



OKLAHOMA

Title 748: UNIFORM BUILDING CODE COMMISSION Chapter 20 - Adopted Codes – Subchapters 7 and 8

International Existing Building Code®, 2018 Edition (IEBC®, 2018) 748:20-7-1 through 748:20-8-22

NOTICES:

1. Section headers within this document marked "Revoked" do not revoke the current chapter associated with this revocation language. This language simply means the modifications made in a previous adoption have been "revoked" and the language reverts to the published content of the currently adopted code without amendment.
2. Section headers within this document marked "Reserved" does not omit the chapter in the 2018 Edition of the International Existing Building Code® (IEBC® 2018), associated with this reserved language. This language simply means no modifications were made to the Chapter in the current adoption of the IEBC® 2018 and the Chapter stands, as published, as part of the statewide minimum code - the section title is merely a space holder for future rulemaking modifications, if needed.
3. Through its rulemaking process, the OUBCC has adopted the third printing of the 2017 edition of the International Existing Building Code® (IEBC®, 2018), which has been promulgated as a permanent rule pursuant to Oklahoma law at OAC 748:20-8-1. Errata found and corrected by the ICC®, if any, in a printing of the code other than the specific printing listed previously in this notice, has not been reviewed or approved by any OUBCC technical committee, adopted by the OUBCC itself, or promulgated as a permanent rule by the OUBCC pursuant to Oklahoma law.
4. The rules of the Oklahoma Uniform Building Code found on this website are **unofficial**. The official rules are published in The Oklahoma Administrative Code and The Oklahoma Register, as required by 75 O.S. § 250 et seq. To order an official copy of these rules, contact the Office of Administrative Rules at: (405) 521-4911.

CHAPTER 20. ADOPTED CODES

SUBCHAPTER 7. IEBC® 2015

748:20-7-1. Adoption of International Existing Building Code® [AMENDED AND RENUMBERED TO 748:20-8-1]

[Source: Added at 29 Ok Reg 1646, eff 11-1-12; Amended at 32 Ok Reg 2270, eff 11-1-15; Amended at 34 Ok Reg 2107, eff 9-15-17; Amended and renumbered to 748:20-8-1at 38 Ok Reg 2687, eff 9-14-21]

748:20-7-2. Effect of Adoption [AMENDED AND RENUMBERED TO 748:20-8-2]

[Source: Added at 29 Ok Reg 1646, eff 11-1-12; Amended at 32 Ok Reg 2270, eff 11-1-15; Amended and renumbered to 748:20-8-2 at 38 Ok Reg 2687, eff 9-14-21]

748:20-7-3. IEBC® [AMENDED AND RENUMBERED TO 748:20-8-3]

[Source: Added at 29 Ok Reg 1646, eff 11-1-12; Amended at 32 Ok Reg 2270, eff 11-1-15; Amended and renumbered to 748:20-8-3 at 38 Ok Reg 2687, eff 9-14-21]

748:20-7-4. IEBC® [AMENDED AND RENUMBERED TO 748:20-8-4]

[Source: Added at 29 Ok Reg 1646, eff 11-1-12; Amended at 32 Ok Reg 2270, eff 11-1-15; Amended and renumbered to 748:20-8-4 at 38 Ok Reg 2687, eff 9-14-21]

748:20-7-5. Participation in Federal Programs and/or Federally Funded or Financed Projects [AMENDED AND RENUMBERED TO 748:20-8-5]

[Source: Added at 29 Ok Reg 1646, eff 11-1-12; Amended at 32 Ok Reg 2270, eff 11-1-15; Amended and renumbered to 748:20-8-5 at 38 Ok Reg 2687, eff 9-14-21]

748:20-7-6. IEBC® 2015 [AMENDED AND RENUMBERED TO 748:20-8-6]

[Source: Added at 29 Ok Reg 1646, eff 11-1-12; Amended at 32 Ok Reg 2270, eff 11-1-15; Amended and renumbered to 748:20-8-6 at 38 Ok Reg 2687, eff 9-14-21]

748:20-7-7. IEBC® [REVOKED]

