

2015 IRC CoN/OUBCC amendments

** Note to users of this code: Please review the City of Norman (CoN) amendments and State of Oklahoma (OUBCC) amendments before viewing the IRC code and consider the amendments as they pertain to your area of interest. Feel free to contact a member of the City's Development Services Division if you have any questions about the code or any of the amendments.*

A complete list of state amendments may be viewed at:

https://www.ok.gov/oubcc/Codes_&_Rules/Adopted_Building_Codes/index.html

CoN Sec. 5-208. Adoption of the Residential Code.

(a) Pursuant to 59 O.S. § 1000.23, the International Residential Code for One- and Two-Family Dwellings, 2015 edition, including Appendix E and K, as published by the International Code Council, Inc., including modifications by the Oklahoma Uniform Building Code Commission as set forth in Title 748, Chapter 20, Subchapter 5 of the Oklahoma Administrative Code; more specifically Sections 3, 5.1, 6, 7, 8, 9, 10, 11, 11.1, 11.2, 12, 13, 13.1, 13.2, 14, 15, 16, 17, 19, 20, 22, 22.1, and 24, effective September 15, 2017; hereinafter referred to as "IRC," is hereby adopted as the Residential Code of the City of Norman for regulating construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal, and demolition; of detached one- and two-family dwellings, townhouses, manufactured homes, or accessory structures; not more than three stories in height with separate means of egress with the same force and effect as if fully set out in this section with amendments thereto as prescribed in this section.

In addition, any construction, alteration, repair, or installation of automatic fire systems in one- and two-family dwellings that complies with Appendix V created in Title 748, [Chapter 20](#), Subchapter 5, Section 25 of the Oklahoma Administrative Code shall be permitted; however, compliance with Appendix V is not mandatory.

Any permanent certificate for energy efficiency in one- and two-family dwellings that complies with Appendix W created in Title 748, [Chapter 20](#), Subchapter 5, Section 26 of the Oklahoma Administrative Code shall be permitted; however, compliance with Appendix W is not mandatory.

Any construction, alteration, repair, or installation of swimming pools, spas or hot tubs that complies with Appendix X created in Title 748, [Chapter 20](#), Subchapter 5, Section 27 of the Oklahoma Administrative Code shall be permitted; however, compliance with Appendix X is not mandatory.

Any new construction with enhanced tornado provision in one- and two-family dwellings that complies with Appendix Y created in Title 748, [Chapter 20](#), Subchapter 5, Section 28 of the Oklahoma Administrative Code shall be permitted; however, compliance with Appendix Y is not mandatory.

(b) The Residential Code shall not become effective until at least three (3) copies, including modifications prescribed in this section, have been filed in the office of the City Clerk.

(c) The following sections of the IRC are hereby amended, added, deleted, or substituted as noted:

(1) R101.1 Title [Amended]. These regulations shall be known as the Residential Code for One- and Two-family Dwellings of the City of Norman, hereinafter referred to as "this code."

(2) R102.5 Appendices [Amended]. The provisions in appendices E, K and Q are hereby adopted and are considered a part of this code. All other appendices are not adopted and shall not apply.

(3) R102.7 Existing structures [Amended]. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Property Maintenance Code , the International Fire Code or NFPA 1 , or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

(4) SECTION R103 DEVELOPMENT SERVICES DIVISION [Substitute]

(5) R103.1 Creation of enforcement agency [Amended]. The Development Services Division is hereby created and the official in charge thereof shall be known as the building official .

(6) R104.10.1 Flood hazard areas [Amended]. The building official shall not grant modifications to any provisions required in flood hazard areas as established by Table R301.2(1) without the prior issuance of a Flood Plain Permit by the City of Norman Flood Plain Committee.

(7) R105.2 Work exempt from permit [Amended]. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction . Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the following: the floor area is not greater than 108 square feet (10.03 M²); such building is not constructed on or attached to a concrete slab, foundation, or permanent base; and such building has no electric, plumbing or gas service connection.

2. Fences not over 8 feet (2438 mm) high.

3. Retaining walls shall be permitted and built per the City of Norman Engineering Standards, as amended.

4. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.

