

## **PART 5**

### **BUILDING REGULATIONS AND CODES**

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Building Regulations and Codes

CHAPTER I

BUILDING CODE AND REGULATIONS

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Section 5-107 Conditions for Building Permits, Subdivision; Flood Plain Requirements

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SECTION 5-101 BUILDING CODE ADOPTED. That a certain document, copies of which are on file in the office of the Town Clerk of the Town of Cashion, Oklahoma, being marked and designated as the *International Building Code, 2006 Edition*, including Appendix chapters B through J as published by the International Code Board, be and is hereby adopted as the Building Code of the Town of Cashion, Oklahoma, for regulating and governing the 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 existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said Building Code on file in the office of the Town Clerk are hereby referred to, adopted, and made a part hereof as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 5-102. The following sections are hereby revised:

Section 101.1. Insert: Town of Cashion, Oklahoma  
Section 1612.3. Insert: Town of Cashion, Oklahoma  
Section 1612.3. Insert: most current version  
Section 3410.2. Insert: January 1, 1960

SECTION 5-103 PENALTY.

A person who violates a provision of this Code, or fails to comply therewith or with any of the requirements thereof, or who erects, constructs, alters, repairs, or removes, or has erected, constructed, altered, repaired, or removed a building or structure in violation of a detailed statement or plan submitted and approved thereunder, or of a permit or certificate issued thereunder, shall be guilty of a misdemeanor; and upon conviction shall be fined any sum as provided in Section 1-108 of this Code, including costs. Each day upon which a violation continues shall be deemed a separate offense.

SECTION 5-104 BUILDING OFFICIAL.

The building official of this Town shall be appointed by the Town Board of Trustees, and shall have the powers and duties prescribed for the "building official" by the Town's Building Code; provided, that his powers and duties may be exercised by his authorized representatives under his supervision and control. The term "building inspector", whenever used in the ordinances of the Town, means the building official. The terms "electrical inspector", "plumbing inspector", and "gas inspector", wherever used in the ordinance of the Town, also each refer to and mean the building official, unless a separate electrical inspector, plumbing inspector, or gas inspector is appointed by the Town Board of Trustees.

SECTION 5-105 FIRE LIMITS DEFINED.

The fire limits are that part of the Town bounded as provided by the Board of Trustees.

SECTION 5-106 BUILDING PERMIT REQUIRED, FEE.

A. No building or other structure shall be built, enlarged, altered, or removed without a building permit issued by the Town Clerk as follows:

## Building Regulations and Codes

1. Whenever changes to a building or other structure alter the outside appearance;
2. Whenever changes will amount to more than One Thousand Dollars (\$1,000.00) in costs; or
3. Whenever a building or structure is to be moved from outside the town to a location within the town or from one location in the Town to another location within the Town.

B. A person desiring a building permit shall submit an application therefor to the Town Clerk. The applicant shall submit with the application such reasonable information as the Clerk may require to enable him to determine whether granting the permit would be in accordance with the requirements of the ordinances of the Town.

C. If the application is in accordance with the requirements of the ordinances and laws, the Clerk shall issue the permit upon the payment by the applicant of a building permit fee which may be set by motion or resolution of the Town Board of Trustees. A current copy of the fee schedule shall be kept in the office of the Town Clerk.

D. A building permit covers the initial plumbing and electrical installations to be made in connection with the building.

### SECTION 5-107 CONDITIONS FOR BUILDING PERMITS, SUBDIVISION; FLOOD PLAIN REQUIREMENT.

A. A building permit shall be issued by the Town Clerk only after the building official has determined that the proposed building site is reasonably safe from flooding; or if a flood hazard exists, any proposed new construction or substantial improvement, including prefabricated and mobile homes must:

1. Be designed (or modified) and anchored to prevent flotation, collapse, or lateral movement of the structures;
2. Use construction materials and utility equipment that are resistant to flood damage; and,
3. Use construction methods and practices that will minimize flood damage.

B. No person, firm, corporation, partnership, association, or any other legal entity shall construct or cause to be constructed any structure or substantial improvement to any structure,

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residential, industrial, commercial, or otherwise, without first obtaining a permit to construct same from the Town.

