

ORDINANCE NO. 1413

AN ORDINANCE WHICH PROVIDES AMENDMENT TO THE CODE OF ORDINANCES OF THE CITY OF YUKON, OKLAHOMA BY AMENDING SECTIONS 204-27, 204-28, 204-29, 204-30, BY ADOPTING THE INTERNATIONAL BUILDING CODE 2015 EDITION AND PROVIDING ADDITIONS, INSERTIONS, AND DELETIONS THERETO, AND MODIFYING DESIGN CRITERIA AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL FOR THE CITY OF YUKON, OKLAHOMA that the Code of Ordinances, City of Yukon, is hereby amended by adopting the International Building Code and providing for additions, insertions, and changes thereto as follows:

SECTION 1:

Sec. 204-27. - Adoption of building code.

That certain documents, three (3) copies of which are on file in the office of the city clerk, being marked and designated as the International Building Code, 2015 edition including Appendix H, as published by the International Code Council, be and is hereby adopted as the Building Code of the City of Yukon, in the State of Oklahoma for regulating and governing conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures 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 Building Code on file in the office of Development Services are hereby referred to, adopted and made a part hereof, as if fully set out in the legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance amended and modified by the uniform building code commission pursuant to 59 O.S. § 1000.23 as it may from time to time be amended and subsequent amendments, as listed below, of the city Code of Ordinances; including appendix chapters: appendix H signs, is hereby adopted as the building code of the city; for the control of buildings and structures as herein provided; and each and all regulations, provisions, penalties, conditions and terms of said building code are hereby referred to, adopted, and made a part hereof, as if fully set out in this article with additions, insertions, deletions and changes.

Sec. 204-28. - Amendments.

Any person violating any provision of this article shall be guilty of an offense and upon conviction thereof shall be punished as provided in section 1-7.

Sec. 204-29. - Building permit; application and issuance.

In addition to all other documents and information necessary for an application for a building permit the applicant shall also provide a copy of the recorded plat.

Sec. 204-30. - Additions, insertions, changes and fees to International Building Code.**CHAPTER 1 SCOPE AND ADMINISTRATION**

The following sections of the International Building Code are hereby revised as follows:

Section R101.1 Title is amended to insert the following:

R101.1 Title. City of Yukon, State of Oklahoma

Section 101.4 Referenced codes is hereby amended to read as follows:

101.4 Referenced codes. Where the City of Yukon has adopted a specific referenced code or standard different than those listed, the adopted code shall apply.

Section 103.1 Creation of enforcement agency is hereby amended to read as follows:

103.1 Creation of enforcement agency. The Department of Building Safety referred to in this code is the Development Service Department of The City of Yukon and the building official is the Development Services Director or designee.

Section 104.6 Right of entry is hereby amended to add as follows:

104.6 Right of entry. The building official shall comply with the procedures and conditions set forth in the City of Yukon Municipal Code prior to entry.

Section 105.1.1 Annual permit is hereby amended to read as follows:

105.1.1 Annual permit. An annual permit is a yearly permit which represents a group of individual permits for each alteration to an already approved electrical, gas, mechanical or plumbing installation. The building official is authorized to issue an annual permit upon application therefor to any person, firm or corporation regularly employing one or more qualified tradespersons in the building, structure or on the premises owned or operated by the applicant for the permit.
(OUBCC Amendment)

Section 105.1.2 Annual permit records is hereby amended to read as follows:

105.1.2 Annual permit records. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official shall have access to such detailed records of alterations at all times. At the completion of the entity's annual permit term, the applicant shall file such detailed records of alterations with the building official. Pursuant to the authority of 59 O.S. §

1000.25, the building official shall collect fees for each individual permit which is part of the annual permit once the detailed records are submitted and remit such fees to the OUBCC.

(OUBCC Amendment)

Section 105.2 Work exempt from permit is amended to delete subparagraphs and delete exemptions as follows:

105.2 Work exempt from permit. Subparagraphs 1, 2, 4 and 6 are hereby deleted from the list of exemptions. Permits shall be required for all work referenced in subparagraphs 1, 2, 4 and 6. Exemptions titled Electrical, Gas, Mechanical and Plumbing are deleted.

Section 107.1.1 Registered design professional is added to read as follows:

107.1.1 Registered design professional. A registered design professional shall be required for the design of a building, within the classification of the Utility and Miscellaneous Group U which contains a structural component with a clear span of more than 30 feet or with an aggregate of 1,000 square feet or more.

Section 109.2 Schedule of permit fees is hereby amended to read as follows:

109.2 Schedule of permit fees. All such fees shall be set by the City Council by resolution.

Section 109.6 Fee refunds is amended to read as follows:

109.6 Fee Refunds. The Code Official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80 percent of permit fee paid when no work has been done under a permit issued in accordance with this Code.

The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permit not later than 180 days after the date of fee payment.