5. [Deleted] This item is hereby deleted without substitution.

{The remainder of the section shall remain unchanged.}

(8) R105.3.1.1 Determination of substantially improved or substantially damaged existing buildings in flood hazard areas [Deleted]. IRC Section R105.3.1.1 is hereby deleted in favor of the provisions of Section 22-429.1 of the Code of the City of Norman.

(9) R105.7 Placement of permit [Amended]. For additions and alterations only, the building permit or a copy shall be kept on the site of the work until the completion of the project.

(10) R106.1.4 Information for construction in flood hazard areas [Deleted]. IRC Section R106.1.4 is hereby deleted in favor of the provisions of Section 22-429.1 of the Code of the City of Norman.

(11) R106.5 Retention of construction documents [Amended]. The floor and site plan shall be retained by the building official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

(12) R109.1.3 Floodplain inspections [Deleted]. IRC Section R109.1.3 is hereby deleted in favor of the provisions of Section 22-429.1 of the Code of the City of Norman.

(13) R109.1.4 Frame inspection [Amended]. Inspection of framing construction shall be made after the roof, framing, firestopping, draftstopping and bracing are in place and after the plumbing, mechanical and electrical rough inspections are approved .

(14) R109.1.5.2 Insulation inspection [Added]. Insulation inspections shall be made after framing, mechanical, electrical, and plumbing rough-in inspections are approved and before the installation of wallboard materials. Wallboard materials include, but are not limited to lath, plaster, gypsum wallboard, wood paneling, sheet metal and the like.

(15) R109.1.6.1 Elevation documentation [Amended]. If located in a flood hazard area, the documentation of elevations required in Section 22-429.1 of the Code of the City of Norman shall be submitted to the Flood Plain Administrator prior to the final inspection.

(16) R109.3 Inspection requests [Amended]. It shall be the duty of the permit holder or their agent to notify the building official that such work is ready for inspection. It shall be the duty of the person requesting any inspections required by this code to provide safe access to and means for inspection of such work.

(17) R110.1 Use and occupancy [Amended]. A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the

jurisdiction . Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

Exception: Certificates of occupancy are not required for work exempt from permits under Section R105.2.

(18) SECTION R112 BOARD OF APPEALS [Deleted]. IRC Section R112 is hereby deleted in favor of the provisions of [Section 4-1601](#) of the Code of the City of Norman.

(19) [CHAPTER 2](#) DEFINITIONS [Amended]. IRC Section R202 is adopted as published, provided that the following definition is hereby amended to read as follows:

FIRE SEPARATION DISTANCE [Amended]. The distance measured from the building face to one of the following:

1. To the closest interior lot line .
2. To the centerline of a street, an alley or public way.
3. To an imaginary line between two buildings on the lot .
4. To the limits of an easement on an adjacent property which restricts construction within said easement and has been recorded and filed with the Cleveland County Clerk, if approved by the building official .

The distance shall be measured at a right angle from the face of the wall.

(20) TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA [Amended]

Ground snow load	Wind Design				Seismic design category ^f
	Speed ^d (mph)	Topographic effects ^k	Special wind region ^l	Wind-borne debris zone ^m	
10 lbs/ft ²	115	NO	NO	NO	C

Subject to damage from			Winter design temp ^c
Weathering ^a	Frost line depth ^b	Termite ^c	
Moderate	18"	Moderate to heavy	13° F

Ice barrier underlayment required ⁿ	Flood hazards ^s	Air freezing index ^l	Mean annual temp ^l
NO	Section 22-429.1(3)a Code of the City of Norman	300	61.3° F

{The footnotes shall remain unchanged.}

(21) TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS [Amended]

{The table shall remain unchanged.}

Footnotes:

a. Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.

b. [Amended] Uninhabitable attics without storage are those where the clear height between joists and rafters is not more than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses, or the space is more than 10 feet from the point of entry to the attic space and no provision for attic storage is installed. This live load need not be assumed to act concurrently with any other live load requirements.

{The remainder of the footnotes shall remain unchanged.}

(22) R302.1 Exterior walls [Amended]. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply with Table R302.1(2).

