

## **CHAPTER 4**

### **BUILDING AND CONSTRUCTION**

#### **ARTICLE 1**

##### **CODES AND CODE ADMINISTRATION**

- § 4-101 Codes adopted.
- § 4-102 Modifications of adopted codes.
- § 4-103 Adopted codes on file.
- § 4-104 Codes in effect.
- § 4-105 Conflicts with code of ordinances.
- § 4-106 Building inspector to enforce codes.
- § 4-107 Maintenance of historic sites; building code; dangerous conditions.

#### **ARTICLE 2**

##### **PERMITS AND CERTIFICATES**

- § 4-201 Building permits.
- § 4-202 Permits and fees for electrical inspection and services; requirements.
- § 4-203 Certificate of occupancy.
- § 4-204 House moving permit.
- § 4-205 Pavement cutting permits.
- § 4-206 Liquefied petroleum gas state permits.
- § 4-207 Certificate of appropriateness for restoration work.
- § 4-208 Driveway permit required.

#### **ARTICLE 3**

##### **SIGN REGULATIONS**

- § 4-301 Intent.
- § 4-302 Scope.
- § 4-303 Definitions.
- § 4-304 Signs exempt from obtaining a permit.
- § 4-305 Permit requirements.
- § 4-306 Nonconforming signs.
- § 4-307 General requirements.
- § 4-308 Prohibited signs in all zoning districts.
- § 4-309 Signs requiring a conditional use permit in all zoning districts.
- § 4-310 Signs permitted by type.
- § 4-311 Maintenance standards.
- § 4-312 Penalties.
- § 4-313 Substitution clause.

§ 4-314 Signs prohibited in specified locations.

*ARTICLE 4*

*MISCELLANEOUS PROVISIONS*

- § 4-401 Flood-prone areas.
- § 4-402 House numbering system.
- § 4-403 Fire limits.
- § 4-404 Movement of frame buildings.
- § 4-405 Plumbers' registration required; fees; bonds.
- § 4-406 Electricians' registration required; fees.
- § 4-407 Mechanical contractors; registration and licensing.
- § 4-408 Grease, oil and sand interceptors.
- § 4-409 Off-street parking.
- § 4-410 Wind energy conversion systems.
- § 4-411 Officers and employees not liable.

**ARTICLE 5**

**PENALTY**

- § 4-501 Penalty.
- § 4-502 Work without permit; fee.

## ARTICLE 1

### CODES AND CODE ADMINISTRATION

- § 4-101 Codes adopted.
- § 4-102 Modifications of adopted codes.
- § 4-103 Adopted codes on file.
- § 4-104 Codes in effect.
- § 4-105 Conflicts with code of ordinances.
- § 4-106 Building inspector to enforce codes.
- § 4-107 Maintenance of historic sites; building code; dangerous conditions.

#### § 4-101 CODES ADOPTED.

The particular model codes listed below (with revisions as may be hereinafter set forth) are hereby adopted and incorporated in this code of ordinances, as fully as if set out at length herein, for the purposes of establishing rules and regulations for the following activities carried on within the corporate limits of the city of Blanchard, Oklahoma:

1. *Building Code.* The construction, alteration, removal, demolition, equipment, use, occupancy, location and maintenance of buildings and structures:
  2. *International Building Code.* Current edition, published by International Code Council;
  3. *Plumbing Code.* The installation or alteration of plumbing and drainage systems for buildings and structures:
    - a. *International Plumbing Code.* Current edition, published by International Code Council;
  4. *Electrical Code.* The installation or alteration of electrical equipment for buildings or structures:
    - a. *National Electric Code (NEC).* Current edition, published by National Fire Protection Association;
  5. *Housing Code.* The provisions of basic, minimum housing standards for the preservation of the health, safety and welfare of occupants:
    - a. *International Residential Code.* Current edition, published by International Code Council;

6. *Fire Prevention Code.* The provision of basic safeguards to life and property from the hazards of fire and explosion:

- a. *International Fire Code.* Current edition, published by International Code Council;

7. *Gas Codes.* The installation or alteration of gas systems for buildings or structures:

- a. *International Fuel Gas Code.* Current edition, published by International Code Council;

8. *Energy Conservation Code.* The provision of basic standards for energy conservation in buildings and structures:

- a. *International Energy Conservation Code.* Current edition, published by International Code Council;

9. *Mechanical Code.* The provision of basic standards for mechanical installations in buildings and structures:

- a. *International Mechanical Code.* Current edition, published by International Code Council.