Section 113.4 Violations and penalties is hereby amended to read as follows:

113.4 Violations and penalties. Any person who shall violate a provision of this code or who fails to comply with any of the requirements thereof or who shall erect, install, alter or repair work in violation of this code, or in violation of a detailed statement or plan submitted and approved hereunder, or of a permit or certificate issued hereunder, shall be guilty of an offense and upon conviction shall be punished as provided in section 1-7 of the Code of Ordinances.

Section R114.1 Stop Work order is added to read as follows:

R114.1 Stop work order. Upon notice from the Development Services Director or designee, work on any mechanical system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owner's agent or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the Development Services Director or designee shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an offense and upon conviction shall be punished as provided in Section 1-7 of the Code of Ordinances.

CHAPTER 2 DEFINITIONS

The definition of "REGISTERED DESIGN PROFESSIONAL" is hereby amended to read as follows:

Registered Design Professional. An individual who is registered or licensed to practice as an Architect or Professional Engineer as defined by the statutory requirements of the professional licensing or registration laws of the State of Oklahoma.

The definition of the work "SAFE ROOM" is hereby added to read as follows:

Safe Room. A building or structure or portions thereof, constructed in accordance with ICC/NSSA Standard for the design and construction of Storm Shelters ® (ICC 500®) and constructed to provide near-absolute protection for its occupants from sever wind storm events such as tornados or hurricanes.

1. Community safe room. A safe room designed and constructed in accordance with the Federal Emergency Management Agency (FEMA) document P-361 entitled "Design and Construction Guidance for Community Safe Rooms®" ("FEMA P-361®"), intended to provide life-safety protection for more than 16 persons,
 2. Other safe room. A safe room designed and constructed in accordance with FEMA P-361® Design ,and
 3. Construction Guidance for Community Safe Rooms or FEMA P-320® entitled "Taking Shelter from the Storm: Building a Safe Room for your Home or Small Business®", located in a residence or nonresidential building or structure, intended to provide life-safety protection for 16 people or less
- (OUBCC Amendment)

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION

Section 305.2.4 Seven or fewer children in a detached dwelling is hereby added to read as follows:

305.4 Seven or fewer children in a detached dwelling. A facility such as the above within a detached dwelling and having seven or fewer children receiving such day care shall be permitted to comply with the International Residential Code® (IRC®). This number shall include children two and one half years or less of age.
(OUBCC Amendment)

305.2.5 Eight to twelve children in a detached dwelling is hereby added to read as follows:

305.2.5 Eight to twelve children in a detached dwelling. A facility such as the above within a detached dwelling and having eight to 12 children receiving such day care shall comply with the IRC® provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the IRC®. This number shall include children two and one-half years or less of age.
(OUBCC Amendment)

Section 310.5.2 Lodging houses is hereby amended to read as follows:

310.5.2 Lodging houses. Owner-occupied lodging houses with four or fewer guest rooms shall be permitted to be constructed in accordance with the IRC®.
(OUBCC Amendment)

CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

Section 403.5.3 Stairway door operation is hereby amended to add the last sentence as follows:

403.5.3 Stairway door operation. Stairway doors other than the exit discharge doors shall be permitted to be locked from the stairway side. Stairway doors that are locked from the stairway side shall be capable of being unlocked simultaneously without unlatching upon a signal from the fire command center and shall unlock automatically upon activation of the fire alarm.

Section 406.7.2.1 Canopies used to support gaseous hydrogen systems is hereby amended to read as follows:

406.7.2.1 Canopies used to support gaseous hydrogen systems. Canopies that are used to shelter dispensing operations where flammable compressed gases are located on the roof of the canopy shall be in accordance with the following:

1. The canopy shall meet or exceed Type I construction requirements.
2. Operations located under canopies shall be limited to refueling only.

3. The canopy shall be constructed in a manner that prevents the accumulation of gas.

(OUBCC Amendment)

Section 406.7.2.2 Canopies sheltering units and devices that dispense lighter-than-air gas is hereby added to read as follows:

406.7.2.2 Canopies sheltering units and devices that dispense lighter-than-air gas. Where CNG, LNG, or Hydrogen motor fuel dispensing devices are installed beneath a canopy, the canopy shall be designed to prevent the accumulation or entrapment of ignitable vapors, including provisions for natural or mechanical ventilation means, or all electrical equipment installed beneath the canopy or within the enclosure shall be suitable for Class I, Division 2 hazardous (classified) locations. Tank vents that are installed within or attached to the canopy shall extend a minimum of 5 feet (1524 mm) above the highest projection of the canopy. Compression and storage equipment located on the top of the canopy shall be in accordance with current State of Oklahoma adopted International Fire Code®, Section 2309.

(OUBCC Amendment)

Section 419.1 General is hereby amended to read as follows:

419.1 General. A live/work unit shall comply with Sections 419.1 through 419.9.

Exceptions:

1. Dwelling or sleeping units that include an office that is less than 10 percent of the area of the dwelling unit are permitted to be classified as dwelling units with accessory occupancies in accordance with Section 508. 2.
2. Group B, M, and F occupancies that are located in a detached dwelling unit complying with the limitations of Section 419.1.1 shall be permitted to be constructed in accordance with the IRC®.