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
2. Walls of dwellings and accessory structures located on the same lot.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
4. Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.
6. Open metal carport structures may be constructed within zero (0) feet of the property line without fire-resistive or opening protection when the location of such is approved as required by other adopted codes.

(23) R303.3 Bathrooms [Amended]. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.3m²), one-half of which must be openable. Separate window or artificial light and

mechanical ventilation system provided through exception shall be required for enclosed/segregated toilet, bath or shower spaces.

Exception: The glazed areas shall not be required where artificial light and a local exhaust system are provided. The minimum local exhaust rates shall be determined in accordance with Section M1507. Exhaust air from the space shall be exhausted directly to the outdoors and may not terminate in an attic space.

(24) R304.1 Minimum area [Amended]. Every dwelling unit shall have at least one habitable room that shall have not less than 120 square feet (11 m²) of gross floor area.

(25) R304.1.1 Other rooms [Added]. Other habitable rooms shall have a floor area of not less than 70 square feet (6.5 m²).

Exception: Kitchens.

(26) R309.3 Flood hazard areas [Amended]. For buildings located in flood hazard areas as established by Table R301.2(1), garage floors shall be determined in accordance with Section 22-429.1 of the Code of the City of Norman.

(27) R311.7.5.3 Nosings [Amended]. Nosings shall have a curvature or bevel of not less than 1/16 inch (1.6 mm) but not more than 9/16 inch (14.3 mm) from the foremost projection of the tread. Nosings shall project not more than 1¼ inches (32 mm) beyond the tread below. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed ½ inch (12.7 mm).

(28) R322.1 General [Amended]. Buildings and structures constructed in whole or in part in flood hazard areas, as established in Table R301.2(1), and substantial improvement and restoration of substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in accordance with the provisions contained in this section and Section 22-429.1 of the Code of the City of Norman.

(29) R322.1.1 Alternative provisions [Deleted]. IRC Section R322.1.1 is hereby deleted in favor of the provisions of Section 22-429.1 of the Code of the City of Norman.

(30) R322.1.4 Establishing the design flood elevation [Amended]. The design flood elevation shall be determined as prescribed in Section 22-429.1 of the Code of the City of Norman.

(31) R322.1.4.1 Determination of design flood elevations [Deleted]. IRC Section R322.1.4.1 is hereby deleted in favor of the provisions of Section 22-429.1 of the Code of the City of Norman.

(32) R322.1.4.2 Determination of impacts [Deleted]. IRC Section R322.1.4.2 is hereby deleted in favor of the provisions of Section 22-429.1 of the Code of the City of Norman.

(33) R322.1.5 Lowest floor [Amended]. The lowest floor shall be the lowest floor of the lowest enclosed area, including basement , or as determined in Section 22-429.1 of the Code of the City of Norman.

(34) R322.1.6 Protection of mechanical, plumbing and electrical systems [Amended]. Electrical systems, equipment and components; heating, ventilating, air conditioning; plumbing appliances and plumbing fixtures; duct systems ; and other service equipment shall be located at or above the elevation required in Section R322.2.

Exception: Locating electrical systems, equipment and components; heating, ventilating, air conditioning; plumbing appliances and plumbing fixtures; duct systems ; and other service equipment is permitted below the elevation required in Section R322.2 with the issuance of a Flood Plain Permit by the City of Norman Flood Plain Committee.

(35) R322.1.7 Protection of water supply and sanitary sewage systems [Deleted]. IRC Section R322.1.7 is hereby deleted in favor of the provisions of Section 22-429.1 of the Code of the City of Norman.

(36) R322.1.9 Manufactured homes [Deleted]. IRC Section R322.1.9 is hereby deleted in favor of the provisions of Section 22-429.1 of the Code of the City of Norman.

(37) R322.1.10 As-built elevation documentation [Deleted]. IRC Section R322.1.10 is hereby deleted in favor of the provisions of Section 22-429.1 of the Code of the City of Norman.

(38) R322.2 Flood hazard areas (including A Zones) [Amended]. Areas that have been determined to be prone to flooding shall be designated as flood hazard areas as shown on the City of Norman Special Flood Hazard Area Map. Buildings and structures constructed in whole or in part in flood hazard areas shall be designed and constructed in accordance with Sections R322.2.1, R322.2.3, and Section 22-429.1 of the Code of the City of Norman.