[Source: Added at 29 Ok Reg 1646, eff 11-1-12; Revoked at 32 Ok Reg 2270, eff 11-1-15]

748:20-7-8. IEBC® [REVOKED]

[Source: Added at 29 Ok Reg 1646, eff 11-1-12; Amended at 32 Ok Reg 2270, eff 11-1-15; Revoked at 38 Ok Reg 2573, eff 9-14-21]

748:20-7-9. IEBC® [AMENDED AND RENUMBERED TO 748:20-8-21]

[Source: Added at 29 Ok Reg 1646, eff 11-1-12; Amended at 32 Ok Reg 2270, eff 11-1-15; Amended at 34 Ok Reg 2107, eff 9-15-17; Amended and renumbered to 748:20-8-21 at 38 Ok Reg 2687, eff 9-14-21]

SUBCHAPTER 8. IEBC® 2018

748:20-8-1. Adoption of the International Existing Building Code®, 2018 Edition (IEBC® 2018)

(a) The Oklahoma Uniform Building Code Commission (the "OUBCC") hereby adopts the International Existing Building Code®, 2018 Edition (IEBC® 2018), third printing (January 2019) as amended and modified in this subchapter as the statewide minimum code for commercial existing building construction in the State of Oklahoma pursuant to 59 O.S. 1000.23.

(b) The OUBCC through formal action expressly chose to adopt the IEBC® 2018 as amended and modified in this subchapter, as the statewide minimum code for commercial existing building construction in the State of Oklahoma.

(c) The OUBCC has pulled from the ICC website, published errata to the third printing of the IEBC® through July 31, 2019. Any errata published after that date has not been reviewed or incorporated into the rules.

(d) This material contains information which is proprietary to and copyrighted by the International Code Council, Inc. The acronym "ICC" and the ICC logo are trademarks and service marks of ICC. ALL RIGHTS RESERVED.

[Source: Amended and renumbered from 784:20-7-1 at 38 Ok Reg 2687, eff 9-14-21]

748:20-8-2. Effect of Adoption

The IEBC® 2018 as amended and revised by these rules, is hereby established and adopted as the statewide minimum code for commercial existing 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 OUBCC as set forth in Title 748, Chapter 15 of the Oklahoma Administrative Code.

[Source: Amended and renumbered from 784:20-7-2 at 38 Ok Reg 2687, eff 9-14-21]

748:20-8-3. IEBC® 2018 Appendices

(a) None of the appendices of the IEBC® 2018 have been adopted by the OUBCC for inclusion in the statewide minimum code for commercial existing building construction in the State of Oklahoma.

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

[Source: Amended and renumbered from 784:20-7-3 at 38 Ok Reg 2687, eff 9-14-21; Amended at 39 OK Reg 617, eff 2-18-22 through 9-14-22 (emergency)]

EDITOR'S NOTE: *1 This emergency action expired without being superseded by a permanent action. Upon expiration of an emergency amendatory action, the last effective permanent text is reinstated. Therefore on 9-15-22 (after the 9-14-22 expiration of the emergency actin), the text of 748:20-8-3 reverted back to the permanent text that became effective on 9-14-21. For the official text of the emergency rule that was in effect from 2-18-22 through 9-14-22, see 39 Ok Reg 617*

748:20-8-4. IEBC® 2018 Provisions Adopted and Modified

(a) All chapters and provisions within chapters, including exceptions, of the IEBC® 2018 not specifically addressed within these rules as being modified, deleted, moved or removed are hereby adopted without modification as the statewide minimum code for commercial existing 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.

(b) To the extent any references in the IEBC® 2018 as amended and modified in this sub-chapter are made to any other code or standard, the particular edition for that reference is defined in the referenced standards found in the IEBC® 2018 as amended and modified in this sub-chapter and in Chapter 16 entitled "Referenced Standards."

[Source: Amended and renumbered from 784:20-7-4 at 38 Ok Reg 2687, eff 9-14-21]

748:20-8-5. 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 OUBCC to the contrary.