(OUBCC Amendment)

Section 419.1.1 Limitations is hereby amended to read as follows:

419.1.1 Limitations. The following shall apply to all live/work areas:

1. The nonresidential portion of the live/work unit is permitted to be not greater than 2,500 square feet (232 square meters) in area;
2. The nonresidential area is permitted to be not more than 50 percent of the area of each live/work unit;
3. The nonresidential area function shall be limited to the first or main floor only of the live/work unit; and
4. Not more than five nonresidential workers or employees are allowed to occupy the nonresidential area at any one time.

(OUBCC Amendment)

CHAPTER 9 FIRE PROTECTION SYSTEMS

Section 903.2.9 Group S-1 is hereby amended to read as follows:

903.2.9 *Group S-1*. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

(OUBCC Amendment)

1. A Group S-1 fire area exceeds 12,000 square feet (1115 square meters),
2. A Group S-1 fire area is located more than three stories above grade plane,
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 square meters),
4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 square meters) or
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 square meters). Exception: Self-service storage facility where the fire area is less than 5,000 square feet (464 square meters).

Section 907.2.3 Group E is hereby amended to read as follows:

907.2.3 *Group E*. A manual fire alarm system that activates the occupant notification signal in accordance with Section 907.5 and installed in accordance with 907.6 shall be installed in Group E occupancies. When automatic sprinkler systems or smoke detectors are installed such systems or detectors shall be connected to the building fire alarm system.

Exceptions:

1. A manual fire alarm system is not required in Group E occupancies with an occupant load of 50 or less.
2. Manual fire alarm boxes are not required in Group E occupancies where all of the following apply:
 - a) Interior corridors are protected by smoke detectors.
 - b) Auditoriums, cafeterias, gymnasiums and similar areas are protected by heat detectors or other approved detection devices.
 - c) Shops and laboratories involving dusts or vapors are protected by heat detectors or other approved detection devices.
 - d) The capability to activate the evacuation signal from a central point is provided.
 - e) In buildings where normally occupied spaces are provided with a two-way communication system between such spaces and a constantly attended receiving station from where a general evacuation alarm can be sounded, except in locations specifically designated by the fire code official.
3. Manual fire alarm boxes shall not be required in Group E occupancies where all of the following apply:

- a) The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1.
- b) The fire alarm system will activate on sprinkler water flow.
- c) Manual activation is provided from a normally occupied location.

(OUBCC Amendment)

CHAPTER 10 MEANS OF EGRESS

Section 1010.1.10 Panic and fire exit hardware is hereby amended to read as follows:

1010.1.10 Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a group A or E occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware.

Exceptions:

1. A main exit of a Group A occupancy shall be permitted to have locking hardware in accordance with Section 1010.1.9.3, Item 2.
2. Doors serving a Group A or E occupancy shall be permitted to be electromagnetically locked in accordance with Section 1010.1.9.9.

Electrical rooms and working spaces with equipment operating at more than 600 volts, nominal, and equipment operating at 600 volts or less, nominal and rated 800 amperes or more and that contain overcurrent devices, switching devices or control devices with exit or exit access doors, shall be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel. Exception: Personnel entrance to and egress from doors of the electrical equipment working spaces that are greater than 25 feet (7.6 m) from the nearest edge of the electrical equipment.

(OUBCC Amendment)

Section 1015.6 Mechanical equipment, systems and devices is hereby amended to read as follows:

1015.6 Mechanical equipment, systems and devices. . Guards shall be provided where various components that require services are located on a roof or elevated structure and have a condition as set forth in Sections 1015.6.1 through 1015.6.3. The guard shall be constructed so as to prevent the passage of a sphere 21 inches (533 mm) in diameter.

Exception: When approved by the authority having jurisdiction, guards are not required where permanent fall arrest/restraint anchorage connector devices that comply with ANSI/ASSE Z 359.1 are affixed for use during the entire roof covering lifetime. The devices shall be reevaluated for possible replacement when the entire roof covering is replaced. The devices shall be placed not more than 10 feet (3048 mm) on center along hip and ridge lines and placed not less than 10 feet (3048 mm) from roof edges and the open sides of walking surfaces.

(OUBCC Amendment)

Section 1015.6.1 Roof edge is hereby amended to read as follows:

1015.6.1 Roof edge. Guards shall be provided when components are located within 10 feet (3048 mm) of a roof edge or open side of a walking surface or elevated structure and such edge or open side is located more than 30 inches (762 mm) above the floor, roof, or grade below. The guard shall extend not less than 30 inches (762 mm) beyond each end of the component that requires service.
(OUBCC Amendment)

Section 1015.6.2 Skylights is hereby added to read as follows:

1015.6.2 Skylights. Guards shall be provided when a skylight is within 10 feet (3048 mm) of the component that requires service. The guard shall extend 30 inches (762 mm) beyond the edge of the skylight.

Exceptions:

1. Guards are not required when the skylight is located at least 42 inches (1067 mm) above the highest point of the walking surface adjacent to the skylight or component.
2. Guards are not required if some other provision for skylight fall-thru protection is provided and approved by the Development Services Director or designee.