(39) R322.2.1 Elevation requirements [Amended]. Buildings and structures in flood hazard areas shall have the lowest floors elevated as prescribed in Section 22-429.1 of the Code of the City of Norman.

(40) R322.2.2 Enclosed area below design flood elevation [Deleted]. IRC Section R322.2.2 is hereby deleted in favor of the provisions of Section 22-429.1 of the Code of the City of Norman.

(41) R322.2.2.1 Installation of openings [Deleted]. IRC Section R322.2.2.1 is hereby deleted in favor of the provisions of Section 22-429.1 of the Code of the City of Norman.

(42) R322.2.4 Tanks [Deleted]. IRC Section R322.2.4 is hereby deleted in favor of the provisions of Section 22-429.1 of the Code of the City of Norman.

(43) Sections R322.3 through R322.3.7 [Deleted]. IRC Sections R322.3 through R322.3.7 are hereby deleted without substitution.

(44) SECTION R327 LANDSCAPE REQUIREMENTS [Added]

(45) R327.1 Tree requirements [Added]. As of May 12, 2008, within all urban residential plats, when a building permit for a new residence is issued, the following shall apply:

1. At least one tree must be planted for each lot designated for single-family or two-family use before a Certificate of Occupancy for the building permit is issued. In no case will more than two trees be required per lot.
2. For lots larger than 10,000 square feet, two trees must be planted for the lot.
3. For corner lots, one tree must be planted per street frontage.
4. Trees should be planted adjacent to street frontage and shall not be planted in utility easements or the intersection sight triangle as defined in Section 4005.2 of the City of Norman Engineering Design Criteria and Drawing No. ST-36 of the City of Norman Standard Specifications and Construction Drawings.
5. Trees must be selected from the plant list in Section B of Appendix F of the Zoning Ordinance for the City of Norman and be at least 2" caliper (diameter measured 6" above ground level). Species identification tags shall remain on the tree(s) until the Certificate of Occupancy for the building permit is issued.
6. If planting conditions or weather would adversely affect the health of the tree(s), a paid receipt from the installer indicating the type of tree(s) purchased and projected planting date shall be provided to the City of Norman and a Certificate of Occupancy for the building permit can be issued.
7. Dead or diseased trees in poor condition should be replaced. Tree maintenance is the responsibility of the property owner. Or, when trees are located in the right-of-way, maintenance is the responsibility of the property owner which abuts the right-of-way or the Homeowners/Property Owners Association granted maintenance responsibility by the appropriate covenants which are filed of record in the office of the County Clerk of Cleveland County, Oklahoma.

(46) R403.1 General [Amended]. All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, crushed stone footings, wood foundations, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Concrete footing shall be designed and constructed in accordance with the provisions of Section R403 or in accordance with ACI 332.

Exception: Temporary buildings and unoccupied buildings not exceeding one story in height and 400 square feet (37.16 m²) in area shall be exempt from the requirements of this section.

(47) R404.4 Retaining walls [Deleted]. IRC Section R404.4 is hereby deleted without substitution.

(48) R408.7 Flood resistance [Amended]. IRC Section R408.7 is hereby deleted in favor of the provisions of Section 22-429.1 of the Code of the City of Norman.

(49) M1502.4.1 Material and size [Amended]. Exhaust ducts shall have a smooth interior finish and be constructed of metal having a minimum thickness of 0.0157 inches (0.3950 mm) (No. 28 gage). The duct shall be 4 inches (102 mm) nominal in diameter.

Exception: Schedule 40 PVC pipe may be used if the installation complies with all of the following:

1. The duct shall be installed under a concrete slab poured on grade and arranged to drain to the building exterior.
2. The underfloor trench in which the duct is installed shall be completely backfilled with sand or gravel.
3. The PVC duct shall extend not greater than 1 inch above the indoor concrete floor surface.
4. The PVC duct shall extend not greater than 1 inch above grade outside of the building.
5. The PVC ducts shall be solvent cemented.