C. Proposed subdivision and land use areas shall be reviewed to assure that:

1. All proposal for construction provide for methods to minimize flood damage;
2. All public utilities and facilities such as sewage, gas, electrical service, and water systems are located and constructed to minimize or eliminate flood damage; and,
3. Adequate drainage is provided for so as to reduce exposure to flood hazards.

D. All new or replacement water supply systems or sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into the flood water.

### SECTION 5-108 BUILDING PERMIT FEES.

The fee for issuance of building permits of any type shall be \$0.05 per square feet of structure with a minimum fee of Fifty Dollars (\$50.00).



## CHAPTER 2

### PLUMBING CODE

- 5-201 Adoption of plumbing code.
- 5-202 Additions, insertions and changes to plumbing code.
- 5-203 Plumbers: registration, permits and fees.
- 5-204 Plumbing: permits and inspections.
- 5-205 Plumbing inspector; office created; duties.

SECTION 5-201. That a certain document, copies of which are on file in the office of the Town Clerk of the Town of Cashion, Oklahoma, being marked and designated as the *International Plumbing Code, 2006 Edition*, including Appendix Chapters B through F as published by the International Code Board, be and is hereby adopted as the Plumbing Code of the Town of Cashion, Oklahoma, for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said Plumbing Code on file in the office of the Town Clerk are hereby referred to, adopted, and made a part hereof as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

SECTION 5-202. The following sections are hereby revised:

- Section 101.1. Insert : Town of Cashion, Oklahoma
- Section 106.6.2. Insert: as adopted by Resolution of the Town Board
- Section 106.6.3. Insert: 50% and 50%
- Section 108.4. Insert: \$500.00 - 0 days
- Section 108.5. Insert: \$500.00 - \$500.00
- Section 305.6.1. Insert: 24 inches
- Section 904.1. Insert: 24 inches

#### SECTION 5-203

#### PLUMBERS: REGISTRATION, PERMITS AND FEES.

A. The phrases and words "journeyman plumber," "plumber's apprentice," "plumbing contractor," and "plumbing," when used in the ordinances, regulations and other official acts and communications of this town, shall have the meanings

respectively prescribed for them by Sections 1001 et seq. of Title 59 of the Oklahoma Statutes, the state plumbing license law unless the context clearly indicates a different meaning.

B. It is unlawful for any person to engage in the business, trade, or occupation of a plumbing contractor (otherwise known as a master plumber), or of a journeyman plumber, or of a plumber's apprentice, in this town unless he is registered with the plumbing inspector and has a current and valid certificate of registration issued by the plumbing inspector.

C. Only persons who have current and valid licenses as plumbing contractors or as journeyman plumbers issued by the State Commissioner of Health as provided by the state plumbing license law may register as such with the plumbing inspector; and only persons who have current and valid certificates of registration as plumber's apprentices issued by the State Commissioner of Health as provided by the law, may register as such with the plumbing inspector.

D. Upon application to the plumbing inspector, the plumbing inspector shall register such applicants and issue to them certificates of registration; provided that an applicant for registration as a plumbing contractor shall also furnish a bond as prescribed below. Such town certificates shall not be valid after the termination or expiration of the state licenses or certificates. Registration certificates of plumbing contractors and journeyman plumbers issued as provided herein shall expire on June 30 each year. The town certificates of plumber's apprentices shall expire when their state certificates expire which is five (5) years after date of issue.

E. An applicant for a plumbing contractor's certificate of registration, after complying with the laws of the state and with the established town code, and after payment of the fee hereinafter specified, shall be registered by the town clerk. The registration shall expire at the end of the fiscal year, and the annual renewal fee, but may be renewed from year to year. The initial registration fee shall be as set by the town board. Plumbing contractors desiring to renew their registration shall furnish the same evidence of compliance with state licensing laws and the same bond is required as set forth by town code.

F. A qualified person may register as a plumbing contractor, a journeyman plumber or a plumber's apprentice, in the same manner as in the original instance, and upon the same conditions.

G. All plumbing contractors registrations not renewed within ninety (90) days after the date of expiration thereof shall be cancelled, and a new application for registration must be made and the fee for a new registration paid.