10. *Property Maintenance Code.* The provision of basic standards governing the maintenance of existing buildings:

- a. *International Property Maintenance Code.* Current edition, published by International Code Council. (Ord. No. 2006-32, 11/14/06; Ord. No. 586, 5/14/13)

**§ 4-102      MODIFICATIONS OF ADOPTED CODES.**

1. Wherever the words "city," "town" or "municipality" are used in those model construction codes adopted, it shall mean the city of Blanchard, Oklahoma.

2. Wherever the words "inspector," "building inspector" or "administrative official" are used in those model construction codes adopted, it shall mean the municipal official currently assuming the duties and responsibilities of municipal building inspector for the city of Blanchard, Oklahoma.

3. All official titles used in those model construction codes adopted shall be interpreted as defined in this code of ordinances.

4. Maximum penalties for violation of provisions of those model construction codes adopted shall be provided in the "penalty" section of this chapter.

5. Notwithstanding any provisions of any of those model construction codes adopted by this chapter, wood shingles may be used for roofing.

6. All limits, except "fire limits", referred to in any of those model construction codes adopted by this chapter are hereby established as the corporate limits of the city of Blanchard, Oklahoma.

**§ 4-103      ADOPTED CODES ON FILE.**

Three (3) copies of all of the codes referenced in §4-101 adopted by the city of Blanchard, Oklahoma, are on file in the office of the city clerk-treasurer.

**§ 4-104      CODES IN EFFECT.**

From the date on which this chapter shall take effect, the provisions of said codes, as herein modified, shall be controlling in those areas set forth hereinabove, within the corporate limits of the city of Blanchard, Oklahoma.

**§ 4-105      CONFLICTS WITH CODE OF ORDINANCES.**

Whenever any provision of any of those model construction codes adopted by this chapter conflict with the code of ordinances of the city of Blanchard, Oklahoma, the latter provisions shall govern.

**§ 4-106      BUILDING INSPECTOR TO ENFORCE CODES.**

Any certified municipal official, or other certified employee designated by the city manager, shall be responsible for enforcing the model construction codes adopted by this code of ordinances. Said persons may bear subtitles as "building inspector," "gas inspector," "plumbing inspector," "electrical inspector," etc., as may be deemed appropriate to indicate their respective areas of concern, and shall be appointed or designated by the city manager.

**§ 4-107      MAINTENANCE OF HISTORIC SITES; BUILDING CODE; DANGEROUS CONDITIONS.**

1. Every person in charge of an improvement on an historic site or in an historic District shall keep in good repair all of the exterior portions of such improvement and all interior portions which, if not so maintained, may cause, or tend to cause, the exterior portions of such improvement to fall into a state of disrepair. This section shall be in addition to all other provisions of law, local ordinance or codes requiring buildings or structures to be well maintained.

2. Insofar as they are applicable to a landmark, historic site or improvement in an historic district, any provision of the building code may be varied or waived, on application, by the municipal building inspector, provided such variance or waiver does not endanger public health or safety.

3. Nothing contained in this chapter shall prohibit the construction, reconstruction, alteration, demolition or any improvement on an historic site or in an historic district pursuant to written order of any federal or state agency or pursuant to any court judgment to remedy conditions determined to be dangerous to life or health. In such case, no approval from the preservation review commission shall be required.

## **ARTICLE 2**

### **PERMITS AND CERTIFICATES**

- § 4-201 Building permits.
- § 4-202 Permits and fees for electrical inspection and services; requirements.
- § 4-203 Certificate of occupancy.
- § 4-204 House moving permit.
- § 4-205 Pavement cutting permits.
- § 4-206 Liquefied petroleum gas state permits.
- § 4-207 Certificate of appropriateness for restoration work.
- § 4-208 Driveway permit required.

#### **§ 4-201 BUILDING PERMITS.**

1. No person shall erect, enlarge, construct, relocate, substantially improve, repair, place, alter, move or demolish any building, structure, mobile, modular or manufactured home, or initiate any other construction without first obtaining a separate building permit for each such building or structure from the office of the city clerk-treasurer. Such permit shall be in addition to, and separate from, requirements for a zoning clearance permit, occupancy certificate or certificate of appropriateness.