(OUBCC Amendment)

Section 1015.6.3 Roof hatch is hereby added to read as follows:

1015.6.3 Roof hatch. Guards shall be provided when a roof hatch is within 10 feet (3048 mm) of the component that requires service. The guard shall extend 30 inches (762 mm) beyond the edge of the roof hatch. If the component is within 10 feet (3048 mm) of the ladder access side of the roof hatch, the guard shall incorporate a self-closing, self-latching gate. The gate shall have a top edge of not less than 42 inches (1067 mm) above the elevated surface adjacent to the gate and shall not allow the passage of a 21 inch (533 mm) sphere.

Section 1015.7 Roof access is hereby amended to read as follows:

1015.7 Roof access. Guards shall be provided where the roof hatch opening is located within 10 feet (3048 mm) of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches (762 mm) above the floor, roof or grade below. The guard shall be constructed so as to prevent the passage of a sphere 21 inches (533 mm) in diameter. Exception: When approved by the authority having jurisdiction, guards are not required where permanent fall arrest/restraint anchorage connector devices that comply with ANSI/ASSE Z 359.1 are affixed for use during the entire roof covering lifetime. The devices shall be reevaluated for possible replacement when the entire roof covering is replaced. The devices shall be placed not more than 10 feet (3048 mm) on center along hip and ridge lines and placed not less than 10 feet (3048 mm) from roof edges and the open sides of the walking surfaces.

(OUBCC Amendment)

CHAPTER 16 STRUCTURAL DESIGN

Section 1611.1 Design rain loads is hereby amended to read as follows:

1611.1 Design Rain Loads. Each portion of a roof shall be designed to sustain the load of rainwater that will accumulate on it if the primary drainage system for that portion is blocked plus the uniform load caused by water that rises above the inlet of the secondary drainage system at its design flow. The design rainfall shall be based on a rainfall rate of 10.2 inches per hour.

(OUBCC Amendment)

CHAPTER 18 SOILS AND FOUNDATIONS

Section 1809.4 Depth and width of footings is hereby amended to read as follows:

Section 1809.4 Depth and width of footings. The minimum depth of footings below the undisturbed ground surface shall be 12 inches (305 mm). Where applicable, the requirements of Section 1809.5 shall also be satisfied. The minimum width of footings shall be 12 inches (305 mm).

Exception: Single story free-standing building meeting all of the following conditions shall be permitted without footings:

1. Assigned to Occupancy Category 1, in accordance with Section 1604.5;
2. Light-frame wood or metal construction;
3. Area of 400 square feet (37 square meters) or less;
4. Eave height of 10 feet (3048 mm) or less; and
5. Building height of 15 feet (4572 mm) or less.

Such buildings shall have an approved wooden floor, or shall be placed on a concrete slab having a minimum thickness of 3 1/2 inches (89 mm). Buildings shall be anchored to resist uplift as required by Section 1609.

(OUBCC Amendment)

CHAPTER 29 PLUMBING SYSTEMS

Section 2902.4.1 Directional signage is hereby amended to read as follows:

2902.4.1 Direction signage. Directional signage indicating the route to the required public toilet facilities in group A, B, I, M, and R-1 occupancies shall be posted in a lobby, corridor, aisle, or similar space, such that the sign can be readily seen from the main entrance to the building or tenant space. Only one sign at each main entrance that is intended for public use shall be required.

Exceptions:

1. Group A occupancies that are part of an overall group E occupancy need not have directional signage.
2. Private-use Group B occupancies need not have directional signage.

CHAPTER 32 ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY**Section 3201.3 Other laws is hereby amended to read as follows:**

Section 3201.3 Other laws. The provisions of this chapter shall not be construed to permit the violation of other laws or ordinances regulating the use and occupancy of public property or to prevent the holders of public right-of-way to grant special permission for encroachments in their rights-of-way greater than those permitted in Section 3202.

(OUBCC Amendment)

Sec. 204-31. - Revocation of permit.

If the work in or about any building or structure shall be conducted in violation of the provisions of this chapter or the building code adopted by this article, the permit issued under this article shall be revoked. It shall be unlawful to continue the work until such violations have been corrected to the satisfaction of the building inspector.

Sec. 204-32. - Design and review criteria.

All such fees shall be set by the city council by resolution. In considering applications before it, the city staff, planning commission and/or city council shall be guided by the following criteria and these elements shall be described on the documents provided to the city:

1. *Concrete and metal walls.* In all applicable zoning districts of this section, exposed exterior metal walls or untreated concrete block, including painted concrete block and unfinished or untreated concrete panels, shall not be permitted unless the adjacent buildings on two sides have been previously constructed with exposed metal walls, untreated concrete block, including painted concrete block or unfinished concrete panels or are in subdivisions wherein at least five structures have been erected using the exposed metal wall construction or untreated concrete block, including painted concrete block or unfinished, untreated concrete panels.
2. *Metal buildings.* Any metal building permitted under this section shall have all sides of the building contain at least 75 percent brick, glass, rock, wood or material other than metal. The building must meet the 75 percent requirement on all sides of the building. In computing the 75 percent area for each wall, the portion of the wall containing the windows, window frames, doors and signs shall be excluded.
3. *Roofs.* In all applicable zoning districts, where any portion of any roof is visible to an observer standing on ground level at any place along the property lines of the subject property, then in that event, no roofs of metal construction shall be permitted unless the same is of standing seam construction or a functional and architectural equivalent thereof. Any new construction incorporating flat roof shall make use of a mansard or other architectural treatment on all sides of the new building to achieve compatibility with the surrounding area.

