



# OKLAHOMA UNIFORM BUILDING CODE COMMISSION RULES

## 748 - Uniform Building Code Commission Adopted Codes

**International Building Code®, 2009 Edition (IBC®, 2009)  
748:20-1-1 through 748:20-1-18**

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## Chapter 20 - Adopted Codes

[Authority: 59 O.S. 59 § 1000.23]  
[Source: Codified 7-15-11]

### Subchapter 1 - IBC® 2009

[Source: Reserved at 28 Ok Reg 2122, eff 7-15-11]

#### 748:20-1-1. Adoption of International Building Code®, 2009 Edition (IBC® 2009)

The Uniform Building Code Commission hereby adopts the International Building Code®, 2009 Edition as amended and modified in this subchapter as the minimum code for commercial building construction in the State of Oklahoma pursuant to 59 O.S. 1000.23.

[Source: Added at 29 Ok Reg 1646, eff 11-1-12]

#### 748:20-1-2. Effect of Adoption

The International Building Code®, 2009 Edition (IBC® 2009), as amended and revised by these rules, are hereby established and adopted as the statewide minimum standards for commercial building construction in Oklahoma pursuant to 59 O.S. § 1000.23, and may only be amended or altered by other jurisdictions pursuant to Oklahoma law and the administrative rules of the Oklahoma Uniform Building Code Commission as set forth in Title 748, Chapter 15 of the Oklahoma Administrative Code.

[Source: Added at 29 Ok Reg 1646, eff 11-1-12]

#### 748:20-1-3. IBC® 2009 Appendices

(a) None of the appendices of the IBC® 2009 have been adopted by the Commission for inclusion in the minimum standards for commercial building construction in the State of Oklahoma.

(b) Appendices A through K are not adopted as the minimum standards for commercial building construction within the State of Oklahoma. However, other jurisdictions within this State may adopt any or all of said appendices in accordance with 59 O.S. § 1000.29.

[Source: Added at 29 Ok Reg 1646, eff 11-1-12]

#### 748:20-1-4. IBC® 2009 Provisions Adopted and Modified

All chapters and provisions within chapters, including exceptions, of the IBC® 2009 not specifically addressed within these rules as being modified, deleted, moved or removed are hereby adopted without modification as the minimum standards for commercial building construction within the State of Oklahoma pursuant to 59 O.S. § 1000.23. Chapters and provisions within chapters, including exceptions adopted with modifications are specifically addressed in these rules.

[Source: Added at 29 Ok Reg 1646, eff 11-1-12]

#### 748:20-1-5. Participation in Federal Programs and/or Federally Funded or Financed Projects

In order to maximize federal financial aid, assistance, participation, financing and/or funding in any public project(s) and/or federal financial aid, participation, funding for and participation in any federal program(s) by the State of Oklahoma, its agencies, public trusts and instrumentalities, or by any Oklahoma municipalities and other political subdivisions, that receive financial aid, assistance, participation, financing and/or funding for and participate in any federal program(s), the State of Oklahoma, its agencies and instrumentalities, and any Oklahoma

municipalities and other political subdivisions, may cooperate with the United States Government and any agency or instrumentality thereof, in the manner authorized and provided by federal law and regulation and in doing so may perform all necessary functions and take all necessary actions for accomplishing such federal purposes and programs, including but not limited to, following and/or complying with federal laws, regulations and/or requirements arising from or related to federal financial aid, assistance, participation, financing and/or funding, in the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, improvement, expansion, operation, maintenance, removal, and demolition of buildings and structures or any appurtenances attached to such buildings or structures, notwithstanding any provisions of any and all uniform building codes and standards adopted by the Oklahoma Uniform Building Code Commission to the contrary.

[Source: Added at 29 Ok Reg 1646, eff 11-1-12]

### **748:20-1-6. IBC® 2009 Chapter 1 Scope and Administration**

Chapter 1 the Oklahoma adopted IBC® 2009, includes the following Preamble at the very beginning of the chapter:

- (1) Pursuant to 59 O.S. § 1000.23, the Uniform Building Code Commission has adopted the International Building Code®, 2009 Edition (IBC® 2009) as amended and revised by the Commission, as the minimum standards to be used by all entities for commercial building construction in jurisdictions throughout the State of Oklahoma. However, the Commission's adoption of Chapter 1 "Scope and Administration" of the IBC® 2009 is for continuity purposes and the Commission's adoption of Chapter 1 recognizes the methods of best practice in fully implementing the minimum standards for commercial building construction.
- (2) All provisions of the adopted IBC® 2009, including Chapter 1, as amended and revised by the Commission, are hereby established and adopted as the statewide minimum standards for commercial building construction in Oklahoma pursuant to 59 O.S. § 1000.23, which may only be amended or altered pursuant to Oklahoma law and the administrative rules of the Oklahoma Uniform Building Code Commission as set forth in Title 748, Chapter 15 of the Oklahoma Administrative Code. However, the provisions of Chapter 1 adopted herein are only intended to be in force and effect to the extent that the respective provisions do not conflict with State law or the lawful exercise of code administration and enforcement jurisdiction by entities empowered to do so pursuant to applicable law.
- (3) The Commission's adoption of Chapter 1 in this manner is made with the recognition that the legal authority granting state and local code administration and enforcement jurisdictions the power and discretion to administer and enforce codes arises from Oklahoma laws governing those jurisdictions. Furthermore, the Commission also recognizes that many state and local code administration and enforcement jurisdictions have already created, or have the lawful authority to create, departments, offices and administrative policies pursuant to various applicable laws and other adopted model codes with "Scope and Administration" provisions similar to Chapter 1 of the adopted IBC® 2009
- (4) This limited adoption of Chapter 1 is made in recognition of the authority and discretion possessed by jurisdictions to administer and enforce building codes. Exercising such authority and jurisdiction in a manner inconsistent with Chapter 1 must be supported by Oklahoma law. Code administration and enforcement jurisdictions shall not use the Commission's limited adoption of Chapter 1 to circumvent the remainder of the requirements established by the Oklahoma adopted IBC® 2009 and the Commission will strongly oppose any such practice.

[Source: Added at 29 Ok Reg 1646, eff 11-1-12]

#### **748:20-1-7. IBC® Chapter 2 Definitions**

Chapter 2 of the IBC® 2009 is adopted with the following modification: The definition of the word "Repair" has been modified to further define a repair to include repair to any build or structure regardless of the classification of the building as a new or existing building. The definition has been modified to read: The reconstruction or renewal (restoration to good or sound condition) of any part of any building for the purpose of its maintenance.

[Source: Added at 29 Ok Reg 1646, eff 11-1-12]

#### **748:20-1-8. IBC® Chapter 3 Use and Occupancy Classification**

Chapter 3 of the IBC® 2009 is adopted with the following modification: Section 310.1 Residential Group R has been modified to provide clarification between the IBC® 2009 and the International Residential Code® 2009 when R-1 and R-2 classifications are constructed as R-3 classification. The section has been modified to read:

(1) R-1 Residential occupancies containing sleeping units where the occupants are primarily transient in nature including: Boarding houses (transient), Hotels (transient), Motels (transient), Congregate living facilities (transient) with 10 or fewer occupants are permitted to comply with the construction requirements for Group R-3, except as otherwise provided for in this code, or shall comply with the International Residential Code®, provided the building is protected by an automatic sprinkler system installed in accordance with Section 903.2.8.

(2) R-2 Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature including: Apartment houses, Boarding houses (non-transient), Convents, Dormitories, Fraternities and sororities, Hotels (non-transient), Live/work units, Monasteries, Motels (non-transient), Vacation time share properties and Congregate living facilities with 16 or fewer occupants are permitted to comply with the construction requirements for Group R-3, except as provided for in this code, or shall comply with the International Residential Code®, provided the building is protected by an automatic sprinkler system installed in accordance with Section 903.2.8.

[Source: Added at 29 Ok Reg 1646, eff 11-1-12]

#### **748:20-1-9. IBC® Chapter 4 Special Detailed Requirements Based on Use and Occupancy**

Chapter 4 of the IBC® 2009 is adopted with the following modifications:

(1) Section 423.1 General has been revised to provide for alternative design and engineered methods without relying on jurisdictional interpretation. The section has been modified to read: Section 423.1 General. In addition to other applicable requirements in this code, storm shelters shall be constructed in accordance with ICC-500, FEMA 320, FEMA 361 or other equivalent approved engineered system.

(2) Section 423.2 Definitions has been revised to modify the definition of a Storm Shelter to remove the specific reference to ICC-500 and to allow for alternative design and engineered methods listed in Section 423.1. This section has been modified to read: STORM SHELTER. A building, structure, or portion(s) thereof, constructed in accordance with the standards listed in Section 423.1 and designated for use during a severe wind storm event, such as a hurricane or tornado.