2. No man-made change to improved or unimproved real estate located within a designated "flood hazard area," including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, shall be initiated until a separate building permit has been obtained for each such operation from the office of the city clerk-treasurer.

- 3. a. No mobile, manufactured or modular home shall be located within the city limits of the city of Blanchard, Oklahoma, unless placed in a mobile home park without first obtaining an inspection permit for each such home from the office of the city clerk.

- b. The inspection permit fee for an owner-occupied mobile home or manufactured home that is to be installed by a state of Oklahoma licensed manufactured home installer and located in a mobile home park shall be twenty-five (\$25.00) dollar for an electrical and plumbing inspection.
- c. The application for a inspection permit for a mobile home or manufactured home shall be accompanied with a legible copy of the manufactured home installer's license and the manufactured home installer shall within five (5) business days after the date that the mobile home or manufactured home is installed file a copy of the installation label and a copy of the 'record of installation' with the city clerk. No occupancy permit shall be issued until such time that all required filings have been made with the city clerk and all required municipal inspections have been satisfactorily completed.

4. All applications for building permits shall be signed and in writing, upon an official blank form supplied by the office of the city clerk-treasurer or the municipal building inspector, and shall be submitted to either of said officials, along with the required fee.

5. No building permit shall be issued until the prescribed fee therefore shall have been paid; nor shall an amendment to a permit be approved until the additional fee, if any, due to an increase in the estimated cost or increase in size of the building or construction, shall have been paid. For new construction the fees shall be as provided for in the schedule of fees set forth below (subsection 6). For a permit for the repair, remodeling, alteration or demolition of a building or structure, and for removal of a building or structure from one lot to another or to a new location within the same lot, the fees shall be provided for in the schedule of fees set forth below (subsection 6). In case of abandonment or discontinuance, the cost of work performed under a permit may be estimated and adjustment of the fees made, and the portion of the fee for incomplete work returned to the permit holder; provided, that, no refund of a prescribed minimum fee shall be made. If the discontinuance is due to revocation of a permit, a similar adjustment and return may be made; provided, that, no refund shall be made until all penalties incurred or imposed by due authority have been collected. After such a refund has been made, no work shall be resumed until a new application has been made and a new permit has been issued. Provided, further, that, no refund herein prescribed shall be made after expiration of six (6) months from the abandonment or discontinuance. The term "estimated cost" as used herein shall mean the reasonable value of all services, labor, materials and use of scaffolding and other appliances or devices entering into and necessary to the prosecution and completion of the work ready for occupancy; provided, that, the cost of excavating or grading and of painting, decorating or other work that is merely for embellishment or not necessary for the safe and lawful use of the building or structure, shall not be deemed part of the estimated cost.

6. Building permit fees shall be as determined by the city council, and shall be based primarily upon the municipal costs incurred in the administration of the municipal building permit system, and shall be as shown below. Before any building permit shall be issued, the fees therefore must be paid to the office of the city clerk. The amount of such fees shall be as follows:

a. PLAN REVIEW FEES:

|    |                                |          |
|----|--------------------------------|----------|
| 1) | Residential single-family      | \$50.00  |
| 2) | Residential multi-family       | \$100.00 |
| 3) | Commercial/public use building | \$100.00 |
| 4) | Towers                         | \$100.00 |

b. BUILDING PERMIT FEES:

i. Residential

|    |                   |                        |
|----|-------------------|------------------------|
| 1) | Building permit   | \$20 + .06 per sq. ft. |
| 2) | Electrical permit | .06 per sq. ft.        |
| 3) | Mechanical Permit | .06 per sq. ft.        |
| 4) | Plumbing Permit   | .06 per sq. ft.        |
| 5) | Minimum Permit    | \$50.00                |

ii. Commercial

|    |                   |                        |
|----|-------------------|------------------------|
| 1) | Building Permit   | \$50 + .06 per sq. ft. |
| 2) | Electrical Permit | .06 per sq. ft.        |
| 3) | Mechanical Permit | .06 per sq. ft.        |
| 4) | Plumbing Permit   | .06 per sq. ft.        |
| 5) | Minimum Permit    | \$50.00                |

c. ENVIRONMENT:

|    |                            |         |
|----|----------------------------|---------|
| 1) | Water Well Drilling Permit | \$25.00 |
|----|----------------------------|---------|

d. SIGNS:

- 1) Non-lighted and lighted signs \$25.00.

e. SUBDIVISIONS:

- 1) Application for approval of preliminary plat:

- a) For developments with lots 2 acres or greater: \$250.00 plus \$4.00 per lot.  
b) For developments with lots less than 2 acres: \$250.00 plus \$2.00 per lot.