H. The fee for registration shall be as set by the town board by motion or resolution.

I. The town board, upon at least ten (10) days' notice and adequate opportunity for a public hearing, may revoke the town registration of any plumbing contractor or journeyman plumber for violating any provisions of the ordinances or regulations of the town relating to the installation of plumbing or for any other cause specified in the state plumbing license law.

State Law Reference: State plumbing licenses, requirements, 59 O.S. Sections 1001 et seq.

SECTION 5-204      PLUMBING: PERMITS AND INSPECTIONS.

- A.      No plumbing work shall be undertaken without a permit from the plumbing inspector.
- B.      The application for such work must follow the adopted town code.
- C.      The schedule of permit fees may be set forth by resolution or motion of the town board. Such payment will be made upon application.
- D.      Inspection of such work must conform to the guidelines set forth in the town code.

SECTION 5-205      PLUMBING INSPECTOR; OFFICE CREATED; DUTIES.

The office of inspector of plumbing is hereby created and shall be filled and the duties of the office performed by some person appointed by the town board of trustees. Such inspector shall make inspection and testing of all plumbing and sewer connections done within the town and shall have the right to deputize any person equally qualified to make the actual inspections and report. He may and shall carry out the performance of this chapter. The testing of plumbing shall be done by filling all drains with water to the roof, and such other tests as the inspector shall deem necessary.

State Law Reference: Cities and towns to create office of plumbing inspector, 59 O.S. Section 1016.



CHAPTER 3  
ELECTRICAL CODE

Section 5-301	"Electrical equipment" defined.
Section 5-302	National Electrical Code.
Section 5-303	Underwriters Laboratories, Inc.
Section 5-304	Town board of trustees may make special rulings.
Section 5-305	Pilot light required for iron in mercantile occupancies.
Section 5-306	Branch circuits.
Section 5-307	Basement installations.
Section 5-308	Permit required for electrical installations; issuance.
Section 5-309	Inspection fee.
Section 5-310	Electricians' registration required, bond.

SECTION 5-301      "ELECTRICAL EQUIPMENT" DEFINED.

The term "electrical equipment" used in this chapter refers to electrical conductors, metallic raceways, fittings, devices, fixtures, appliances, apparatus, and any electrical material of any nature, kind, or description, to be installed within or on any building or structure.

State Law Reference: State electrical requirements, licensing by state, 59 O.S. Sections 1680 to 1696.

SECTION 5-302      NATIONAL ELECTRICAL CODE.

All installations of electrical equipment shall be in conformity with the provisions of this chapter, with the statutes of the state and any orders, rules and regulations issued by authority thereof, and with approved electrical standards for safety to persons and property. Where no specific standards are prescribed by this chapter or by the statutes of the State of Oklahoma or by any orders, rules, or regulations issued by authority thereof, conformity with the regulations set forth in the current issue of the National Electrical Code as approved by the American Insurance Association, shall be prima facie evidence of conformity with approved standards for safety to persons or to property.

SECTION 5-303      UNDERWRITERS LABORATORIES, INC.

All electrical equipment installed or used shall be in conformity with the provisions of this chapter, the statutes of the state and the provisions of this chapter, the statutes of the state and any orders, rules and regulations issued by the authority thereof, and with approved electrical standards for safety to persons or to property. Unless by this chapter, by a statute of the state or any orders, rules, or regulations issued by authority thereof, a specific type or class of electrical equipment is disapproved for installation and use, conformity with the standards of Underwriters' Laboratories, Inc., shall be prima facie evidence of conformity with approved standards for safety to persons or to property.

SECTION 5-304      TOWN BOARD OF TRUSTEES MAY MAKE SPECIAL RULINGS.

The board of trustees of the town, by motion or resolution, shall have the authority to make special rulings, when circumstances warrant, for the safeguarding of life and property and the improvement of electrical installations. In all cases persons

engaged in the installing of electrical equipment and holding an electrical license must be notified by letter of these decisions.

SECTION 5-305      PILOT LIGHT REQUIRED FOR IRON IN MERCANTILE OCCUPANCIES.