[Source: Amended and renumbered from 784:20-7-5 at 38 Ok Reg 2687, eff 9-14-21]

748:20-8-6. IEBC® 2018 Chapter 1 Scope and Administration

Chapter 1 of the Oklahoma adopted IEBC® 2018, includes the following Preamble at the very beginning of the chapter:

- (1) Pursuant to 59 O.S. § 1000.23, the OUBCC has adopted the IEBC® 2018 as amended and revised by the OUBCC, as the statewide minimum code to be used by all entities for commercial existing building construction in jurisdictions throughout the State of Oklahoma. However, the OUBCC's adoption of Chapter 1 "Scope and Administration" of the IEBC® 2018 is for continuity purposes and the OUBCC's adoption of Chapter 1 recognizes the methods of best practice in fully implementing the statewide minimum code for commercial existing building construction.
- (2) All provisions of the adopted IEBC® 2018 including Chapter 1, as amended and revised by the OUBCC are hereby established and adopted as the statewide minimum code for commercial existing 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 OUBCC 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) Section 101.4 Applicability. This section has been modified to add an exception to the section that allows each local jurisdiction to utilize the date of November 1, 2010 as set by the OUBCC or add a different date to require compliance with the International Building Code® or International Residential Code®, as applicable for new construction. This section has been modified to read: 101.4 Applicability. This code shall apply to the repair, alteration, change of occupancy, addition and relocation of existing buildings, regardless of occupancy, subject to the criteria of Sections 101.4.1 and 101.4.2. Exception: Alterations, change of occupancy and additions to buildings or structures constructed on or after November 1, 2010 [or any date may be inserted by a jurisdiction that has the legal right to do so, such as, but not limited to state agencies, municipalities and other political subdivisions] shall comply with the International Building Code® or International Residential Code®, as applicable, for new construction

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

(5) Section 105.1.2 Annual permit records. This section has been modified to require the building official to collect the OUBCC permit fee for each individual permit that is part of the annual permit at the completion of the annual permit term. This section has been modified to read: 105.1.2 Annual permit records. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official shall have access to such detailed records of alterations at all times. At the completion of the entity's annual permit term, the applicant shall file such detailed records of alterations with the building official. Pursuant to the authority of 59 O.S. § 1000.25, the building official shall collect fees for each individual permit which is part of the annual permit once the detailed records are submitted and remit such fees to the OUBCC.

(6) The OUBCC'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 OUBCC 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 IEBC® 2018.

(7) 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 OUBCC's limited adoption of Chapter 1 to circumvent the remainder of the requirements established by the Oklahoma adopted IEBC® 2018 and the OUBCC will strongly oppose any such practice.

[Source: Amended and renumbered from 784:20-7-6 at 38 Ok Reg 2687, eff 9-14-21]

748:20-8-7. IEBC® [RESERVED]

[Source: Reserved at 38 Ok Reg 2687, eff 9-14-21]

748:20-8-8. IEBC® [RESERVED]

[Source: Reserved at 38 Ok Reg 2687, eff 9-14-21]

748:20-8-9. IEBC® [RESERVED]

[Source: Reserved at 38 Ok Reg 2687, eff 9-14-21]

748:20-2-10. IEBC® 2018 Chapter 5 Prescriptive Compliance Methods

Chapter 5 of the Oklahoma adopted IEBC® 2018 is adopted with the following modification: Section 503.1 General. This section has been modified to address errata published by the ICC®. The modification adds language to the third exception to clarify existing and new escalators are permitted to have a clear width of less than 32 inches. This section has been modified to read: 503.1 General. Except as provided by Section 302.4, 302.5 or this section, alterations to any building or structure shall comply with the requirements of the International Building Code® for new construction. Alterations shall be such that the existing building or structure is not less complying with the provisions of the International Building Code® than the existing building or the structure was prior to the alteration. Exceptions:

- (1) An existing stairway shall not be required to comply with the requirements of Section 1011 of the International Building Code® where the existing space and construction does not allow a reduction in pitch or slope.
- (2) Handrails otherwise required to comply with Section 1011.11 of the International Building Code® shall not be required to comply with the requirements of Section 1014.6 of the International Building Code regarding full extension of the handrails where such extensions would be hazardous because of plan configuration.
- (3) Where provided in below-grade transportation stations, existing and new escalators shall be permitted to have a clear width of less than 32 inches (815 mm).

