

ORDINANCE NO. 3415

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF STILLWATER, OKLAHOMA, CHAPTER 20, TITLED “FIRE PREVENTION AND PROTECTION”; REPEALING ARTICLE III, TITLED “FIRE PREVENTION CODE”; ADOPTING A NEW ARTICLE III, TITLED “ADOPTION OF THE ICC INTERNATIONAL FIRE CODE, 2015 EDITION”, WHICH INCLUDES NEW SECTIONS 20-49. – “ADOPTION OF THE ICC INTERNATIONAL BUILDING FIRE CODE, 2015 EDITION”–AND, 20-50 – “AMENDMENTS TO THE ICC INTERNATIONAL FIRE CODE, 2015 EDITION”; AMENDING CITY CODE, CHAPTER 23, TITLED “LAND DEVELOPMENT CODE”, ARTICLE XVII, TITLED “REQUIRED IMPROVEMENTS”, SECTION 23-357, TITLED “WATER DISTRIBUTION SYSTEM”, REGARDING FIRE HYDRANTS IN RURAL WATER DISTRICTS; PROVIDING FOR THE PROTECTION OF EXISTING RIGHTS AND REMEDIES; AND PROVIDING FOR SEVERABILITY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA:

Section 1. That Stillwater City Code, Chapter 20, titled “Fire Prevention and Protection”, Article III, titled “Fire Prevention Code”, be and the same is now specially repealed.

Section 2. That Stillwater City Code, Chapter 20, titled “Fire Prevention and Protection” is now amended by enacting a new Article III, titled “Adoption of the ICC International Fire Code, 2015 Edition”, to read as follows:

“ARTICLE III. ADOPTION OF THE ICC INTERNATIONAL FIRE CODE, 2015 EDITION

Sec. 20-49. Adoption of the ICC International Fire Code, 2015 Edition.

A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Stillwater, Oklahoma, being marked and designated as the ICC *International Fire Code*, 2015 Edition (IFC), as published by the International Code Council, Inc. (ICC), including Appendix I and Appendix D, but excluding all other appendices, and as amended and revised by the Oklahoma Uniform Building Code Commission, is adopted by the City of Stillwater, Oklahoma, for the purpose of safeguarding life and property from fire and explosion hazards by regulating the storage, handling and use of hazardous substances, materials and devices and conditions related to the occupancy of buildings and premises in the City of Stillwater. Each and all of the regulations, provisions, penalties, terms and conditions of the ICC *International Fire Code*, 2015 Edition, are referred to, adopted and made a part of the Stillwater City Code, as if fully set out in this Article, with its amendments, as prescribed in Section 20-50 of this Article and, as used in this Article, may be referred to as the 'code.'

Sec. 20-50. Amendments to the ICC International Fire Code, 2015 Edition.

The following provisions of the *International Fire Code*, 2015 Edition (IFC), as amended and revised by the Oklahoma Uniform Building Code Commission, are added, deleted or amended to read as follows:

IFC Chapter 1 Scope and Administration

101.1 Title - Stillwater Amendatory. Section 101.1 is amended to read as follows: These provisions shall be known and may be cited as the 'Fire Code of the City of Stillwater' or as the 'Stillwater Fire Code.'

103.1 General – Stillwater Amendatory. Section 103.1 is amended to read as follows: The building safety division of the development services department is created here and the official in charge of permitting, inspection and enforcement of construction, installation or modification governed by this code shall be known as the building official. The fire prevention division of the fire department is also created here and the official in charge of operational permitting, inspection and enforcement pertaining to the conduct of an operation or business governed by this code, including the occupancy or use of a building or structure subsequent to the issuance of a certificate of occupancy, shall be the Fire Chief, the Fire Marshal or their designees. Where the term “fire code official” is used in this code, it shall mean either the building official or the Fire Chief, the Fire Marshal and their designees, as the context relates to their authority and responsibilities specified in this section or other sections of this code.