(50) G2404.7 (301.11) Flood hazard [Amended]. For structures located in flood hazard areas, the appliance, equipment and system installations regulated by this code shall be located at or above the elevation required by Section R322 for utilities and attendant equipment.

Exception: The appliance, equipment and system installations regulated by this code may be located below the elevation required in Section R322 with the issuance of a Flood Plain Permit by the City of Norman Flood Plain Committee.

(51) G2408.2 (305.3) Elevation of ignition source [Amended]. Equipment and appliances having an ignition source shall be elevated such that the source of ignition is not less than 18 inches (457 mm) above the floor surface on which the equipment or appliance rest in hazardous locations and public garages, private garages, repair garages, motor fuel-dispensing facilities and parking garages. For the purpose of this section, rooms or spaces that are not part of the living space of a dwelling unit and that communicate directly with a private garage through openings shall be considered to be part of the private garage.

Exception: Elevation of the ignition source is not required for appliances that are listed as flammable-vapor-ignition resistant.

(52) P2503.4 Building sewer testing [Amended]. The building sewer shall be tested by insertion of a test plug at the point of connection with the building clean out, filling the building sewer

with water and pressurizing the sewer to not less than 5 foot (1524 mm) head of water. The test pressure shall not decrease during a period of not less than 15 minutes. The building sewer shall be water tight at all points.

A forced sewer test shall consist of pressuring the piping to a pressure of not less than 5 psi (34.5 kPa) greater than the pump rating and maintaining such pressure for not less than 15 minutes. The forced sewer shall be water tight at all points.

(53) P2804.6.1 Requirements for discharge pipe [Amended]. The discharge piping serving a pressure-relief valve, temperature-relief valve or combination valve shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap located in the same room as the water heater.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.
5. Discharge to an approved waste receptor or to the outdoors.

{The remainder of the items shall remain unchanged.}

(54) E3406.2 Conductor material [Amended]. Conductors normally used to carry current shall be of copper unless otherwise provided in Chapters 34 through 43. Where the conductor material is not specified, the material and the sizes given in these chapters shall apply to copper conductors. Where other materials are used, the size shall be changed accordingly. The use of aluminum conductors shall be prohibited except for exterior uses and for underground service feeder for manufactured homes. [110.5]

(55) E3601.6.2 Service disconnect location [Amended]. The service disconnecting means shall be installed at a readily accessible location either outside of a building or structure or inside nearest the point of entrance of the service conductors. Service disconnecting means shall not be installed in bathrooms. Each occupant shall have access to the disconnect serving the dwelling unit in which they reside. The distance from the point of entrance of a building or structure to the service disconnecting equipment enclosure shall not exceed 24 inches measured horizontally or 60 inches measured vertically. [230.70(A)(1), 230.72(C)]

(56) E3702.3 Fifteen- and 20-ampere branch circuits [Amended]. A 15- or 20-ampere branch circuit shall be permitted to supply lighting units, or other utilization equipment, or a combination of both. The rating of any one cord-and-plug-connected utilization equipment not fastened in place shall not exceed 80 percent of the branch-circuit ampere rating. The total rating of utilization equipment fastened in place, other than luminaires, shall not exceed 50 percent of the branch-circuit ampere rating where lighting units, cord-and-plug-connected utilization

equipment not fastened in place, or both, are also supplied. 20-ampere general-purpose branch circuits shall supply a maximum of 10 outlets. 15-ampere general-purpose branch circuits shall supply a maximum of 8 outlets. Kitchen receptacle outlets installed in accordance with E3901.3.2 and E3901.4 shall not exceed 5. [210.23(A)(1), (2) and (3)]

(57) E3907.10 Mounting height [Added]. Enclosures for switches or overcurrent devices shall be installed so the bottom of the enclosure is not less than 600 mm (2 feet) above finish grade or working platform unless specifically listed or approved for an alternate mounting height. [312.5]

(58) E4206.5.1 Servicing [Amended]. All wet-niche luminaires shall be removable from the water for inspection, relamping, or other maintenance; unless otherwise approved, the maximum distance from the deck surface to the bottom of the luminaire face shall not exceed 24 inches (610 mm). The forming shell location and length of cord in the forming shell shall permit personnel to place the removed luminaire on the deck or other dry location for such maintenance. The luminaire maintenance location shall be accessible without entering or going into the pool water. [680.23(B)(6)]

(59) CHAPTER 44 REFERENCED STANDARDS [Amended]. IRC Chapter 44 is hereby amended to include the following additions:

FEMA

[Added] "FEMA P320-14 Taking Shelter from the Storm: Building a Safe Room for Your Home or Small Business R323.1, R323.2, R323."