4. *Mechanical equipment.* Mechanical equipment and devices located on, or adjacent to structures shall be screened by the height of the building wall or by a wall or enclosure of sufficient height that mechanical equipment is screened from view by an observer standing on ground level at any place along the property lines of the subject property. The mechanical equipment or wall shall provide a minimum separation as defined by the manufacturer's requirements for the particular mechanical equipment to be screened. The top of the enclosure may be left open. Window air conditioning units or wall-mounted air conditioners used must be screened through landscaping or other appropriate architectural treatment.
5. *Utility meters.* Whenever possible, utility meters shall be installed in the rear or side yards of the building site in order to minimize the visibility from the adjoining streets.
6. *Location of refuse facility.* The objective of locating the refuse facility is that the facility is not visible from adjacent streets or in direct view when the enclosure is clearly visible from locations other than the adjacent streets.
 - A. Access to the enclosure shall utilize the appropriate turning radius to accommodate the refuse vehicle truck. All refuse containers, whether recyclable or disposable, shall be screened.
 - B. The following standards shall apply:
 - i. The service route approach and exit shall have a clear path for use in servicing the enclosure by the collection vehicle. The route shall have a minimum horizontal dimension of 20-feet wide with 14-feet of overhead clearance.
 - ii. A separate exit that allows the truck to continue moving forward rather than having to back up is preferred. However, a paved hammerhead turn-around 15-feet wide and 50-feet long or a 75-foot diameter cul-de-sac maybe used. Parking cannot be permitted in the cul-de-sac or turn around area. Maximum back-up distance is 50-feet for any backing maneuver and shall be in a straight line.
 - iii. All streets, alleys, driveways, and all direct access shall provide for a minimum vehicle turning radius of 34-feet for the inside wheel and 50-feet for the outside wheel.
 - iv. Each container service area shall have a clear approach of 20-feet wide by 50-feet in length for the collection vehicle to line up with the container. Additionally, 25-feet of vertical clearance from overhead obstructions is require to lift and empty the container. This vertical zone runs from the back of the container toward the front of the truck for 20-feet past the front of the container.
 1. A concrete approach loading pad shall be constructed in front of each refuse enclosure at least 12 feet wide by 12 feet long,

- and a minimum of 8 inches thickness of concrete at a standard of 3500 PSI (pounds per square inch).
2. A concrete pad shall be a minimum of 12 feet wide by 8 feet deep and a minimum of 6 inches thickness of concrete pad for the container(s) enclosure at a standard of 3500 PSI.
 3. An enclosure shall be a minimum inside dimension of 12 feet wide by 8 feet deep of enclosure is required to accommodate largest size refuse container(s).
 4. An enclosure gate shall be a minimum inside dimension of 12 feet for the enclosure gate(s) opening is required.
 5. Keeper latches are required to hold gate(s) in the fully opened position of 120 degree minimum while the refuse container(s) is being serviced.
 6. Six-inch diameter by 4 feet high pipe bollards are required inside each enclosure to protect the gate(s) and the enclosure walls from damages by the refuse container(s) movement.
 7. Minimum of 15 feet wide by 50 feet long of unobstructed approach path is required for the collection truck to access the container(s) enclosure.
 8. Turn around area must be provided to allow the collection truck to exit without backing onto public thoroughfares or streets.
- C. Each refuse facility shall be screened on all sides with an enclosure of the same veneer as the principal building or the wall of the building such enclosure is adjacent to, from view on all sides by a person standing at ground level on the site, or on immediately adjoining property. The enclosure shall be of the same veneer as the principal building by a fence or wall not less than six 6 feet in height, but tall enough to fully screen the type of refuse container(s) used, or by enclosure within a building.
- D. Landscaping shall be provided on three sides of the enclosure to provide additional site screening and shall be maintained.
- E. Refuse containers shall be provided and maintained in a manner to satisfy local public health and sanitary regulations.

Enclosure Construction.

General

The width of the enclosure will vary depending on the type, size, and number of containers. Gates shall be installed so that there is a minimum 8-feet of depth created within each enclosure. A single container enclosure is the minimum size enclosure allowed and only when the establishment is generating 4 cubic yards or less of

solid waste per week. All other enclosures shall allow sufficient space for at least one container for solid waste and a second container of at least equal size for storing and collecting separated cardboard. Multiple enclosures may also be required depending on the size of the development and type(s) of use.