103.2 Appointment – Stillwater Amendatory. Section 103.2 is amended to read as follows: The chief appointing authority of the jurisdiction shall be the city manager.

103.3 Deputies – Stillwater Amendatory. Section 103.3 is amended to read as follows: The city manager shall appoint all employees within the building safety division and such employees shall have the powers as established by the city manager and/or as delegated by the building official.

105.6.49 Maintenance and Repair of Fire Extinguishing, Fire Alarm and Detection Systems - Stillwater Added. Section 105.6.49 is added to read as follows: An operational permit shall be required for the maintenance and repair of any fire extinguishing, fire alarm and detection system. Additions and alterations shall require a construction permit.

105.7 Required Construction Permits – Stillwater Amendatory. The building official shall be authorized to issue permits for work under Sections 105.7.1 through 105.7.18.

108 through 108.3 Board of Appeals – Stillwater Deleted. Sections 108 through 108.3 are intentionally deleted from the *International Fire Code*, 2015 Edition. Appeals from an order, decision or determination of the building official, the Fire Chief, the Fire Marshal or their designees shall be to the Building Trades Board and governed by Chapter 10, Article II of the Stillwater City Code; provided that the Building Trades Board shall have no authority to waive the requirements of this code.

109.4 Violation Penalties – Stillwater Amendatory. Section 109.4 is amended to read as follows: Any person violating any provision of this article, or any provision of the *International Fire Code*, 2015 Edition, as amended by the City of Stillwater and as subsequently adopted by reference as part of the Stillwater City Code shall, upon conviction, be guilty of a Class C offense.

111 Stop Work Orders – Stillwater Amendatory. Section 111 is amended to read as follows: Upon notice from the building official, work on any building or structure that is being performed contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing to the owner of the property, or the owner’s agent, or to the person performing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the building official shall not be required to give a written notice prior to stopping the work. Any person, firm or corporation 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, upon conviction, be guilty of a Class C offense.

113.2 Schedule of Permit Fees – Stillwater Amendatory. Section 113.2 is amended to read as follows: Permit fees shall be established by resolution of the city council, no portion of which shall be refundable.

113.5 Refunds – Stillwater Deleted. Section 109.6 is intentionally deleted from the *International Fire Code, 2015 Edition*.

IFC Chapter 3 General Requirements

307 through 307.5 Open Burning, Recreational Fires and Portable Outdoor Fireplaces – Stillwater Deleted. Sections 307 through 307.5 are intentionally deleted from the *International Fire Code, 2015 Edition*. Open burning, recreational fires and portable outdoor fireplaces shall be governed by Chapter 20, Article VI of the Stillwater City Code.

308.1.4 Open-Flame Cooking Devices – Stillwater Amendatory. Section 308.1.4 is amended to read as follows: Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within ten (10) feet (3048 mm) of combustible construction.

Exceptions:

1. One- and two-family dwellings, provided that open-flame cooking shall not be operated on combustible decks, balconies or wood floors and not less than five (5) feet (1524 mm) from buildings or combustible construction.
2. Where buildings, balconies and decks are protected by an automatic sprinkler system.
3. LP-gas cooking devices having a LP-gas container with a water capacity not greater than 2½ pounds [nominal one (1) pound (0.454 kg) LP-gas capacity].

IFC Chapter 5 Fire Service Features

503.1.1 Buildings and Facilities Stillwater Amendatory. Section 501.1.1 is amended to read as follows: Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the Stillwater city limits. The fire apparatus access roads shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of the exterior of the facility or building. Fire apparatus access shall be provided on two or more sides of the facility or building where access can be practically achieved. The building official is authorized to require additional fire protection when a second access cannot be provided due to existing barriers (*i.e.*, topography, waterways, existing infrastructure and utilities).