[Source: Added at 29 Ok Reg 1646, eff 11-1-12]

### **748:20-1-10. IBC® Chapter 8 Interior Finishes**

Chapter 8 of the IBC® 2009 is adopted with the following modification: Section 803.1.4. Acceptance criteria for textile and expanded vinyl wall or ceiling coverings tested to ASTM E 84 or UL 723 has been modified to include the word "either" before the two types of standards to provide clarification and prevent a different interpretation other than the intent of the code. This section has been modified to read: Section 803.1.4. Acceptance criteria for textile and expanded vinyl wall or ceiling coverings tested to ASTM E 84 or UL 723. Textile wall and ceiling covering and expanded vinyl wall and ceiling covering shall have a Class A flame spread index in accordance with either ASTM E 84 or UL 723 and be protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 3.3.1.2. Test specimen preparation and mounting shall be in accordance with ASTM E 2404.

[Source: Added at 29 Ok Reg 1646, eff 11-1-12]

### **748:20-1-11. IBC® Chapter 9 Fire Protection Systems**

Chapter 9 of the IBC® 2009 is adopted with the following modifications:

(1) Section 903.2.7 Group M has been modified to reword subsection 4 of this text to provide a reasonable limit for these occupancies and adequate protection without excessive burden on Group M occupancies with small areas of upholstered furniture and mattresses. This section has been modified to read: Section 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

(A) A Group M fire area exceeds 12,000 square feet (1115 square meters).

(B) A Group M fire area is located more than three stories above grade plane.

(C) The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 square meters).

(D) A Group M occupancy where the cumulative area used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 square meters).

(2) Section 903.6 Pump and riser room size has been added to the code to provide the designer clarification for maintenance clearances needed for these rooms. This section has been added to read: Section 903.6 Pump and riser room size. Fire pump and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer with sufficient working room around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances shall be sufficient to allow inspection, service, repair, or replacement without removing such elements of permanent construction or disabling the function of a required fire resistance-rated assembly. Fire Pump and automatic sprinkler riser room shall be provided with a door(s) and unobstructed passageway large enough to allow removal of the largest piece of equipment.

(3) Section 911.1.3 Size was modified to include an exception to make the fire command center smaller when approved by the fire code official. This section was modified to read: Section 911.1.3. Size. The room shall be a minimum of 200 square feet (19 square meters) with a minimum dimension of 10 feet (3048 mm). Exception: When approved by the fire code official the fire command center can be reduced in size to not less than a minimum of 96 square feet (9 square meters) with a minimum dimension of 8 feet (2438 mm).

[Source: Added at 29 Ok Reg 1646, eff 11-1-12]

## **748:20-1-12. IBC® Chapter 10 Means of Egress**

Chapter 10 of the IBC® 2009 is adopted with the following modifications:

(1) Section 1005.1 Minimum required egress width has been modified to include two more exceptions to modify egress width for all occupancies other than H and I-2 occupancies with sprinklers and a voice evacuation system. This section has been modified to read: Section 1005.1 Minimum required egress width. The means of egress width shall not be less than required by this section. The total width of means of egress in inches (mm) shall not be less than the total occupant load served by the means of egress multiplied by 0.3 inch (7.62 mm) per occupant for stairways and by 0.2 inch (5.08 mm) per occupant for other egress components. The width shall not be less than specified elsewhere in this code. Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50 percent of the required capacity. The maximum capacity required from any story of a building shall be maintained to the termination of the means of egress. Exceptions:

(A) Means of egress complying with Section 1028;

(B) For other than H and I-2 occupancies, the capacity, in inches, of means of egress stairways shall be calculated multiplying the occupant load served by such stairway by a means of egress capacity factor of 0.2 inches (5.1 mm) per occupant in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

(C) For other than H and I-2 occupancies, the capacity, in inches, of means of egress components other than stairways shall be calculated multiplying the occupant load served by such component by a means of egress capacity factor of 0.15 inches (3.8 mm) per occupant in building equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

(2) Section 1022.1 Enclosures required has been modified to add an eighth exception to the code that will direct users to the correct reference for exemptions to allowances for open stairs. This section has been modified to read: Section 1022.1 Enclosures required. Interior exit stairways and interior exit ramps shall be enclosed with fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 712, or both. Exit enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour when connecting less than four stories. The number of stories connected by the exit enclosure shall include any basements but not any mezzanines. Exit enclosures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours. Exit enclosures shall lead directly to the exterior of the building or shall be extended to the exterior of the building with an exit passageway conforming to the requirements of Section 1023, except as permitted in Section 1027.1. An exit enclosure shall not be used for any purpose other than means of egress.

