

RESOLUTION

RESOLUTION DECLARING THE NEED FOR THE ADOPTION OF THE INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION, AND PROVIDING CERTAIN LOCAL AMENDMENTS TO SAID CODES.

WHEREAS, the Council of The City of Oklahoma City finds that said City needs an up-to-date code of ordinances to provide for the safety, health and public welfare through properly designed, acceptably installed and adequately maintained buildings and structures; and

WHEREAS, the Oklahoma City Building Code Commission has recommended that the International Existing Building Code®, 2018 Edition, adopted by the State of Oklahoma, with amendments, as the statewide minimum code for commercial building construction in the State of Oklahoma, may be adapted to the needs of The City by the amendment, deletion, or addition of certain sections peculiarly suitable to this City; and

WHEREAS, it is the desire of the Council to make such changes in the International Existing Building Code®, 2018 Edition, before consideration for approval as amended.

NOW, THEREFORE, BE IT RESOLVED by the Council of The City of Oklahoma City, that the International Existing Building Code®, 2018 Edition, be and the same hereby is ordered amended and changed in the following respects:

DIVISION II. 2018 INTERNATIONAL EXISTING BUILDING CODE

CHAPTER 1. SCOPE AND ADMINISTRATION

Section 101.1 is deleted in favor of Chapter 12, Section 12-30 of the Oklahoma City Municipal Code, 2020.

Section 101.3 is deleted in favor of Chapter 12, Sections 12-31 of the Oklahoma City Municipal Code, 2020.

Section 102.4 is amended to add the following sentence:

Where The City of Oklahoma City has adopted a specific referenced code or standard different than those listed, the adopted code shall apply.

Sections 103.1 and **103.2** are deleted in favor of Chapter 12, Sections 12-53 and 12-54 of the Oklahoma City Municipal Code, 2020.

Section 104.1 is deleted in favor of Chapter 12, Section 12-55 of the Oklahoma City Municipal Code, 2020.

Section 104.2 is deleted in favor of Chapter 12, Sections 12-67 through 12-70 of the Oklahoma City Municipal Code, 2020.

Section 104.3 is deleted in favor of Chapter 12, Section 12-56 of the Oklahoma City Municipal Code, 2020.

Section 104.4 is deleted in favor of Chapter 12, Section 12-58 of the Oklahoma City Municipal Code, 2020.

Section 104.5 is deleted in favor of Chapter 12, Section 12-60 of the Oklahoma City Municipal Code, 2020.

Section 104.6 is amended to add the following sentence:

The Code Official shall comply with the procedures and conditions set forth in the Oklahoma City Municipal Code prior to entry.

Section 104.7 is deleted in favor of Chapter 12, Section 12-61 of the Oklahoma City Municipal Code, 2020.

Sections 105.1.1 and 105.1.2 are hereby deleted.

Section 105.2 is amended to delete exemptions titled Electrical, Gas, Mechanical, and Plumbing, to amend numbered exemption 4 under Building, to amend numbered exemption 5 under Building to read as follows:

1. Window awnings supported by an exterior wall of Group R-3 or Group U occupancies, which do not project more than three feet from the building when fully extended.

Section 105.3 is deleted in favor of Chapter 12, Sections 12-67 through 12-70 of the Oklahoma City Municipal Code, 2020.

Section 106.1 is amended to add subsection 106.1.1 to read as follows with exception unchanged:

106.1.1 Design. A Registered Design Professional shall be required for the design of a building, which contains a structural component(s) with a clear span of more than 30 feet (914.4 cm).

Section 108.1 is deleted in favor of Chapter 12, Sections 12-91 of the Oklahoma City Municipal Code, 2020.

Section 108.2 is deleted in favor of Chapter 12, Sections 12-92 of the Oklahoma City Municipal Code, 2020.

Section 108.6 is amended to read as follows:

108.6 Refunds. Refunds shall be made in accordance with the adopted Council Resolution for refunds administered by the Development Services Department.

Section 110.2 is amended to delete numbered requirements 7, 9, 10, and 11.

Section 112 is deleted in favor of Chapter 12, Sections 12-111 through 12-135 of the Oklahoma City Municipal Code, 2020.

Section 113.2 is deleted in favor of Chapter 12, Section 12-56 of the Oklahoma City Municipal Code, 2020.

Section 113.3 and 113.4 are deleted in favor of Chapter 12, Section 12-57 of the Oklahoma City Municipal Code, 2020.

Section 115.1 is amended to add subsection 115.1.1 to read as follows:

115.1.1 Dilapidated and Unsecured Structures. Dilapidated and unsecured structures shall be subject to the provision of Title II Oklahoma Statutes, Section 22-112 and 22-112.1 and Chapter 12 of The Oklahoma City Municipal Code.