Exceptions:

1. The building official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:
 - 1.1 The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
 - 1.2 Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
 - 1.3 There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the building official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

503.2.3 Surface – Stillwater Amendatory. Section 503.2.3 is amended to read as follows: Fire apparatus access roads shall be designed and maintained with an all-weather surface capable of supporting a 75,000 pound (34 050 kg) fire apparatus. and providing all-weather driving capabilities. The design shall be based on the geotechnical investigation of the site.

503.2.4 Turning Radius – Stillwater Amendatory. Section 503.2.4 is amended to read as follows: Fire apparatus access roads shall have **an effective** turning radius of thirty (30) feet (9.144 m) and a minimum exterior turning radius of forty-eight (48) feet (14.6304 m).

503.2.5 Dead Ends – Stillwater Amendatory. Section 503.2.5 is amended to read as follows: Dead-end fire apparatus access roads more than 150 feet (45.72 m) in length measured from back of curb of the intersecting street shall comply with the requirements of Appendix D.

506.1 Where Required – Stillwater Amendatory. Section 506.1 is amended to read as follows: Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the Fire Chief, the Fire Marshal or their designees are authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the Fire Chief, the Fire Marshal or their designees All buildings or structures equipped with a fire alarm or fire suppression system shall provide a fire department key box adjacent to the front door on the exterior of the building or structure. The box shall contain keys to allow fire department entry in the event of fire alarm activation.

507.1 Required Water Supply – Stillwater Amendatory. Section 507.1 is amended to read as follows: An approved water supply capable of supplying a minimum required fire flow rate for fire protection of 1,500 Gallons Per Minute (GPM) shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved in or within the City of Stillwater.

Exceptions:

1. Facilities, buildings, structures developments and lands served by a water distribution system owned or operated by or as a rural water district or corporation.
2. For Group R-3 single family occupancies a minimum 1,000 Gallons Per Minute (GPM) fire flow rate shall be permitted.

507.5.1 Where Required - Stillwater Amendatory. Section 507.5.1 is amended to read as follows: Where a portion of the facility or building hereafter constructed or moved into or within the City of Stillwater is more than three hundred (300) feet (91.44 m) from a hydrant, private fire hydrants and mains shall be provided where required to ensure proper coverage.

Exceptions:

1. For Group R-3 and U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

3. Facilities, buildings, structures developments and lands served by a water distribution system owned or operated by or as a rural water district or corporation.

IFC Chapter 9 Fire Protection Systems

903.4.3 Floor Control Valves - Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in high-rise buildings. Multistory buildings exceeding two stories in height and over 52,000 sf. shall be provided with a floor control valve, check valve, main drain valve, and flow switch for isolation, control, and annunciation of water flow on each floor level.

907.2.3 Group E – Stillwater Amendatory. Section 907.2.3 is amended to read as follows: A manual fire alarm system that activates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 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:
 - 2.1 Interior corridors are protected by smoke detectors
 - 2.2 Auditoriums, cafeterias, gymnasiums or similar areas are protected by heat detectors or other approved detection devices.
 - 2.3 Shop and laboratories involving dusts or vapors are protected by heat detectors or other approved detection devices.
 - 2.4 Emergency voice/alarm communication systems are provided throughout the building, use and protected space.
3. Manual fire alarm boxes shall not be required in Group E occupancies where all the following apply:
 - 3.1 The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1.
 - 3.2 The emergency voice/alarm communication system will activate on sprinkler water flow.
 - 3.3 Manual activation is provided from a normally occupied location.

IFC Chapter 10 Means of Egress

1008.2 Illumination Required – Stillwater Amendatory. Section 1008.2 is amended to read as follows: The means of egress serving a room or space shall be illuminated at all times that the room or space is

occupied. Where an exit is provided, exit signage shall be illuminated at all times with a battery back-up serving the room or space.

Exceptions:

1. Occupancies in Group U.
2. Aisle accessways in Group A.
3. Dwelling units and sleeping units in Groups R-1, R-2 and R-3.
4. Temporary and tent structures that are or remain unenclosed while open for business.

