. International Residential Code
    - iii. International Existing Building Code
    - iv. International Property Maintenance Code
    - v. International Mechanical Code
    - vi. National Electric Code
    - vii. International Plumbing Code
    - viii. International Fire Code
    - ix. International Fuel Gas Code

## x. NFPA 101 Life Safety Code

## b. Draft ordinance regarding International Residential Code.

## 5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 11:04 A.M. on the 29<sup>th</sup> day of November, 2022 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 11:15 A.M. on the 29<sup>th</sup> day of November, 2022; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 P.M. on the 29<sup>th</sup> day of November, 2022; and transmitted by email at 5:00 P.M. on the 29<sup>th</sup> day of November, 2022 to those persons who have requested to be included on such notices pursuant to the Open Meeting Act and to those who have requested such notice.



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City Clerk  
City of Nichols Hills, Oklahoma

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City Clerk  
City of Nichols Hills, Oklahoma

Published in \_\_\_\_\_ on \_\_\_\_\_, 2022

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTION 8-28 OF THE NICHOLS HILLS CITY CODE REGARDING THE CITY'S ADOPTION OF THE INTERNATIONAL RESIDENTIAL CODE; REPEALING ALL CONFLICTING ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

#### EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NICHOLS HILLS, OKLAHOMA:

Section 1. Section 8-28 is hereby amended, with deleted language stricken through and new language underlined, to wit:

#### **Sec. 8-28. Adoption of International Residential Code.**

(a) That certain document, three copies of which are on file in the office of the City Clerk, being marked and designated as the International Residential Code, ~~2015~~ 2018 Edition, as published by the International Code Council, as modified and adopted by the State of Oklahoma in Chapter 20, Adopted Codes, of Title 748, Oklahoma Uniform Building Code Commission, of the Oklahoma Administrative Code, is hereby adopted as the residential code of the City for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal, and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions, and terms of said residential code on file in the office of the State of Oklahoma are hereby adopted and by reference made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions, and changes, prescribed in subsection (b) of this Section. The City Clerk shall keep copies of such Code for distribution or sale to the public at approximate cost.

(b) The following sections of the ~~2015~~ 2018 edition of the International Residential Code adopted in this Article are hereby revised as follows:

**Section R-101.1 Title.** Insert "City of Nichols Hills, Oklahoma" in place of "(Name of Jurisdiction)." Add the following at the end of this Section: "All references to "this Code" mean this Code as modified and adopted by the State of Oklahoma and as further modified and adopted by the City."

**Section R102.2 Other laws.** Add the following at the end of this Section: “In the event of a conflict between this Code and another provision(s) of the Nichols Hills City Code, the Nichols Hills City Code will govern.”

**Section R105.2 Work exempt from permit.** Under word “Building:” delete items 1, 2, 3, 4, and 5.

**Section R105.5 Expiration [of permits]** is deleted.

**Section R112 Board of Appeals** is deleted.

**Section R114.1 Notice to owner or the owner’s authorized agent [Stop Work Order].** Add the following at the end of this Section: “Where an emergency exists, the Code Official shall not be required to give a written notice prior to stopping the work.”

**Section R202 Definitions.** The definition of “Building Official” is changed to read: “Code Official. The building superintendent, the building inspector and other City inspectors, together with their authorized assistants, as set out in Section 8-2 of the Nichols Hills City Code. All references to ‘Building Official’ throughout this Code are changed to read ‘Code Official.’”

**Section R301.2(1) Climactic and geographic design criteria.** ~~Add~~ Insert the following into Table R301.2(1), Climatic and Geographic Design Criteria:

~~Table R301.2(1).~~ Insert

~~“Roof-Ground~~ Snow Load 10;

Wind Speed 90 mph (except for garage doors as provided for in Section 8-29);

Seismic Design Category 2;

Weathering Medium; Frost line depth 18”;

Termite yes, Decay Moderate;

Winter Design Temp 0;

Flood Hazards No.”

**Section R401.4 Soil tests.** Add the following at the end of this Section: “Notwithstanding the foregoing, geotechnical evaluations of soils signed and sealed by a licensed engineer are required for all new construction of structures of 3000 square feet or more of air conditioned space (including additions of 3000 square feet or more of air conditioned space to existing structures). The recommendations set out in such soils test must be adhered to unless the Code Official approves otherwise.”

**Section R506.2.3 Vapor retarder.** Revised as follows:

“A 10-mil (0.01 inch; 254 µm) polyethylene or approved vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where a base course does not exist.

**Exception:** The vapor retarder is not required for the following:

1. Utility buildings and other unheated accessory structures.

2. For unheated storage rooms having an area of less than 70 square feet (6.5m<sup>2</sup>) and carports.
3. Driveways, walks, patios and other flatwork not likely to be enclosed and heated at a later date.
4. Where approved by the building official, based on local site conditions.

**Section N1101.14 (R401.3) Certificate (Mandatory).** Adopted as follows:

A permanent certificate shall be completed by the builder or registered design professional and posted on a wall in the space where the furnace is located, a utility room or an approved location inside the building. Where located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label, or other required labels. The certificate shall list the predominate R-values of insulation installed in or on the ceiling/roof, walls, foundation (slab, basement wall, crawl space wall/or floor) and ducts outside conditioned spaces; U-factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration, and the result from any required duct system and building envelope air leakage testing done on the building. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace, or baseboard electric heater is installed in the residence, the certificate shall list “gas-fired unvented room heater,” “electric furnace” or “baseboard electric heater,” as appropriate. An efficiency shall not be listed for gas-fired unvented room heaters, electric furnaces or electric baseboard heaters.

As to Additions, this Section applies to extensions or increase in 30 percent or more of the existing air conditioned floor area of the existing residence.

**Section P2603.5.1 Sewer depth [Freezing].** Insert “12-(305mm)18” (457.2mm)” in the first place of [NUMBER] and “12-(305mm)18” (457.2mm)” in the second place of [NUMBER].

**Section P3008.1 Sewage backflow.** Change to read: “Sewage backflow. All new and replacement sanitary sewers shall be protected from sewage backflow by the installation of backwater valves.”

Section 2. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 3. The provisions of this ordinance are severable and if any part or provision hereof shall be adjudged invalid by any court of competent jurisdiction, such adjudication shall not affect or impair any of the remaining parts or provisions hereof.

Section 4. EMERGENCY SECTION. WHEREAS, in the judgment of the Council it is necessary for the preservation of the peace, health, welfare and safety of the City of Nichols Hills, Oklahoma, and of the inhabitants thereof that the provisions of this ordinance be put into full force and effect immediately, and therefore an emergency is hereby declared to

exist by reason whereof this ordinance shall take effect and be in full force from and after its passage as provided by law.

PASSED by the Council of the City of Nichols Hills, Oklahoma, on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

Reviewed as to Form and Legality:

\_\_\_\_\_  
City Attorney