Exceptions:

(A) In all occupancies, other than Group H and I occupancies, a stairway is not required to be enclosed when the stairway serves an occupant load of less than 10 and the stairway complies with either Item 1.1 or 1.2. In all cases, the maximum number of connecting opening stories shall not exceed two.

- (i) 1.1. The stairway is open to not more than one story above its level of exit discharge; or
- (ii) 1.2. The stairway is open to not more than one story below its level of exit discharge.
- (B) Exits in buildings of Group A-5 where all portions of the means of egress are essentially open to the outside need not be enclosed.
- (C) Stairways serving and contained within a single residential dwelling unit or sleeping unit in Group R-1, R-2 or R-3 occupancies are not required to be enclosed.
- (D) Stairways in open parking structures that serve only the parking structure are not required to be enclosed.
- (E) Stairways in Group I-3 occupancies, as provided for in Section 408.3.8, are not required to be enclosed.
- (F) Means of egress stairways as required by Sections 410.5.3 and 1015.6.1 are not required to be enclosed.
- (G) Means of egress stairways from balconies, galleries or press boxes as provided for in Section 1028.5.1 are not required to be enclosed.
- (H) Stairways complying with exception 3 or 4 of Section 1016.1 are not required to be enclosed.

[Source: Added at 29 Ok Reg 1646, eff 11-1-12]

#### **748:20-1-13. IBC® Chapter 16 Structural Design**

Chapter 16 of the IBC® 2009 is adopted with the following modifications:

- (1) Section 1611.1 Design rain loads. This section has been modified to increase secondary drain size for short duration intensities. This section has been modified to read: 1611.1 Design rain loads. Each portion of a roof shall be designed to sustain the load of rainwater that will accumulate on it if the primary drainage system for that portion is blocked plus the uniform load caused by water that rises above the inlet of the secondary drainage system at its design flow. The design rainfall shall be based on two conditions: 1) the 100-year hourly rainfall rate indicated in Figure 1611.1; and 2) the 100-year, 5-minute duration rainfall rate of 10.2 inches per hour. Alternately, the 100-year, one-hour and 100-year, 5-minute duration rainfall rates may be determined from approved local weather data.
- (2) Section 1612.2 Definitions. This section has been modified to change the definition of an Existing Structure to correlate with the changed definition in the IEBC® 2009. This section has been modified to read: EXISTING BUILDING OR EXISTING STRUCTURE see "Existing construction" for reference connotation and requirements related to a jurisdiction's flood plain management code, ordinance, or standard. Refer to 3402.1 for reference connotation related to the application of existing building code provisions as provided in Chapter 34, notwithstanding other flood plain management requirements within this code, such as but not limited to "substantial improvement."

[Source: Added at 29 Ok Reg 1646, eff 11-1-12]

#### **748:20-1-14. IBC® Chapter 18 Soils and Foundations**

- (a) Chapter 18 of the IBC® 2009 is adopted with the following modification: Section 1809.4 Depth and width of footings has been modified to provide an exception to the code for minor buildings such as small storage buildings to be constructed without expensive foundations and be mounted on skids and would apply to light gage metal or similar carports provided they are adequately anchored. This section has been modified to read: Section 1809.4 Depth and width of

footings. The minimum depth of footings below the undisturbed ground surface shall be 12 inches (305 mm). Where applicable, the requirements of Section 1809.5 shall also be satisfied. The minimum width of footings shall be 12 inches (305 mm). Exception: Single story free-standing building meeting all of the following conditions shall be permitted without footings:

- (1) Assigned to Occupancy Category 1, in accordance with Section 1604.5;
- (2) Light-frame wood or metal construction;
- (3) Area of 400 square feet (37 square meters) or less;
- (4) Eave height of 10 feet (3048 mm) or less; and
- (5) Building height of 15 feet (4575 mm) or less.

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

[Source: Added at 29 Ok Reg 1646, eff 11-1-12]

#### **748:20-1-15. IBC® Chapter 29 Plumbing Systems**

Chapter 29 of the IBC® 2009 is adopted with the following modifications:

(1) Table [P] 2902.1 Minimum number of required plumbing fixtures has been modified. It has been modified to add footnote "g" to number 2 (classification of business) and number 6 (classification of mercantile). The footnote will be added to the Other column of the table at the end of the service sink requirement. This section has been modified to read: [P] 2902.1 Minimum number of required plumbing fixtures. Footnote "g". For business and mercantile occupancies with an occupant load of 15 or fewer, service sinks shall not be required.