In all mercantile occupancies where electric irons are used, they must be installed with approved pilot light. If pilot light is in an enclosure such as an alteration room, an additional light must be installed in a visible position outside the enclosure.

SECTION 5-306      BRANCH CIRCUITS.

In residential and mercantile occupancies, lighting branch circuits shall be confined to one thousand (1,000) watts, and not more than eight (8) outlets per circuit will be allowed in the fire limits. Branch circuit conductors shall be smaller than No. 12. Type C lamp cord will not be permitted in the kitchen or restaurants or like places where grease accumulates, nor in part of a building where live poultry is confined.

SECTION 5-307      BASEMENT INSTALLATIONS.

A circuit of not less than No. 12 wire shall be installed in basements in any area subject to floods. Ground connections shall not be made in toilets, adjacent to salt storage, acid vapors, or in any location where the grounding conductor and fitting is likely to become corroded.

SECTION 5-308      PERMIT REQUIRED FOR ELECTRICAL INSTALLATIONS; ISSUANCE.

A. It is unlawful for any person to install any electrical wiring, fixtures, or apparatus in or on any building or structure in the corporate limits of this town or make extensions to any existing electrical installations without first securing a permit from the town clerk.

B. Applications for electrical permits shall be made to the town clerk; and the applicant shall provide such plans, specifications, and other data as may be reasonably required.

C. The fee for an electrical permit shall be as prescribed by motion or resolution passed by the town board of trustees.

SECTION 5-309      INSPECTION FEE.

The town board of trustees by motion or resolution may prescribe an inspection fee to be paid to the town when electrical installations are inspected by the electrical inspector.

SECTION 5-310      ELECTRICIANS' REGISTRATION REQUIRED, BOND.

A. It is unlawful for any person to engage in the business, trade or vocation of electrical contractor, journeyman electrician or appliance electrician without a certificate of registration as such secured from the electrical inspector. The initial fee for an electrical contractor's registration certificate, and any renewal, to be paid to the town clerk, shall be as set by the town board. A registration certificate must be renewed within ninety (90) days following expiration of the certificate. After the

expiration, an application for a new certificate must be requested and the initial fee paid again. Except in case of renewal, the applicant must have passed an examination given by the electrical inspector and demonstrated the qualifications of the applicant for the certificate applied for. All such certificates shall expire June 30. This certificate is not transferrable to any other individual or company.

B. Every person receiving a certificate as a electrical contractor or appliance electrician shall file with the town clerk a bond in such sum as set by the town board executed with a surety company authorized to do business in the state. The bond shall be conditioned that the principal will install all electrical wiring, fixtures, appliances, and equipment in accordance with the law and the ordinances and other regulations of the town relating to electrical installations and in a workmanlike manner; that the principal shall, without further cost to the person for whom the work was done, remedy any defective or faulty work caused by poor workmanship or inferior or non-standard material; and that the town may be fully indemnified and held harmless from any and all costs, expenses or damage resulting from the performance of his work as an electrical contractor or appliance electrician, as the case may be.

C. The bond must be approved by the building inspector. No certificate shall be issued to any such person until the bond shall have been filed and approved. Any such certificate issued shall be valid only while the bond is in effect.

D. For the installing of bell, telephone or signal systems not using over twelve (12) volts, no certificate or bond will be required. The installation of same must comply with all other requirements of the ordinances of the town.

E. After adequate opportunity for a hearing and for just cause, the town board may revoke the certificate of an electrical contractor an appliance electrician, or a journeyman electrician.





## CHAPTER 3A

### MECHANICAL CODE

Section 5-320 International Mechanical Code Adopted

Section 5-321 Changes and Additions to Code

**Section 5-320. Mechanical Code:** That a certain document, copies of which are on file in the office of the Town Clerk of the Town of Cashion, Oklahoma, being marked and designated as the *International Mechanical Code, 2006 Edition*, including Appendix Chapter A as published by the International Code Council, be and is hereby adopted as the Mechanical Code of the Town of Cashion, Oklahoma, for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said Mechanical Code on file in the office of the Town Clerk are hereby referred to, adopted, and made a part hereof as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