Enclosures that will be used by food establishments shall also provide for a 4-foot area within the enclosure for a separate waste cooking oil container of sufficient size to collect waste cooking oil generated on site. This oil container shall be placed so that it will not interfere with the collectors' ability to service the enclosure either by blocking access or as a result of leaking oil that creates a hazard for drivers.

The area in front of all front loading, rear loading, roll-off, and compactor enclosures shall not be used for parking and shall be painted, striped, and marked "No Parking".

Service Approach

An area extending for 40-feet in front of the enclosure shall not have a slope greater than 4%.

The service approach shall extend 12-feet beyond the enclosure floor and be the width of the enclosure opening and shall be constructed to withstand trucks weighing up to 62,000 GVW. Concrete surfacing shall be used.

The service approach surface shall be the same elevation as the enclosure floor threshold and the surrounding surfaces with a minimum slope of 1/8 inch (1% grade) per foot away from the enclosure floor so as to direct runoff away from the enclosure.

Enclosure Floor

The enclosure floor shall extend outward 4-inches beyond the enclosure walls on a 90% compacted base.

The enclosure floor shall be concrete constructed and sloped 1% to the front and cast in place to withstand 35,000 pounds of direct force, a minimum of 6-inches thick with #4 bars on 18-inch centers traveling both directions and being centered within the pavement thickness.

Steel pipes (bollards) 6-inches diameter and 4-feet high are required between the container and the enclosure's rear and side walls to prevent the container from damaging the enclosure while being serviced. Bollards shall be placed no closer than within 6-inches of the walls. Bollards shall not be placed outside of the enclosure where they will create interference with gate operations, parking spaces, or create traffic hazards.

The enclosure shall be large enough to provide a minimum of 24-inches on each side of the containers placed side by side and 36-inches from the front of the container to the gate.

Gates

Double service gates are required on all enclosures. Gates shall be solid architectural metal panels painted to incorporate the overall design theme of the development. The solid waste and recycling area should not be visible through the gates.

The service gates shall have a minimum opening of 12-feet with the gates hung outside of this span. Gates shall have a maximum of 3-inches of clearance from the ground and shall be the same height as the walls.

Gates shall be free hanging with no center pole. The gates shall be designed to ensure access and removal of each container without having to move the container.

Gates shall be constructed using 2-inch X 2-inch X ¼-inch steel angle or tube for a frame. Diagonal bracing shall be used with continuous welded joints throughout.

Gates shall be hung on 6-inch steel square or round jambs with a thickness of ¼-inch minimum. Jambs shall be concrete filled with 2-inches of clearance between the jamb and the end of the wall.

Hinges and Locks

Gate shall be secured to the steel jambs with a minimum of 3 metal hinges continuously welded to the gate and jamb or be able to rotate around the jamb.

Gates shall open 120 degrees and be constructed with a mechanism that will provide a means of securing the gate doors in both an opened and closed position. Solid rod cane bolts ¾-inch in diameter with 4-inch handles installed a minimum of 36-inches above ground level on the outside of the gates with 1-inch inside diameter cane bolt receptacles placed 3-inches deep and flush with the concrete surface may be used when constructed.

Gates must be secured when closed but not locked. A latch shall be installed on the exterior of the gate and the latch rods shall be a minimum of 36-inches above ground level. Solid latch rods shall be a minimum of ¾-inch in diameter. The receiver shall be three inches deep and 1-inch inside diameter.

Storage Inside Enclosure – Maintenance

The enclosure space shall not be used for purposes other than for the storage and collection in containers of refuse, recyclable materials, and waste cooking oil.

Owner or tenant shall keep enclosure clean with all solid waste and recyclables placed in the proper receptacle. No trash or recyclables may be stored on the enclosure floor on either a temporary or permanent basis. Storage of hazardous material is not allowed in the enclosure.

All solid waste, recycling, and waste cooking oil containers are required to have lids that must be closed when not in use to contain litter and prevent odor, pests, and possible stormwater pollution.

Modifications and Appeals

Modifications.

Where, in the opinion of the Public Works Director, there exists extraordinary conditions of topography, land ownership, adjacent development, historic district consideration, or other circumstances not provided for in these Standards, the Manager may modify these Standards as deemed appropriate in the public interest.

In modifying these Standards or requirements of these provisions, the Public Works Director may make such additional requirements as appear necessary, in its judgment, to secure substantially the objectives of the Standards or requirements which are modified, providing the modifications do not conflict with any other ordinance or regulation. All items not specifically covered by these Standards will be judged on a case-by-case basis by the Public Works Director without setting precedent.

Appeals.

Appeals to decisions made under these Standards are to the Board of Adjustments. The process of appeals is established in Section 204-147 Appeals to Board.

SECTION 2:

All other provisions established by this section shall remain the same, as if specifically set out herein.

SECTION 3:

That if any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City of Yukon hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 4: EMERGENCY:

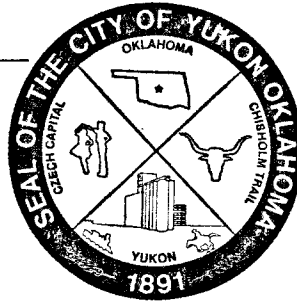
WHEREAS, it being immediately necessary for the preservation of the peace, health, safety and public good of the City of Yukon and the inhabitants thereof that the provisions of this ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage, as provided by law.