IFC Chapter 11 Construction Requirements for Existing Buildings

1101.1 Scope – Stillwater Amendatory. Section 1101.1 is amended to read as follows: The provisions of this chapter shall apply to existing buildings constructed prior to the adoption of this code.

Exception: Buildings or portions of a building that comply with the *International Existing Building Code*, 2015 Edition (IEBC), as adopted by the City of Stillwater; or the edition that was adopted at the time a remodel occurred.

IFC Chapter 56 Explosives and Fireworks

5601.1.3 Fireworks – Stillwater Deleted. Section 5601.1.3 is intentionally deleted from the *International Fire Code*, 2015 Edition. The possession, manufacture, storage, sale, handling and use of fireworks shall be governed by Chapter 20, Article IV of the Stillwater City Code.

Appendix D Fire Apparatus Access Roads

Appendix D - Stillwater Added. Appendix D of the *ICC International Fire Code*, 2015 Edition is specifically adopted and made a part of this code, as set out in this chapter, as amended by the City of Stillwater.

D101.1 Scope – Stillwater Amendatory. Fire apparatus access shall be installed as approved by the City of Stillwater. Desired changes to approved fire access shall first be approved by the building official. The Fire Chief, Fire Marshal or their designees shall insure fire access and roadways are maintained in a safe working condition as approved by the city.

D103.2 Grade – Stillwater Amendatory. Appendix D, Section D103.2 is amended to read as follows: Fire apparatus access roads shall not exceed ten percent (10%) in grade.

D103.3 Turning Radius – Stillwater Amendatory. Appendix D, Section D103.3 is amended to read as follows: The minimum **cul-de-sac turning diameter** shall be ninety-six (96) feet (29.2608 m).

D103.6 Signs – Stillwater Amendatory. Appendix D, Section 103.6 is amended to read as follows: Where required by Oklahoma Department of Transportation (ODOT) or the Stillwater Transportation and Stormwater Services Department, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of twelve (12) inches (305 mm) wide by eighteen (18) inches (457 mm) high and have red letters on a white

reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2. The Fire Marshall shall be the official charged with enforcing the continued compliance and maintenance of this signage.

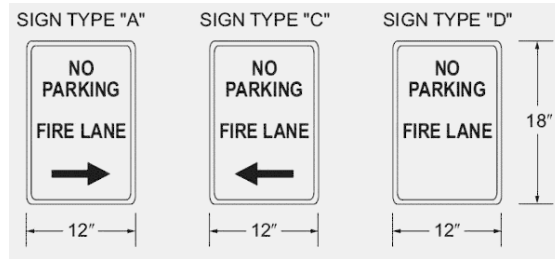


FIGURE D103.6 FIRE LANE SIGNS

D104.1 Buildings Exceeding Three Stories or Thirty (30) Feet in Height – Stillwater Amendatory. Appendix D, Section 104.1 is amended to read as follows: Buildings of facilities exceeding thirty (30) feet (9144 mm) or three (3) stories in height shall have at least one means of fire apparatus access for each structure.”

Section 3. That Stillwater City Code, Chapter 23, titled “Land Development Code”, Article XVII, titled Required Improvements, Section 23-357, subsection 23-357(c) is now amended to read as follows:

“(c) The developer, except for developments served by a water distribution system owned or operated by or as a rural water district or corporation, shall be responsible for the installation of fire hydrants required to meet fire code requirements.”

Section 4. PROTECTION OF EXISTING RIGHTS AND REMEDIES. That nothing in this ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing under any act or ordinance repealed by this ordinance; nor shall this ordinance require any changes in work which have been lawfully authorized prior to the adoption of this ordinance, so long as such work is actually commenced within sixty (60) days after the adoption of this ordinance.

Section 5. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____ 2018.

WILLIAM H. JOYCE, MAYOR

(SEAL)
ATTEST:

ELIZABETH CHRZ, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS ____ DAY OF _____ 2018.

JOHN E. DORMAN, CITY ATTORNEY

First Reading: XX-XX-18
Second Reading: XX-XX-18