**Section 5-321. Revisions to Code:** The following sections are hereby revised:

Section 101.1. Insert : Town of Cashion, Oklahoma

Section 106.5.2. Insert: as adopted by Resolution of the Town Board

Section 106.5.3. Insert: 50% - 50%

Section 108.4. Insert: \$200.00 - 0 days

Section 108.5. Insert: \$100.00 - \$200.00

## CHAPTER 3B

### FIRE CODE

Section 5-330 International Fire Code Adopted

Section 5-331 Changes and Additions to Code

**Section 5-330. Fire Code:** A certain document, copies of which are on file in the office of the Town Clerk of the Town of Cashion, Oklahoma, being marked and designated as the *International Fire Code, 2006 Edition*, including Appendix Chapters A through G as published by the International Code Board, be and is hereby adopted as the Fire Code of the Town of Cashion, Oklahoma, for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and remise as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said Fire Code on file in the office of the Town Clerk are hereby referred to, adopted, and made a part hereof as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 5-331 Revisions to Code The following sections of the Fire Code are hereby revised:

Section 101.1. Insert : Town of Cashion, Oklahoma

Section 109.3. Insert: \$200.00 - 0 days

Section 111.4. Insert: \$100.00 - \$200.00

Section 5-332. Geographic limits of Code. The geographic limits referred to in certain sections of the 2006 *International Fire Code* are hereby established as follows:

Section 3204.3.1.1 (geographic limits in which the storage of flammable cryogenic fluids in stationary containers is prohibited): 300 feet of a church, school, or residence.

Section 3404.2.9.5.1 (geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited): 300 feet of a church, school, or residence.

Section 3406.2.4.4 (geographic limit in which the storage of Class I and Class II liquids in above-ground tanks is prohibited): 300 feet of a church, school, or residence.

Section 3804.2 (geographic limits in which the storage of liquefied petroleum gas is restricted for the protection of heavily populated or congested areas): 300 feet of a church, school, or residence.

## CHAPTER 3C

### FUEL GAS CODE

Section 5-340 International Fire Code Adopted

Section 5-341 Changes and Additions to Code

**Section 5-340. Fuel Gas Code** That certain document, copies of which are on file in the office of the Town Clerk of the Town of Cashion, Oklahoma, being marked and designated as the *International Fuel Gas Code, 2006 Edition*, including Appendix Chapters A through D as published by the International Code Council, be and is hereby adopted as the Fuel Gas Code of the Town of Cashion, Oklahoma, for regulating and governing fuel gas systems and gas-fired appliances as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said Fuel Gas Code on file in the office of the Town Clerk are hereby referred to, adopted, and made a part hereof as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 5-341. Revisions to Code The following sections of the Fuel Gas Code are hereby revised:

Section 101.1. Insert : Town of Cashion, Oklahoma

Section 106.5.2. Insert: as adopted by Resolution of the Town Board

Section 106.5.3. Insert: 50% - 50%

Section 108.4. Insert: \$500.00 - 0 days

Section 108.5. Insert: \$500.00 - \$500.00

## CHAPTER 3D

### PROPERTY MAINTENANCE CODE

Section 5-360 Property Maintenance Code Adopted  
Section 5-361 Changes and Additions to Code

Section 5-360. Property Maintenance Code That a certain document, copies of which are on file in the office of the Town Clerk of the Town of Cashion, Oklahoma, being marked and designated as the *International Property Maintenance Code, 2006 Edition*, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Town of Cashion, Oklahoma, for regulating and governing the 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 existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said Property Maintenance Code on file in the office of the Town Clerk are hereby referred to, adopted, and made a part hereof as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 5-361. Revisions to Code. The following sections of the Property Maintenance Code are hereby revised:

Section 101.1. Insert: Town of Cashion, Oklahoma

Section 103.5. Insert: as adopted by Resolution of the Town Board.