Section 117.1 is amended to add subsection 117.1.1 to read as follows:

117.1.1 Emergency Demolition. In the event of an emergency, the Fire Code Official is hereby empowered to order the immediate demolition of any structure, which is in violation of the International Fire Code® (IFC®) and presents an imminent danger to life or property. The Fire Code Official shall insure that utility company notification has been made, and that appropriate action has been taken by the utility companies. Emergency demolition orders shall be issued in a manner which, where possible, shall include notification of the property owner in the manner set forth by Sections 115.3 and 115.4.

CHAPTER 3. PROVISIONS FOR ALL COMPLIANCE METHODS

Section 302 is amended to add subsections 302.7 and 302.8 to read as follows:

302.7 Fire Protection. When a building permit is required in accordance with Section 105, that portion of the building shall be brought into compliance with Chapters 2 through 33 of the 2018 International Building Code® (IBC®) in regard to fire protection requirements, including but not limited to fire resistive construction and fire protection systems. Where fire alarm or suppression is required in Group R occupancies, the system shall be installed throughout the entire fire area.

Exceptions:

1. For work of a minor nature where approved by the Board of Appeals, except for the following:
 - a. Where the work changes the layout of the space or the use or occupancy,
 - b. Where the scope involves structures classified as a high-rise,
 - c. Where the scope involves any room or space as listed in the 2018 International Building Code® (IBC®) Table 509 for incidental use.
2. Where a permit is required for exterior work only and the work area is open to the elements and cannot be defined as Fire Area.

302.8 Minimum stairway egress. Any existing building more than two stories in height in which the number of existing exit-ways is fewer than prescribed for new buildings shall be deemed inadequate for safety, except as follows:

A. In buildings of Type 1 construction.

1. The occupancy is limited to that accommodated by the existing exit way facilities, and the building or space is posted as to use and occupancy with letters not less than ¾ inches in height.
2. One stair shaft is provided with emergency mechanical pressurization in accordance with Section 909.20.5, which shall be activated by smoke detectors on each floor. If the building is over 10 stories in height, the stair shaft shall be supplied from two separate sources at least 100 feet apart vertically. Each of the two sources shall produce

approximately ½ the total requirement for the stair shaft. If the air leakage at the doors to the stairway is excessive in the opinion of the code official they shall be weather-stripped or otherwise provided to minimize air leakage.

4. A smoke detection system in accordance with NFPA 72 “Central Station Alarm Systems” is installed in exit access hallways, elevator corridors and lobbies.
5. Emergency lighting shall be provided for the stair shaft.
6. The electric power used for mechanical pressurization and emergency lighting shall be from an independently controlled electric circuit or other sources of power.

B. In buildings other than Type 1 construction:

1. In addition to the conditions in option (A) above, the height of the building shall not exceed five stories or 65 feet. Where modifications to existing buildings are made in order to meet the requirements of this section, the additional requirements for existing buildings, altered or repaired, shall not apply unless specifically ordered by the code official. Nothing in this Code shall be construed to allow the number of exit ways in a building to be decreased below the required minimum.

Section 305.4.2 is amended to add number 7 to read as follows:

7. Where required by IBC Section 1109.16, not fewer than one adult changing station shall be provided.

Section 305.8.10 is amended to add the following exception to read as follows:

Exception: Where alterations are not made to existing central toilet and bathing facilities, an accessible family toilet or bathing facility is permitted and shall be located on the same floor and in the same area as the existing facilities. (Note: This may require multiple family facilities in some cases).

Section 305.8.11 is amended to read as follows:

305.8.11 Additional Toilet and Bathing Rooms. In assembly and mercantile occupancies, where additional toilet fixtures are added, not fewer than one accessible family or assisted-use toilet room shall be provided where required by Section 1109.2.1 of the International Building Code. Such a family restroom shall also comply with the requirements of Section 1109.16 of the International Building Code by providing adult changing facilities. In recreational facilities, where additional bathing rooms are being added, not fewer than one family or assisted-use bathing room shall be provided where required by Section 1109.2.1 of the International Building Code.

CHAPTER 4. REPAIRS

Section 401.1 is amended to add the following sentence:

This classification shall only apply to work exempt from a building permit per Section 105.2.

CHAPTER 5. PRESCRIPTIVE COMPLIANCE METHOD

Section 506 is amended to add subsection 506.5 to read as follows:

506.5 Change of Use or Occupancy Incorporating Group E Facilities. For changes in occupancy or use to Group E, storm shelters shall be provided in accordance with Section 1011.8.

CHAPTER 7. ALTERATIONS – LEVEL 1

Section 703.1 is amended to read as follows:

703.1 General. Work areas shall be brought into compliance with the fire protection requirements of the International Building Code® (IBC®) as adopted by the City of Oklahoma City including, but not limited to, fire alarm and fire suppression systems.