- 2) Application for approval a final plat: \$250.00

**Ed. Note:** Subsection 6, A through F was adopted by Ordinance No. 2004-05 approved on February 10, 2004.

- f. Any and all roof additions, unattached garages, carports, storage areas, fence erections, driveways, swimming pools, storm shelters, workshops, outbuildings, any and all construction not to be used for residential or commercial purposes, removal of structures, and demolition of structures: \$25.00

- g. The aforementioned building permit fees include any and all inspection fees for the necessary inspections of said construction by the city of Blanchard, Oklahoma.

7. The office of the city clerk-treasurer shall be responsible for the administration of the building permit process within said community; provided, that building permit application forms may be obtained from, and submitted to, the municipal building Inspector.

8. Applications for building permits shall contain all applicable information required on the building permit form, and shall be accompanied by drawings of the proposed work (drawn to scale), showing floor plans, structural details, computations and such additional information as may be required of the applicant by the office of the city clerk-treasurer, the municipal building inspector, the city manager, this code of ordinances or the city council.

9. Upon receipt of a complete building permit application and the required fee, the city clerk-treasurer shall immediately turn the application over to the municipal building inspector, who shall review the application to ensure that:

- a. The involved land is properly zoned for the proposed use;
- b. Applicable zoning district provisions (including floodway and floodway fringe district provisions), and any applicable historic preservation provisions, have been met;
- c. Dedicated roadway access is available;
- d. Adequate and sanitary provisions have been made for utilities, and fire protection is also adequate;
- e. All easements and street right-of-way areas provided in the recorded plat, if any, are not encroached upon;
- f. All other floodplain regulations, if applicable, have been met and the required information provided;
- g. All other required municipal permits and/or licenses have been obtained;
- h. PLATTING. No building permit shall be issued for the construction of any building or structure on any tract of land which has not been subdivided or platted in accordance with the code of ordinances and the adopted subdivision regulations of the city of Blanchard, Oklahoma, and filed of record, except as provided herein. A building permit may be issued when the tract of land on which the permit is sought is defined by metes and bounds description in a deed of conveyance, only if all of the following conditions exist:
  - 1) The permit being sought is to enlarge an existing building or structure, or to construct an accessory building;
  - 2) All required street rights-of-way shall have been previously dedicated;
  - 3) All required utility and drainage easements shall have been previously dedicated;
  - 4) All offsite improvements, as required, are approved by the city council accordingly:
    - a) If an existing water line is within one-hundred and fifty (150) feet of the property line, the applicant must extend the line to service the property;

- b) If an existing sanitary sewer line is within three-hundred (300) feet of the property line, the applicant must extend this line to service the property;
  - c) Paving of the street adjacent to the property line according to municipal standards;
  - d) The city council may grant an exception to the above where unusual physical conditions exist;
  - e) Nothing herein shall reduce or nullify any of the provisions of the city of Blanchard, Oklahoma's Subdivision Regulations Ordinance.
- i. IMPROVEMENTS. No building permit shall be issued for any lot prior to the construction of all offsite improvements as are required by the city of Blanchard, Oklahoma, and which have been accepted by the Blanchard, Oklahoma, city council.
- j. DEVELOPMENT PLAN. No building permit shall be issued for any development on any tract of land for which a development plan is required, unless such development is in conformity with the development plan submitted with the final plat or is in conformity with an amended development plan which has been re-submitted to the city council and the planning commission, to insure compliance with all applicable regulations.
- k. STREET IMPROVEMENTS. Prior to, and as a pre-requisite for, the issuance of a building permit for a residential or commercial building, on lots located in the original townsite of Blanchard, Oklahoma, the municipal building inspector shall determine that the property is accessible by a presently open, hard-surfaced public street or a private drive connecting to a presently open, hard-surfaced public street.
- 1) In cases where the property does not adjoin a presently open, hard-surfaced public street, but does adjoin a dedicated street right-of-way over which a hard-surfaced street has not been constructed, no building permit shall be issued for construction on such property until such time as there has been construction of a hard-surfaced public street.
  - 2) The city council of the city of Blanchard, Oklahoma, may, as a condition of the issuance of such a building permit, require the construction of a hard-surface roadway over said right-of-way to such specifications as it deems necessary, given the

nature of the area and use expected. Nothing in this article shall be construed as authorizing construction in said right-of-way without a formal opening of such right-of-way by the city council.