[Source: Added at 38 Ok Reg 2687, eff 9-14-21]

748:20-8-11. IEBC® [RESERVED]

[Source: Reserved at 38 Ok Reg 2573, eff 9-14-21]

748:20-8-12. IEBC® [RESERVED]

[Source: Reserved at 38 Ok Reg 2687, eff 9-14-21]

748:20-8-13. IEBC® [RESERVED]

[Source: Reserved at 38 Ok Reg 2687, eff 9-14-21]

748:20-8-14. IEBC® 2018 Chapter 9 Alterations, Level 3

Chapter 9 of the Oklahoma adopted IEBC® 2018 is adopted with the following modification: Section 901.2 Compliance. This section has been modified to address errata published by the ICC®. The modification adds Section 805 to the list of sections that must comply with all work areas whether or not they include exits and corridors shared by more than one tenant and regardless of the occupant load. This section has been modified to read: 901.2 Compliance. In addition to the provisions of this chapter, work shall comply with all of the requirements of Chapters 7 and 8. The requirements of Section 802, 803, 804 and 805 shall apply with all work areas whether or not they include exits and corridors shared by more than one tenant and regardless of the occupant load. Exception: Buildings in which the reconfiguration of space affecting exits or shared egress access is exclusively the result of compliance with the accessibility requirements of Section 305.7 shall not be required to comply with this chapter.

[Source: Added at 38 Ok Reg 2687, eff 9-14-2021]

748:20-8-15. IEBC® 2018 Chapter 10 Change of Occupancy

Chapter 10 of the Oklahoma adopted IEBC® 2018 is adopted with the following modification: Section 1001.2.1 Change in use. This section has been modified to address errata published by the ICC®. The modification changes a reference in the section from Chapter 5 to Chapter 6. This section has been modified to read: 1001.2.1 Change in use. Any work undertaken in connection with a change in use that does not involve a change of occupancy classification or a change to another group within an occupancy classification shall conform to the applicable requirements for the work as classified in Chapter 6 and to the requirements of Sections 1002 through 1010. Exception: As modified in Section 1204 for historic buildings.

[Source: Added at 38 Ok Reg 2687, eff 9-14-21]

748:20-8-16. IEBC® 2018 Chapter 11 Additions

Chapter 11 of the IEBC® 2018 is adopted with the following modifications:

(1) Section 1102.2 Area limitations. This section has been modified to address errata published by the ICC®. The modification changes a reference in the section from Chapter 6 to Chapter 5. This section has been modified to read: 1102.2 Area limitations. An addition shall not increase the area of an existing building beyond that permitted under the applicable provisions of Chapter 5 of the International Building Code® for new buildings unless fire separation as required by the International Building Code® is provided. Exception: In-filling of floor openings and nonoccupiable appendages such as elevator and exit stairway shafts shall be permitted beyond that permitted by the International Building Code®.

(2) Section 1106.1 Addition to a Group E occupancy. This section has been modified to remove the shelter design wind speed and change the occupant load of the addition to 200 or more. This section has been modified to read:

1106.1 Addition to a Group E occupancy. Where an addition is added to an existing Group E occupancy and the occupant load of the addition is 200 or more, the addition shall have a storm shelter constructed in accordance with ICC 500®. Exceptions:

- (A) Group E day care facilities
- (B) Group E occupancies accessory to places of religious worship.
- (C) Buildings meeting the requirements for shelter design in ICC 500®.

(3) Section 1106.1.1 Required occupant capacity. This section has been modified to change the requirement for utilizing the required occupant capacity from any to the largest indoor assembly space that is associated with the Group E occupancy and to modify the second exception to delete the requirement that the exception be approved by the code official and to include safe rooms as well as storm shelters. This section has been modified to read: 1106.1.1 Required occupant capacity. The required occupant capacity of the storm shelter shall include all buildings on the site and shall be the greater of the following:

- (A) The total occupant load of the classrooms, vocational rooms and offices of the Group E occupancy.
- (B) The occupant load of the largest indoor assembly space that is associated with the Group E occupancy.
- (C) Exceptions:
 - (i) Where an addition is being added on an existing Group E site, and where the addition is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on-site, the storm shelter shall at a minimum accommodate the required occupant capacity for the new addition.
 - (ii) The required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters or safe rooms on the site.