[Added] "FEMA P361-14 Safe Rooms for Tornadoes and Hurricanes: Guidance for Community and Residential Safe Rooms R323.1, R323.2, R323."

(60) CHAPTER 44 REFERENCED STANDARDS [Amended]. IRC Chapter 44 is hereby amended to include the following substitution:

[Substitute] "IECC-15" with "IECC-09"

[Substitute] "NFPA 13-13" with "NFPA 13-16"

[Substitute] "NFPA 13D-13" with "NFPA 13D-16"

[Substitute] "NFPA 13R-13" with "NFPA 13R-16"

[Substitute] "NFPA 72-13" with "NFPA 72-16"

(61) APPENDIX Q TINY HOUSES [Added]. IRC Appendix Q is hereby added to read as follows:

SECTION AQ101 GENERAL [Added]

AQ101.1 Scope [Added]. This appendix shall be applicable to tiny houses used as single dwelling units . Tiny houses shall comply with this code except as otherwise stated in this appendix.

SECTION AQ102 DEFINITIONS [Added]

AQ102.1 General [Added]. The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to [Chapter 2](#) of this code for general definitions.

EGRESS ROOF ACCESS WINDOW. A skylight or roof window designed and installed to satisfy the emergency escape and rescue opening requirements of Section R310.2.

LANDING PLATFORM. A landing provided as the top step of a stairway accessing a loft.

LOFT. A floor level located more than 30 inches (762 mm) above the main floor, open to the main floor on one or more sides with a ceiling height of less than 6 feet 8 inches (2032 mm) and used as a living or sleeping space.

TINY HOUSE. A dwelling that is 400 square feet (37 m²) or less in floor area excluding lofts .

SECTION AQ103 CEILING HEIGHT [Added]

AQ103.1 Minimum ceiling height [Added]. Habitable space and hallways in tiny houses shall have a ceiling height of not less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms and kitchens shall have a ceiling height of not less than 6 feet 4 inches (1930 mm). Obstructions including, but not limited to, beams, girders, ducts and lighting, shall not extend below these minimum ceiling heights.

Exception: Ceiling heights in lofts are permitted to be less than 6 feet 8 inches (2032 mm).

SECTION AQ104 LOFTS [Added]

AQ104.1 Minimum loft area and dimensions [Added]. Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections AQ104.1.1 through AQ104.1.3.

AQ104.1.1 Minimum area [Added]. Lofts shall have a floor area of not less than 35 square feet (3.25 m²).

AQ104.1.2 Minimum dimensions [Added]. Lofts shall be not less than 5 feet (1524 mm) in any horizontal dimension.

AQ104.1.3 Height effect on loft area [Added]. Portions of a loft with a sloped ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft .

Exception: Under gable roofs with a minimum slope of 6 units vertical in 12 units horizontal (50-percent slope), portions of a loft with a sloped ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft .

AQ104.2 Loft access [Added]. The access to and primary egress from lofts shall be of any type described in Sections AQ104.2.1 through AQ104.2.4.

AQ104.2.1 Stairways [Added]. Stairways accessing lofts shall comply with this code or with Sections AQ104.2.1.1 through AQ104.2.1.5.

AQ104.2.1.1 Width [Added]. Stairways accessing a loft shall not be less than 17 inches (432 mm) in clear width at or above the handrail. The width below the handrail shall be not less than 20 inches (508 mm).

AQ104.2.1.2 Headroom [Added]. The headroom in stairways accessing a loft shall be not less than 6 feet 2 inches (1880 mm), as measured vertically, from a sloped line connecting the tread or landing platform nosings in the middle of their width.