PASSED AND APPROVED this 18TH day of AUGUST, 2020, with the Emergency Clause passed separately.

Shelli Selby
MAYOR

ATTEST:

DFA SL
CITY CLERK
(SEAL)



PROGRESS Legals

(Published in Yukon Progress on August 22, 2020)

ORDINANCE NO. 1408

AN ORDINANCE WHICH PROVIDES AMENDMENT TO THE CODE OF ORDINANCES OF THE CITY OF YUKON, OKLAHOMA BY AMENDING SECTIONS 204-91 AND 204-92 AND ADOPTING THE INTERNATIONAL PLUMBING CODE 2015 EDITION AND PROVIDING ADDITIONS, INSERTIONS, AND DELETIONS THERETO AND DECLARING AN EMERGENCY.

SECTION 4. Emergency.

WHEREAS, it being immediately necessary for the preservation of the peace, health, safety and public good of the City of Yukon and the inhabitants thereof that the provisions of this ordinance be put into full force and effect, 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 AND APPROVED this 18th day of August, 2020 with the Emergency Clause passed separately.

Shelli Selby, Mayor

Douglas A. Shivers, City Clerk

(SEAL)

(Published in Yukon Progress on August 22, 2020)

ORDINANCE NO. 1409

AN ORDINANCE WHICH PROVIDES AMENDMENT TO THE CODE OF ORDINANCES OF THE CITY OF YUKON, OKLAHOMA BY AMENDING SECTIONS 204-106, 204-107 AND 204-111 OF THE CODE OF ORDINANCES OF THE CITY OF YUKON BY ADOPTING THE INTERNATIONAL MECHANICAL CODE 2015 EDITION AND PROVIDING ADDITIONS, INSERTIONS, AND DELETIONS THERETO AND DECLARING AN EMERGENCY

SECTION 4. Emergency.

WHEREAS, it being immediately necessary for the preservation of the peace, health, safety and public good of the City of Yukon and the inhabitants thereof that the provisions of this ordinance be put into full force and effect, 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 AND APPROVED this 18th day of August, 2020 with the Emergency Clause passed separately.

Shelli Selby, Mayor

Douglas A. Shivers, City Clerk

(SEAL)

(Published in Yukon Progress on August 22, 2020)

ORDINANCE NO. 1410

AN ORDINANCE WHICH PROVIDES AMENDMENT TO THE CODE OF ORDINANCES OF THE CITY OF YUKON, OKLAHOMA BY AMENDING SECTIONS 204-51, 204-52 OF THE CODE OF ORDINANCES OF THE CITY OF YUKON BY ADOPTING THE INTERNATIONAL FUEL GAS CODE 2015 EDITION AND PROVIDING ADDITIONS, INSERTIONS, AND DELETIONS THERETO AND DECLARING AN EMERGENCY.

SECTION 2. Emergency.

WHEREAS, it being immediately necessary for the preservation of the peace, health, safety and public good of the City of Yukon and the inhabitants thereof that the provisions of this ordinance be put into full force and effect, 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 AND APPROVED this 18th day of August, 2020 with the Emergency Clause passed separately.

Shelli Selby, Mayor

Douglas A. Shivers, City Clerk

(SEAL)

(Published in Yukon Progress on August 22, 2020)

ORDINANCE NO. 1412

AN ORDINANCE WHICH PROVIDES AMENDMENT TO THE CODE OF ORDINANCES OF THE CITY OF YUKON, OKLAHOMA BY AMENDING SECTIONS, 204-66, 204-67, 204-69, 204-70, 204-71, 204-74 AND 204-75 OF THE CODE OF ORDINANCES OF THE CITY OF YUKON BY ADOPTING THE NATIONAL ELECTRICAL CODE 2014 EDITION AND PROVIDING ADDITIONS, INSERTIONS, AND DELETIONS THERETO AND DECLARING AN EMERGENCY

SECTION 4. Emergency.

WHEREAS, it being immediately necessary for the preservation of the peace, health, safety and public good of the City of Yukon and the inhabitants thereof that the provisions of this ordinance be put into full force and effect, 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 AND APPROVED this 18th day of August, 2020 with the Emergency Clause passed separately.

Shelli Selby, Mayor

Douglas A. Shivers, City Clerk

(SEAL)

(Published in Yukon Progress on August 22, 2020)

ORDINANCE NO. 1413

AN ORDINANCE WHICH PROVIDES AMENDMENT TO THE CODE OF ORDINANCES OF THE CITY OF YUKON, OKLAHOMA BY AMENDING SECTIONS 204-27, 204-28, 204-29, 204-30, BY ADOPTING THE INTERNATIONAL BUILDING CODE 2015 EDITION AND PROVIDING ADDITIONS, INSERTIONS, AND DELETIONS THERETO, AND MODIFYING DESIGN CRITERIA AND DECLARING AN EMERGENCY.

SECTION 4. Emergency.