Section 302.4. Insert: 12 inches

Section 304.14 Insert: April 1 to October 1

Section 602.3 Insert: October 1 to April 1

Section 602.4 Insert: October 1 to April 1

## CHAPTER 3E

### EXISTING BUILDING CODE

Section 5-370 Existing Building Code Adopted  
Section 5-371 Changes and Additions to Code

Section 5-370. Existing Building Code That a certain document, copies of which are on file in the office of the Town Clerk of the Town of Cashion, Oklahoma, being marked and designated as the *International Existing Building Code, 2006 Edition*, including Appendix Chapters A and B and Resource A as published by the International Code Council, be and is hereby adopted as the Existing Building Code of the Town of Cashion, Oklahoma, for regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said Existing Building Code on file in the office of the Town Clerk are hereby referred to, adopted, and made a part hereof as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 5-371. Revisions to Code. The following sections of the Existing Building Code are hereby revised:

Section 101.1. Insert: Town of Cashion, Oklahoma

Section 1301.2. Insert: January 1, 1960

## **Building Regulations and Codes**

### **CHAPTER 3F**

#### **AUTOMATIC REVISIONS AND UPDATES TO ADOPTED CODES**

Section 5-380. Automatic Revisions and Updates to Adopted Codes

A. On June 13, 2011, the Town of Cashion adopted the 2006 Versions of the International Building, Plumbing, Mechanical, Electrical, Existing Building, Property Maintenance, Fire and Fuel Gas Codes as issued by the International Code Council. These codes are amended periodically by the International Code Council to incorporate newer techniques and technologies for the various construction trades. The Town of Cashion desires that as these codes are amended that the Codes of the Town of Cashion be automatically amended to include the latest version of these Codes. As the codes listed in Section One of this Ordinance are amended and revised by the International Code Council the Ordinances of the Town of Cashion shall automatically be amended to include the latest revisions and versions of these Codes and the most recent versions are hereby adopted by reference with any future revisions and versions to also be automatically adopted by reference.

B. In order to satisfy Insurance Services Organization requirements the Town of Cashion hereby specifically adopts the 2015 addition and revisions to the International Building, Plumbing, Mechanical, Electrical, Existing Building, Property Maintenance, Fire and Fuel Gas Codes as issued by the International Code Council.



## CHAPTER 3E

### EXISTING BUILDING CODE

Section 5-370 Existing Building Code Adopted

Section 5-371 Changes and Additions to Code

Section 5-370. Existing Building Code That a certain document, copies of which are on file in the office of the Town Clerk of the Town of Cashion, Oklahoma, being marked and designated as the *International Existing Building Code, 2006 Edition*, including Appendix Chapters A and B and Resource A as published by the International Code Council, be and is hereby adopted as the Existing Building Code of the Town of Cashion, Oklahoma, for regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said Existing Building Code on file in the office of the Town Clerk are hereby referred to, adopted, and made a part hereof as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

**Section 5-371. Revisions to Code.** The following sections of the Existing Building Code are hereby revised:

Section 101.1. Insert: Town of Cashion, Oklahoma

Section 1301.2. Insert: January 1, 1960

BUILDING REGULATIONS AND CODES

**CHAPTER 3F**

**AUTOMATIC REVISIONS AND UPDATES TO ADOPTED CODES**

Section 5-380 Automatic Revisions and Updates to Adopted Codes

Section 5-380. Automatic Revisions and Updates to Adopted Codes

On June 13, 2011, the Town of Cashion adopted the 2006 Versions of the International Building, Plumbing, Mechanical, Electrical, Existing Building, Property Maintenance, Fire and Fuel Gas Codes as issued by the International Code Council. These codes are amended periodically by the International Code Council to incorporate newer techniques and technologies for the various construction trades. The Town of Cashion desires that as these codes are amended that the Codes of the Town of Cashion be automatically amended to include the latest version of these Codes. As the codes listed in Section One of this Ordinance are amended and revised by the International Code Council the Ordinances of the Town of Cashion shall automatically be amended to include the latest revisions and versions of these Codes and the most recent versions are hereby adopted by reference with any future revisions and versions to also be automatically adopted by reference.

## CHAPTER 4

## LIQUEFIED PETROLEUM GAS

Section 5-401 Persons must comply with state law.

SECTION 5-401 PERSONS MUST COMPLY WITH STATE LAW.