[Source: Added at 38 Ok Reg 2687, eff 9-14-21; Amended at 39 Ok Reg 617, eff 2-18-22 through 9-14-22 (emergency)]

EDITOR'S NOTE: ¹ This emergency action expired without being superseded by a permanent action. Upon expiration of the emergency amendatory action, the last effective permanent text is reinstated. Therefor on 9-15-22 (after the 9-14-22 expiration of the emergency action), the text of 748:20-8-16 reverted back to the permanent text that became effective 9-14-21. For the official text of the emergency rule that was in effect from 2-18-22 through 9-14-22, see 39 Ok Reg 617

748:20-8-17. IEBC® [RESERVED]

[Source: Reserved at 38 Ok Reg 2687, eff 9-14-21]

748:20-8-18. IEBC® [RESERVED]

[Source: Reserved at 38 Ok Reg 2687, eff 9-14-21]

748:20-8-19. IEBC® [RESERVED]

[Source: Reserved at 38 Ok Reg 2687, eff 9-14-21]

748:20-8-20. IEBC® [RESERVED]

[Source: Reserved at 38 Ok Reg 2687, eff 9-14-21]

748:20-8-21. IEBC® 2018 Chapter 16 Referenced Standards

Chapter 16 of the Oklahoma adopted IEBC® 2018 is adopted with the following modifications:

- (1) The reference to the International Building Code® has been modified to include after the title the words "as adopted and modified by the State of Oklahoma through the OUBCC." This section has been modified to read: IBC®-18 International Building Code® as adopted and modified by the State of Oklahoma through the OUBCC.
- (2) The reference to the International Energy Conservation Code® has been modified to change the edition year to 2006. This section has been modified to read: IECC®-06 International Energy Conservation Code®.
- (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 OUBCC." This section has been modified to read: IFC®-18 International Fire Code® as adopted and modified by the State of Oklahoma through the OUBCC.
- (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 OUBCC." This section has been modified to read: IFGC®-18 International Fuel Gas Code® as adopted and modified by the State of Oklahoma through the OUBCC.
- (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 OUBCC." This section has been modified to read: IMC®-18 International Mechanical Code® as adopted and modified by the State of Oklahoma through the OUBCC.
- (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 OUBCC." This section has been modified to read: IPC®-18 International Plumbing Code® as adopted and modified by the State of Oklahoma through the OUBCC.
- (7) The reference to the International Residential Code® has been modified to change the edition year to 2015 and include after the title the words "as adopted and modified by the State of Oklahoma through the OUBCC." This section has been modified to read: IRC®-15 International Residential Code® as adopted and modified by the State of Oklahoma through the OUBCC.
- (8) The referenced standard for NFPA® 70 National Electrical Code® has been modified to include after the title the words "as adopted and modified by the State of Oklahoma through the OUBCC." This section has been modified to read: 70-17 National Electrical Code® as adopted and modified by the State of Oklahoma through the OUBCC.

[Source: Amended and renumbered from 784:20-7-9 at 38 Ok Reg 2687, eff 9-14-21]

748:20-8-22. IEBC® 2018 Appendix D, Supplemental Storm Shelter Requirements [EXPIRED]

[Source: Added at 39 Ok Reg 617, eff 2-18-22 (emergency)]

EDITOR'S NOTE: ¹ This emergency action expired without being superseded by a permanent action. Upon expiration of an emergency action enacting a new Section, the Section is no longer effective. Therefore on 9-15-22 (after the 9-14-22 expiration of this emergency action), Section 748:20-8-22 was no longer effective. For the official text of the emergency rule that was in effect from 2-18-22 through 9-14-22, see 39 Ok Reg 617.