Exception: Areas as permitted by the exceptions listed under Section 302.7 of this code.

CHAPTER 8. ALTERATIONS – LEVEL 2

Section 803.2 is amended to delete subsections 803.2.1 through 803.2.4 and to amend Section 803.2 shall read as follows:

803.2 Automatic sprinkler system. Automatic sprinkler systems shall be provided in all work areas in accordance with the International Building Code® (IBC®) and International Fire Code® (IFC®) as adopted by the City of Oklahoma City.

Section 803.4.1 is amended to add subsection 803.4.1.7 to read as follows:

803.4.1.7 Other occupancies. A fire alarm system shall be installed in work areas of other occupancies not listed in accordance with the International Fire Code® (IFC®) for the specific occupancy.

CHAPTER 9. ALTERATIONS – LEVEL 3

Section 904.1.1, 904.1.2, and 904.1.3 are hereby deleted.

CHAPTER 10. CHANGE OF OCCUPANCY

Section 1011.8 is added to read as follows:

1011.8 Change of occupancy to Group E. Where a building or space undergoes a Change of Use or Occupancy to Group E, it shall have a storm shelter constructed in accordance with ICC 500® and Section 423 of the International Building Code® (IBC®).

Exceptions:

1. Group E day care facilities.
2. Group E occupancies used in conjunction with religious activities and accessory to places of religious worship.
3. Buildings meeting the requirements for shelter design in ICC 500®
4. Buildings in which an E-Use currently exists in operation, and in which the change of use or occupancy is performed in conjunction with no more than a Level 2 alteration.

1011.8.1 Required occupant capacity. The required occupant capacity of the storm shelter shall include all buildings on the site and shall be the greater of the following:

1. The total occupant load of the classrooms, vocational space that is associated with the Group E occupancy.
2. The occupant load based on the requirements of the 2018 IBC section 423.4.1.1.

CHAPTER 11. ADDITIONS

Section 1102.2 is amended to read as follows with exception unchanged:

1102.2 Area limitations. No addition shall increase the area of an existing building beyond that permitted under the applicable provisions of the International Building Code® (IBC®) for new buildings.

Section 1106.1 is amended to read as follows:

1106.1 Addition to a Group E occupancy. Where an addition is added to an existing Group E occupancy the addition shall have a storm shelter constructed in accordance with ICC 500® and Section 423 of the International Building Code® (IBC®).

Exceptions:

1. Group E day care facilities.
2. Group E occupancies used in conjunction with religious activities and accessory to places of religious worship.
3. Buildings meeting the requirements for shelter design in ICC 500®

Section 1106.1.1 is amended to read as follows:

1106.1.1 Required occupant capacity. The required occupant capacity of the storm shelter shall include all buildings on the site and shall be the greater of the following:

1. The total occupant load of the classrooms, vocational space that is associated with the Group E occupancy.
2. The occupant load based on the requirements of the 2018 IBC section 423.4.1.1.

Exceptions:

1. Where an addition is being added on an existing Group E site, and where the addition is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on-site, the storm shelter shall at minimum accommodate the required occupant capacity for the new addition.
2. The required occupant capacity of any existing storm shelters or safe rooms on the site.

CHAPTER 13. PERFORMANCE COMPLIANCE METHODS

Section 1301.2 is amended to read as follows:

1301.2 Applicability. Existing buildings in which there is work involving additions, alterations, or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 3 through 12. The provisions of Sections 1301.2.1 through 1301.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, I-2, M, R, and S. These provisions shall not apply to buildings with occupancies in Group H or I-1, I-3, or I-4.

CHAPTER 16. REFERENCED STANDARDS

Chapter 16 has been amended to modify the language of the following references:

“IBC-18” is now to read “International Building Code® as adopted and modified by the City of Oklahoma City.”

“IECC-18” is now to read “International Energy Conservation Code® as adopted and modified by the City of Oklahoma City.”

“IFC-18” is now to read “International Fire Code® as adopted and modified by the City of Oklahoma City.”

“IFGC-18” is now to read “International Fuel Gas Code® as adopted and modified by the City of Oklahoma City.”

“IMC-18” is now to read “International Mechanical Code® as adopted and modified by the City of Oklahoma City.”

“IPC-18” is now to read “International Plumbing Code® as adopted and modified by the City of Oklahoma City.”

“IRC-18” is now to read “International Residential Code® as adopted and modified by the City of Oklahoma City.”

“NFPA 70-17” is now to read “National Electrical Code® as adopted and modified by the City of Oklahoma City.”

ADOPTED by City Council of The City of Oklahoma City and **SIGNED** by the Mayor
this 27th day of February, 2024.

THE CITY OF OKLAHOMA CITY

ATTEST:


CITY CLERK




MAYOR

REVIEWED for form and legality.


ASSISTANT MUNICIPAL COUNSELOR