10. Building permit applications for development, location, demolition or alteration within delineated "flood hazard areas" shall be consist with the regulations set out in chapter 15, article 4.

11. The municipal building inspector shall have the following additional responsibilities in the review of building permit applications for development, location, demolition or alteration within a delineated "flood hazard area."

- a. Building permit applications shall be reviewed to ensure that all necessary governmental agency permits required by state or federal law have been obtained.
- b. In the case of building permit applications for alteration or relocation of a watercourse, the municipal building inspector shall:
  - 1) Notify adjacent communities and the state flood insurance coordinating Office prior to such work (and submit copies of such notification to the federal flood insurance administrator); and
  - 2) Obtain written assurances from the building permit applicant that the flood-carrying capacity within the altered or relocated portion of the watercourse will be maintained.
- c. For the purpose of determining flood insurance risk premium rates, the municipal building inspector shall maintain records of:
  - 1) The elevation of the lowest habitable floor of all new or substantially-improved structures; and
  - 2) Flood-proofing certificates (including the specific elevation to which the structures are flood-proofed).
- d. When a regulatory floodway has not been designated, the municipal building inspector must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

- e. The municipal building inspector shall utilize the full range of the community's floodplain management regulations in his review, including:
- 1) §1-319 (Chapter 1 of "Code");
  - 2) §4-201 (Chapter 4 of "Code");
  - 3) §4-401 (Chapter 4 of "Code");
  - 4) §15-204 (Chapter 15 of "Code"; Zoning Ordinance);
  - 5) §15-302 (Chapter 15 of "Code" Subdivision Regulations);
  - 6) §15-401 (Chapter 15 of "Code"); and
  - 7) All other floodplain management policy resolutions, plans and data references available for his use.

12. Issuance of a building permit for development within an identified "flood hazard area" shall not create liability on the part of any municipal official for any flood damages resulting from reliance upon the provisions of this section, or any administrative decision lawfully made thereunder.

13. If the municipal building inspector is satisfied that the proposed work described in the application and attached materials conform to the requirements of the adopted zoning ordinance, building code and other regulations and requirements, he shall authorize the issuance of the building permit by signing the application and forwarding it to the office of the city clerk-treasurer, who shall return a copy to the applicant.

14. If the application or attached materials do not conform to pertinent municipal regulations, the municipal building inspector shall not approve said application, but shall return the application to the city clerk-treasurer, along with written reason(s) for disapproval. The city clerk-treasurer shall return the application, with written reason(s) attached, to the applicant. The applicant may subsequently amend his application, if possible, and re-submit it, or initiate other action to correct the deficiencies.

15. The municipal building inspector and the office of the city clerk-treasurer shall complete all required review processes in an efficient and effective manner, without unreasonable or unnecessary delay.

16. All approved plans shall be stamped with an approval stamp by the utilities superintendent, and one set of plans so approved shall become a part of the file of the building department; and an approved set of plans shall be kept

upon the site of the construction of the building. No plans shall be approved that are not in compliance with the ordinances of the city of Blanchard, Oklahoma. All plans and drawings submitted shall be to scale upon paper or cloth and drawn in ink, (or a blue print of the same) and shall show all dimensions, and all lot lines, sewer and drain pipes, electric outlets and wiring diagrams, and the location of all tanks, plumbing fixtures and underground structures. Before final approval, all plans must comply with the city's plumbing and electrical codes. Before a permit shall be issued for the erection of any reinforced concrete or structural steel structure, a complete set of structural plans and specifications shall be filed with the municipal building inspector showing the complete design and the placing and size of all bars and other reinforcing metal, the size of all concrete girders, beams, slabs, joist, columns, lintels, columns, etc. Such plans shall be the work of a competent structural or architectural engineer, whose name shall appear upon the plans. A permit to erect a reinforced or structural steel structure does not approve the construction until tests thereof have been made satisfactory to the municipal building inspector.