(2) Section 2902.2 Separate facilities. This section has been modified to change the occupant load in the third exception from 50 to 100 occupants. This section has been modified to read: Section [P] 2902.2 Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. Exceptions:

- (A) Separate facilities shall not be required for dwelling units and sleeping units.
- (B) Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or less.
- (C) Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or less.

[Source: Added at 29 Ok Reg 1646, eff 11-1-12]

#### **748:20-1-16. IBC® Chapter 32 Encroachments into the Public Right-of-Way**

Chapter 32 of the IBC® 2009 is adopted with the following modification: Section 3201.3 Other Laws has been modified to allow the authority having jurisdiction the ability in unusual circumstances to evaluate the risk of making an exception to a requirement in this chapter. This section has been modified to read: Section 3201.3 Other Laws. The provisions of this chapter shall not be construed to permit the violation of other laws or ordinances regulating the use and occupancy of public property or to prevent the holders of public right-of-way to grant special permission for encroachments in their rights-of-way greater than those permitted in Section 3202.

[Source: Added at 29 Ok Reg 1646, eff 11-1-12]

#### **748:20-1-17. IBC® Chapter 34 Existing Buildings and Structures**

Chapter 34 of the IBC® 2009 is adopted with the following modifications:



(1) Section 3402.1 Definitions has been modified to change the definition for an Existing Structure to correlate the language between the IBC® 2009 and the IEBC® 2009. This section has been modified to read: Section 3402.1 Definitions. EXISTING BUILDING OR EXISTING STRUCTURE: A building or structure on which construction was begun at least ten (10) years prior to the date of adoption of this code by the State of Oklahoma [OR, ANY DATE MAY BE INSERTED BY A JURISDICTION THAT HAS THE LEGAL RIGHT TO DO SO, SUCH AS BUT NOT LIMITED TO COUNTIES AND MUNICIPALITIES].

(2) Section 3412.2 Applicability has been modified to correlate the language between the IBC® 2009 and the IEBC® 2009. This section has been modified to read: Section 3412.2 Applicability. Existing buildings or existing structures on which construction was begun at least ten (10) years prior to the date of adoption of this code by the State of Oklahoma [OR, ANY DATE MAY BE INSERTED BY A JURISDICTION THAT HAS THE LEGAL RIGHT TO DO SO, SUCH AS BUT NOT LIMITED TO COUNTIES AND MUNICIPALITIES], in which there is work involving additions, alterations or changes of occupancy shall be made to comply with the requirements of this section or the provisions of Section 3401.5 or Sections 3404 through 3409. The provisions in Section 3412.2.1 through 3412.2.5 shall apply to existing occupancies that will continue to be or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I.

[Source: Added at 29 Ok Reg 1646, eff 11-1-12]

#### **748:20-1-18. IBC® Chapter 35 Referenced Standards**

Chapter 35 of the IBC® 2009 is adopted with the following modifications:

(1) The reference to the International Existing Building Code® has been modified to include after the title the words "as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission". This section has been modified to read: IEBC-09 International Existing Building Code® as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission.

(2) The reference to the International Energy Conservation Code® has been modified to include after the title the words "as adopted and modified by the State of Oklahoma by the State Fire Marshal until replaced by an adoption done through the Uniform Building Code Commission". This section has been modified to read: IECC-06 International Energy Conservation Code® as adopted and modified by the State of Oklahoma through the State Fire Marshal until replaced by an adoption done through the Uniform Building Code Commission.

(3) The reference to the International Fire Code® has been modified to include after the title the words "as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission". This section has been modified to read: IFC-09 International Fire Code® as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission.

(4) The reference to the International Fuel Gas Code® has been modified to include after the title the words "as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission". This section has been modified to read: IFGC-09 International Fuel Gas Code® as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission.

(5) The reference to the International Mechanical Code® has been modified to include after the title the words "as adopted and modified by the State of Oklahoma through the Uniform

Building Code Commission". This section has been modified to read: IMC-09 International Mechanical Code® as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission.

(6) The reference to the International Plumbing Code® has been modified to include after the title the words "as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission". This section has been modified to read: IPC-09 International Plumbing Code® as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission.

(7) The reference to the International Residential Code® has been modified to include after the title the words "as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission". This section has been modified to read: IRC-09 International Residential Code® as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission.

(8) The referenced standard for NFPA 70® National Electrical Code® has been modified to change the edition year from 2008 to 2011 and add after the title the words "as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission". This section shall now read: 70-11 National Electrical Code® as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission.

[Source: Added at 29 Ok Reg 1646, eff 11-1-12]