It is unlawful for any person, firm or corporation to manufacture, fabricate, assemble, install, or repair any system, container, apparatus, or appliance to be used for the transportation, storage, dispensing, or utilization of liquefied petroleum gas, or to transport, handle, or store such gas, unless such person has complied with and complies with all provisions of the law and ordinances relating thereto, and has any license or permit which may be required by state law. The pamphlet, Storage and Handling of Liquefied Petroleum Gases, as contained in Pamphlet No. 58 issued by the National Fire Protection Association, the latest edition thereof, adopted by the Oklahoma Liquefied Petroleum Gas Board, shall have full force and effect within this town. Any violation of these rules and regulations shall be deemed a violation of the ordinances of the town and shall be punished accordingly.



CHAPTER 5  
GAS PIPING CODE

Section 5-501 Pamphlet adopted.

SECTION 5-501 PAMPHLET ADOPTED.

Pamphlet No. 54 published by the National Fire Protection Association, entitled National Fuel Gas Code, the latest edition thereof, hereby adopted and incorporated in this code by reference. The pamphlet shall be in full force and effect in the town and shall govern the installation of gas piping and gas appliances in the town. Any violation of the provisions of the pamphlet shall be deemed a violation of the ordinances of the town.



## CHAPTER 6

## FAIR HOUSING

Section 5-601	Purposes and construction.
Section 5-602	Housing discrimination acts prohibited.
Section 5-603	Exemptions.
Section 5-604	Fair housing board created.
Section 5-605	Duties of fair housing board.
Section 5-606	Procedure for complaints.
Section 5-607	Notices.
Section 5-608	Penalty.

SECTION 5-601      PURPOSES AND CONSTRUCTION.

The general purposes of this chapter are:

1. To secure for all people equal access to housing in all neighborhoods; and
2. To preserve the public safety, health and welfare.

SECTION 5-602      HOUSING DISCRIMINATION ACTS PROHIBITED.

It is unlawful for any person, real estate broker, real estate salesperson, or corporation:

1. To refuse to sell, lease, rent, assign or otherwise transfer the title or other interest in any housing, or real property upon which residential housing is to be constructed to any person, or to discriminate in the terms or conditions of the sale, rental or leasing of any residential housing unit, because of race, sex, religion or national origin;

2. To refuse to negotiate with any person for the sale, rental, or leasing of any residential property, or to represent that such property is not available for inspection, sale, rental or lease when in fact it is so available, because of such person's race, sex, religion or national origin;

3. To solicit or induce, or attempt to solicit or induce, any person owning any interest in any residential housing to sell, rent or lease, or not to sell, rent or lease such housing to any person on the ground of loss of value due to the present or prospective entry into the neighborhood of a person or persons of another race, sex, religion, or national origin, either by direct solicitation or inducement or by the purchase of other property in the neighborhood for the purpose of such inducement, or to distribute, or cause to be distributed material or making statements designed to induce a residential property owner to sell or lease his property due to such change in neighborhood; or

4. To file a complaint alleging a violation of this chapter, with knowledge that such complaint is false in any material respect, or to file such complaint for the sole purpose of harassment.

SECTION 5-603      EXEMPTIONS.

A. Nothing herein shall apply to any religious organization, association, society or private club; a religious nonprofit organization, operated, supervised or controlled by or in conjunction with a religious organization, association, or society from limiting the sale or rental of dwelling units owned and operated for other than a commercial purpose.

B. Nothing herein shall apply to:

1. Any single-family house sold or rented by an owner, provided that such private individual owner does not own more than three (3) such single family houses and was not the most recent resident of such house prior to such sale with the exception granted to one such sale within a twenty-four (24) month period; provided further that such owner does not own or retain in his behalf title to a portion of the proceeds from the sale or rental of more than three (3) such single family houses at any one time; provided further that such sale or rental of such single family house shall be excepted if such house is sold or rented without the use in any manner of a sale or rental facilities or employee thereof; or

2. Any dwellings containing living quarters occupied or intended to be occupied by no more than four (4) families living independent of each other and the owner actually occupies one such living quarter as his residence.

SECTION 5-604      FAIR HOUSING BOARD CREATED.

There is hereby created a Fair Housing Board of the town, hereinafter referred to as "board", which shall be appointed by the board of trustees unless other members are appointed by the board of trustees.