17. A building permit, once approved and issued, shall be construed as a license to proceed with the work and shall not be construed as authority to violate, cancel, alter or set aside any municipal regulations, nor shall such issuance prevent the municipal building inspector from thereafter requiring a correction of errors in plans, construction or a violation of this code of ordinances.

18. If the work allowed under an issued building permit has not been initiated within six (6) months from the issuance date of said permit, such permit shall become null and void, unless a request for an extension is submitted to, and approved by, the city manager. If said permit becomes null and void, a new permit must be obtained and the regular fee incident thereto collected, in order for the work to be initiated or resumed.

19. The municipal building inspector shall keep a permanent and accurate accounting of all building permits, and shall transmit copies of each permit issued to the chairman of the municipal planning commission, for information purposes. The city clerk-treasurer shall keep a permanent and accurate record of all building permit fee payments.

20. The city clerk-treasurer may revoke a building permit in case there has been any false statement or misrepresentation as to a material fact in the application or attached materials on which the building permit approval was based.

21. Building permits shall be conspicuously displayed on the project or site, in a manner visible from the street.

22. The city clerk-treasurer and the municipal building inspector shall monitor municipal utility hook-up requests and shall not allow municipal utilities to be turned on to any unit, structure or project for which a building permit has not been issued.

23. Appeals from any aggrieved person concerning a decision of the office of the city clerk-treasurer relative to the granting of building permits, shall be taken to the city council, who shall act as the permit board of appeals for the city of Blanchard, Oklahoma.

24. In the event of any conflict between these building permit provisions delineated herein and any provision(s) of the building code adopted by the city council, the provisions of this chapter shall prevail.

25. Approval of plans shall not relieve the owner or agent of responsibility in complying with this article and the fact that any such approval plans contain matter contrary to the provisions of this article shall not be held as a bar to its strict enforcement.

26. Where the construction of any building or structure shall be of reinforced concrete or structural steel, the owner or his agent shall provide an inspector satisfactory to the municipal building inspector. Such inspector to be upon the work site continually during all construction. It shall be the duty of the owner or contractor to notify said inspector in advance of all stopping and starting of construction.

27. Upon the completion of the framing of any building or structure, and before any lath, plaster or other covering shall be applied to such framing, the same shall be inspected and approved by the municipal building inspector and an approval tag conspicuously placed thereon. Any covering in place prior to such approval shall be removed. In case any such framing shall not be approved by the municipal building inspector, a tag shall be conspicuously applied stating the non-approval of such framing, and it shall be unlawful to cover any such framing. It shall further be unlawful to remove or deface any such tag, and any person removing or defacing any such tag shall be deemed guilty of an offense and liable to prosecution. (Ord. No. 1985-3, 3/19/85; Ord. No. 2004-05, 2/10/04; Ord. No. 2009-02, 2/24/09)

**§ 4-202 PERMITS AND FEES FOR ELECTRICAL INSPECTION AND SERVICES; REQUIREMENTS.**

1. Electrical work on new buildings or re-modeling work shall require that the office of the city clerk-treasurer issue a permit for said work, consistent with the requirements of the city's adopted electrical code; said permit shall be issued upon application, but signed/approved only when the municipal electrical Inspector has completed his inspection of said work.

2. The term "electrical equipment", as 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.

3. All installations of electrical equipment shall be in conformity with the provisions of this chapter, with the statutes of the state of Oklahoma 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, 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 BOCA Electrical Code shall be prima facie evidence of conformity with approved standards for safety to persons or to property.

4. It shall be unlawful for any person not connected with the installation of the same, to in any manner disturb or interfere with any electrical wiring which is found to be in such a condition as to interfere with the completion of the building or the installation of other apparatus; the wiring contractor shall be notified and given time to make necessary changes. No wood or metal work not belonging to the electrical installation shall be placed within one inch of any exposed electrical conductor. Upon inspecting rough-in wiring that is to be concealed, the electrical inspector shall leave a notice in or near the main cabinet clearly stating whether the wiring is completed and approved or is to be kept open for correction or completion; no workman shall lath or in any manner conceal any electrical wiring until they are so advised that it has been approved.

5. The city council of the city of Blanchard, Oklahoma, 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 such decisions.