AQ104.2.1.3 Treads and risers [Added]. Risers for stairs accessing a loft shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:

1. The tread depth shall be 20 inches (508 mm) minus four-thirds of the riser height.
2. The riser height shall be 15 inches (381 mm) minus three-fourths of the tread depth.

AQ104.2.1.4 Landing platforms [Added]. The top tread and riser of stairways accessing lofts shall be constructed as a landing platform where the loft ceiling height is less than 6 feet 2 inches (1880 mm) where the stairway meets the loft . The landing platform shall be 18 inches to 22 inches (457 to 559 mm) in depth measured from the nosing of the landing platform to the edge of the loft , and 16 to 18 inches (406 to 457 mm) in height measured from the landing platform to the loft floor.

AQ104.2.1.5 Handrails [Added]. Handrails shall comply with Section R311.7.8.

AQ104.2.1.6 Stairway guards [Added]. Guards at open sides of stairways shall comply with Section R312.1.

AQ104.2.2 Ladders [Added]. Ladders accessing lofts shall comply with Sections AQ104.2.1 and AQ104.2.2.

AQ104.2.2.1 Size and capacity [Added]. Ladders accessing lofts shall have a rung width of not less than 12 inches (305 mm), and 10-inch (254 mm) to 14-inch (356 mm) spacing between rungs. Ladders shall be capable of supporting a 200-pound (75 kg) load on any rung. Rung spacing shall be uniform within 3/8 inch (9.5 mm).

AQ104.2.2.2 Incline [Added]. Ladders shall be installed at 70 to 80 degrees from horizontal.

AQ104.2.3 Alternating tread devices [Added]. Alternating tread devices accessing lofts shall comply with Sections R311.7.11.1 and R311.7.11.2. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

AQ104.2.4 Ships ladders [Added]. Ships ladders accessing lofts shall comply with Sections R311.7.12.1 and R311.7.12.2. The clear width at and below handrails shall be not less than 20 inches (508 mm).

AQ104.2.5 Loft Guards [Added]. Loft guards shall be located along the open side of lofts . Loft guards shall be not less than 36 inches (914 mm) in height or one-half of the clear height to the ceiling, whichever is less.

SECTION AQ105 EMERGENCY ESCAPE AND RESCUE OPENINGS [Added]

AQ105.1 General [Added]. Tiny houses shall meet the requirements of Section R310 for emergency escape and rescue openings.

Exception: Egress roof access windows in lofts used as sleeping rooms shall be deemed to meet the requirements of Section R310 where installed such that the bottom of the opening is not more than 44 inches (1118 mm) above the loft floor, provided the egress roof access window complies with the minimum opening area requirements of Section R310.2.1.

(Ord. No. 0-1718-16, § 2; Ord. No. 0-1718-42, § 1)

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CoN Sec. 13-1402. Tie-downs, alterations and additions.

(a) Skirting of mobile homes is required and areas enclosed by such skirting shall be maintained so as not to provide a harborage for rodents, or create a fire hazard.

(b) A permit issued by the City shall be required before any construction on a mobile home space or any structural addition or alteration to the exterior of a mobile home takes place. No construction or addition or alteration to the exterior of a mobile home located in a mobile home park shall be permitted unless of the same type of construction or materials as the mobile home affected. No permit shall be required for the addition of steps, canopies, awnings or antennas.

(c) No structure other than a mobile home shall be permitted on a mobile home space, except a structure not exceeding one (1) story in height and three hundred fifty (350) square feet in area which structure:

(1) Is used as an accessory to a mobile home,

(2) The total coverage of buildings on such space does not exceed forty (40) percent including the mobile home and

(3) All such accessory buildings are located no closer than five (5) feet to any lot line.

(d) Mobile home tie downs, alterations and additions shall meet the provisions of the current Residential Code as adopted in Chapter 5 of this code.

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OKLAHOMA UNIFORM BUILDING CODE COMMISSION (OUBCC) RULES

**TITLE 748. UNIFORM BUILDING CODE COMMISSION
CHAPTER 20. ADOPTED CODES
SUBCHAPTER 5. IRC® 2015 Edition
(IRC®, 2015), 748:20-5-1 through 748:20-5-28**