SECTION 5-605      DUTIES OF FAIR HOUSING BOARD.

It is the duty of the Fair Housing Board to:

1. Initiate, receive, and investigate complaints, charging unlawful housing practices;

2. Seek conciliation of such complaints, hold hearings, make findings of fact, and publish its findings of fact; and

3. Adopt such rules and regulations as may be necessary within the limits of this chapter, and carry out the purposes and provisions of this chapter.

SECTION 5-606      PROCEDURE FOR COMPLAINTS.

A. Any person aggrieved by discriminatory practice prohibited by this chapter may file with the fair housing board a complaint in writing, under oath. The complaint shall be signed by the person claiming to be aggrieved, and shall state the name and address of the person alleged to have violated the provisions of this chapter, and shall further set forth the particulars of the violation, and may include such other information as may be required by the board. Complaints filed under this section must be filed within (30) days after the alleged violation, and failure to file within said time,



shall be considered a waiver of the application of this chapter. The board may issue a complaint on its own initiative, at any time it is within the knowledge of the board that a person has violated any of the provisions of this chapter.

B. The board shall investigate each complaint filed with the board, and shall attempt an adjustment of the complaint by means of conference and conciliation. Sixty (60) days shall be allowed for the purpose of investigation, conference and conciliation. Upon determination that a complaint is not well founded, the board shall dismiss the complaint and notify the complainant and respondent in writing of the dismissal. If the board takes no action within ninety (90) days of the filing of the complaint, it shall be considered as dismissed.

C. If conference or conciliation does not result in compliance with this chapter, the board shall cause to be issued and served in the name of the town a written notice, together with a copy of the complaint, requiring the person named in the complaint, hereinafter referred to as respondent, to answer charges of the complaint at a hearing before the board at a time and place to be specified in the notice.

D. At the hearing, provided for in subsection C of this section, the complaint shall be heard by the board. At the hearing, the complainant or person aggrieved may appear in person or by counsel, and the respondent may file a written answer to the complaint and may appear in person or by legal counsel. The board, when conducting any hearing pursuant to this section, may permit amendments to any complaint or answer, and the testimony taken at the hearing shall be under oath, and shall be transcribed at the request of either party, or at the direction of the board. If the board finds at the hearing that the respondent has engaged in any discriminatory practice or practices prohibited by this chapter, it shall state its findings of fact, and shall so certify the matter to the town attorney for appropriate action. No prosecution shall be brought under this chapter except upon such certification. If the board, upon hearing, finds that respondent has not engaged in any discriminatory practice, it shall state its findings of fact and shall issue and file an order dismissing the complaint. The board shall establish rules and regulations to govern and expedite and effectuate the foregoing procedure, and shall maintain the files provided for herein.

SECTION 5-607      NOTICES.

Any and all notices required under the provisions of this chapter to be served upon any person, may be served personally on such person, or by mailing a copy thereof by certified or registered mail, with return receipt requested, to the most current business or residence address of such person.

SECTION 5-608      PENALTY.

It is unlawful and constitute an offense for any person to violate any of the provisions of this chapter. Any person found guilty of violating any provisions shall be deemed guilty of an offense, and is subject, upon conviction, to a fine as provided in Section 1-108 of this code, including costs.



CHAPTER 7

PENALTY

Section 5-701	Penalty
Section 5-702	Relief in courts.

SECTION 5-701      PENALTY.

Any person, firm or corporation who shall engage in any business, trade or vocation for which a license, permit, certificate or registration is required by this part, without having a valid license, permit, certificate, or certificate of registration as required, or who shall fail to do anything required by this part or by any code adopted by this part, or who shall otherwise violate any provision of the chapters in this part or of any code adopted by this part, or who shall violate any lawful regulation or order made by any of the officers provided for in this part, shall be guilty of an offense, and upon conviction thereof, shall be punished as provided in Section 1-108 of this code.

SECTION 5-702      RELIEF IN COURTS.

No penalty imposed by and pursuant to this part shall interfere with the right of the town also to apply to the proper courts of the state for a mandamus, an injunction or other appropriate action against such person, firm or corporation.