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

7. In all 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 of the city of Blanchard, Oklahoma. Branch circuit conductors shall not be smaller than Number 12; Type "C" lamp cord will not be permitted in the kitchen of restaurants or like places where grease accumulates, nor in parts of a building where live poultry is confined.

8. A circuit of not less than Number 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.

**§ 4-203      CERTIFICATE OF OCCUPANCY.**

1. No new building shall be occupied, and no change in the use of a building or part of a building or tract of land shall be made, until the municipal building inspector shall have issued a certificate of occupancy therefor; issuance shall be conditioned upon passing an inspection for compliance with all applicable provisions of this code of ordinances.

2. The fee for such certificate, to be paid to the office of the city clerk-treasurer upon application, shall be twenty-five dollars (\$25.00).

**§ 4-204      HOUSE MOVING PERMIT.**

1. Before any person shall move any house, building or heavy structure (but not including a mobile or manufactured home) on or over any street within or through the city of Blanchard, Oklahoma, it shall first be necessary to obtain a house moving permit to do so from the office of the city clerk-treasurer; said permit shall first be approved by the chief of police or the city manager.

2. The fee for a permit to move such house or structure shall be twenty-five dollars (\$25.00). In the event it is necessary to move utility lines, poles, signs or other structures to facilitate the move, the cost therefor will be paid by the applicant, in addition to the normal fee.

3. No permit shall be issued to any person to move a house or structure unless the person has in effect a bond or a cash deposit with the city clerk-treasurer in the sum of one-thousand dollars (\$1,000.00), conditioned that the mover will indemnify the owners of any property (public or private, including pavement, curbs, etc.) for any damage thereto resulting from the moving of any house or structure by him or his agents or employees, and holding the city of Blanchard, Oklahoma, harmless from liability for any such damages.

4. It shall be the duty of the city manager or the chief of police to approve or determine the route that may be used and the potential for damages, if any, to any property. He may prescribe such rules and regulations as are necessary to promote an effective move and the protection of persons and property. The mover shall erect all necessary danger signals during the operation of moving.

5. Any person moving any house or any other structure on or over any street or alley, shall be liable personally and upon his bond for any damages to

trees, public property, persons or any matter whatsoever resulting from such moving. This shall not be construed to authorize any person to cut or trim any trees, or commit any injury to any public or private property which cannot be immediately restored to its former condition, and no permit shall authorize any moving under any conditions which will promote such damage.

**§ 4-205      PAVEMENT CUTTING PERMITS.**

1. It shall be unlawful for any person to cut any pavement on any street or alley within the city of Blanchard, Oklahoma, without a pavement cutting permit from the office of the city clerk-treasurer; said permit shall first be approved by the city manager.

2. An estimate of the cost of repairing such pavement cut shall be made by the city manager, and a deposit equal to the amount of the estimate shall be made by the applicant, in addition to a permit fee of twenty-five dollars (\$25.00).

3. The city may, at its option, either make repairs of the pavement which has been cut under the provisions of this section, and charge the costs of such repairs to the deposit herein provided, or require that the person cutting the pavement make the repairs; in the latter case, the person's deposit shall be returned, upon satisfactory repair of the pavement, in accordance with municipal standards. Any balance remaining after all such costs are paid shall be returned to the person making said deposit.

4. Any person cutting such pavement shall maintain proper safeguards, with suitable lights during the night hours, sufficient in number to give warning of danger to all persons.

**§ 4-206      LIQUEFIED PETROLEUM GAS STATE PERMIT.**

It shall be 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 and complies with, all provisions of the state law and local ordinances relating thereto, and has any permit which may be required by state law. No storage of liquefied petroleum gas, except by retail customers, in reasonable amounts, strictly intended for their own use, shall be permitted within the corporate limits of the city of Blanchard, Oklahoma.

**§ 4-207      CERTIFICATE OF APPROPRIATENESS FOR RESTORATION WORK.**

1. The purpose of issuing a certificate of appropriateness is to make all concerned parties aware that all required submittals and approvals have been completed and that the proper permit may be issued for the start of work.

2. The certificate of appropriateness is required before a building permit is issued for any of the following to occur in an historic district or on a designated historic landmark or site:

- a. Demolition of property;
- b. Moving of property;
- c. Material change(s) such as exterior reconstruction, alteration or color changes other than those approved in the original application; or
- d. Building of new structures or property.