WHEREAS, it being immediately necessary for the preservation of the peace, health, safety and public good of the City of Yukon and the inhabitants thereof that the provisions of this ordinance be put into full force and effect, 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 AND APPROVED this 18th day of August, 2020 with the Emergency Clause passed separately.

Shelli Selby, Mayor

Douglas A. Shivers, City Clerk

(SEAL)

(Published in Yukon Progress on August 22, 2020)

ORDINANCE NO. 1414

AN ORDINANCE WHICH PROVIDES AMENDMENT TO THE CODE OF ORDINANCES OF THE CITY OF YUKON, OKLAHOMA BY AMENDING SECTIONS 204-136, 204-137, 204-138 AND 204-140 BY ADOPTING THE INTERNATIONAL RESIDENTIAL CODE 2015 EDITION FOR ONE- AND TWO-FAMILY DWELLINGS, PROVIDING ADDITIONS, INSERTIONS, AND DELETIONS THERETO AND DECLARING AN EMERGENCY

SECTION 4. Emergency.

WHEREAS, it being immediately necessary for the preservation of the peace, health, safety and public good of the City of Yukon and the inhabitants thereof that the provisions of this ordinance be put into full force and effect, 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 AND APPROVED this 18th day of August, 2020 with the Emergency Clause passed separately.

Shelli Selby, Mayor

Douglas A. Shivers, City Clerk

(SEAL)

(Published in Yukon Progress on August 22, 2020)

ORDINANCE NO. 1415

AN ORDINANCE WHICH PROVIDES AMENDMENT TO THE CODE OF ORDINANCES OF THE CITY OF YUKON, OKLAHOMA BY AMENDING THE COMMUNICATION TOWER ORDINANCE NO. 1364 SECTION 60-7 (B) LOCATION REQUIREMENTS; AND DECLARING AN EMERGENCY.

SECTION 2. Emergency.

An emergency is declared to exist and it is necessary for the public welfare, health and safety that this ordinance take effect immediately upon passage, approval and publication according to law.

PASSED AND APPROVED this 18th day of August, 2020 with the Emergency Clause passed separately.

Shelli Selby, Mayor

Douglas A. Shivers, City Clerk

(SEAL)

(Published in Yukon Progress on August 22, 2020)

ORDINANCE NO. 1411

AN ORDINANCE WHICH PROVIDES AMENDMENT TO THE CODE OF ORDINANCES OF THE CITY OF YUKON, OKLAHOMA BY AMENDING SECTIONS 38-19, 38-20, 38-21, 38-41, 38-42 AND 38-43 BY ADOPTING THE 2015 INTERNATIONAL FIRE CODE BY AMENDING SECTIONS 101.1, 105.1.1, 105.1.2, 109.4, 111.4, DEFINITIONS, 208.1.6.3, 208.1.3, 903.2.7, 903.2.9 S-1, 907.2.3, 1010.1.10, 1015.6, 1015.6.1, 1015.6.2, 1015.6.3, 1015.7, 1101.1, 1103.4.2, 1104.1, 1104.18, 2301.7, 2302, 2303.1, 2303.2.1, 2303.2.2, 2304.3.7, 2307.3, 2307.4.1, 2307.7, 2308.3.2, 2308.4, 2308.7, 2308.7.1, 2308.7.20, 2311.4.3, 2311.5, 2311.5.1, 2311.7, 2311.7.1.1, 5501.1, 5705.5, 6106.1, 6106.2 PROVIDING FEES BE SET BY RESOLUTION OF THE CITY COUNCIL AND DECLARING AN EMERGENCY

SECTION 4. Emergency.

WHEREAS, it being immediately necessary for the preservation of the peace, health, safety and public good of the City of Yukon and the inhabitants thereof that the provisions of this ordinance be put into full force and effect, 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 AND APPROVED this 18th day of August, 2020 with the Emergency Clause passed separately.

Shelli Selby, Mayor

Douglas A. Shivers, City Clerk

(SEAL)

AFFIDAVIT OF PUBLICATION

Yukon Progress Publishing, LLC
P O Box 850499
Yukon, OK 73085
405-577-6208

Bill To:

CITY OF YUKON
P.O. BOX 850500
YUKON, OK 73085

Re ORD 1413

I, Harmony Patton, of lawful age, being duly sworn upon oath, deposes I am the Authorized Agent of the Yukon Progress, a bi-weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. Paragraph 106 for the City of Yukon, for the County of Canadian, in the State of Oklahoma, and that the attachment hereto contains a true and correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

INSERTION DATES:

1st Insertion August 22, 2020

Publication Fees: \$27.70

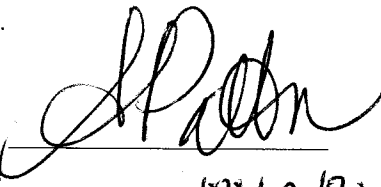

Authorized Agent

State of Oklahoma, County of Canadian

Subscribed and sworn to before me this 24th

day of August, 2020.




Notary Public, # 18012480

My Commission Expires:

12/18/22