3. The following procedures shall be used for applications:

- a. A ten dollar (\$10.00) filing fee shall be collected by the office of the city clerk-treasurer.
- b. The applicant shall submit for review any sketches, plans, drawings, photos or other information which would clearly show the preservation review commission what changes will be made.
- c. The application shall be filed with the city clerk-treasurer.
- d. The certificate of appropriateness shall be reviewed by the preservation review commission in generally the same manner as a re-zoning application and request.
- e. If work authorized by a certificate of appropriateness is not begun within sixty (60) days, the certificate of appropriateness shall expire and re-application must be made, unless a thirty (30) day extension is granted by the preservation review commission; no more than two (2) extensions may be permitted on one project.

**§ 4-208      DRIVEWAY PERMIT REQUIRED.**

1. It shall be unlawful for any person to construct an asphalt or concrete driveway upon or across any public easement or right-of-way within the

city of Blanchard, Oklahoma, without a driveway permit from the office of the city clerk-treasurer; said permit shall, before its issuance, be approved by the public works director and there shall be endorsed on the face of said permit a notice that the city of Blanchard, Oklahoma, may, at any time, and without compensation or notice to the property owner, remove the portion of said driveway when any department of the city or the Blanchard Municipal Improvement Authority deems removal necessary for public purposes.

2. The cost of a permit for the purposes set forth in this section shall be zero dollars (\$0.00). (Ord. No. 1993-06, 9/14/93)

### **ARTICLE 3**

#### **SIGN REGULATIONS**

- § 4-301 Intent.
- § 4-302 Scope.
- § 4-303 Definitions.
- § 4-304 Signs exempt from obtaining a permit.
- § 4-305 Permit requirements.
- § 4-306 Nonconforming signs.
- § 4-307 General requirements.
- § 4-308 Prohibited signs in all zoning districts.
- § 4-309 Signs requiring a conditional use permit in all zoning districts.
- § 4-310 Signs permitted by type.
- § 4-311 Maintenance standards.
- § 4-312 Penalties.
- § 4-313 Substitution clause.
- § 4-314 Signs prohibited in specified locations.

#### **§ 4-301 INTENT.**

This article provides content-neutral sign standards that allow legitimate signage for agricultural, residential, professional office, business, and industrial activities. The purpose of this article is to:

- A. Protect the health, safety, and general welfare of the citizens of the City of Blanchard, Oklahoma;
- B. Reduce intrusions and protect property values;
- C. Improve traffic and pedestrian safety, by minimizing undue distractions to the motoring public;
- D. Protect the rights of individuals and businesses to convey their messages through signs;

- E. Ensure the fair and consistent enforcement of sign standards;
- F. Protect the tourism industry by promoting a pleasing community image; and
- G. Enhance and strengthen economic stability. (Ord. No. 650, 2/28/17)

**§ 4-302     SCOPE.**

These provisions apply to the display, construction, erection, alteration, location, and maintenance of all new and existing signs within the corporate limits of the City of Blanchard, Oklahoma. (Ord. No. 650, 2/28/17)

**§ 4-303     DEFINITIONS.**

The definitions contained in this section shall be applied in the interpretation of all sections within Article 3 of this ordinance, except where the context clearly indicates otherwise. Words used in the present tense shall include the future tense, singular number shall include the plural, and plural include the singular.

1. Abandoned Sign: Signage that has been neglected and fallen into disrepair.
2. Flashing or Blinking: Illumination which changes in copy or intensity more often than an eight-second interval.
3. Government Sign: Temporary or permanent, erected by government employees or officers in the performance of their professional/ elected duties, on public property, right -of -way, or easements.
4. Illegal Sign: A sign erected in violation of the provisions of this article, or without first having been permitted.
5. Illuminated Sign: Emits or reflects artificial light, as provided in Section 4-307.
6. Nonconforming Sign: A sign which was erected prior to the passage of this ordinance, but does not comply with the provisions of this article.
7. Rotating or Moving Sign: Any portion of which moves by mechanical means or the wind; does not refer to changing copy with an electronic message display system.

8. Sight Triangle: A triangle with dimensions of twenty feet from the intersection of the two exterior lanes of intersecting traffic, and a connecting line between the two. Sight triangles are implemented to ensure driver and pedestrian visibility.

9. Sign: Any copy, including material used to differentiate the copy from the background, which is applied to a surface as a means of identifying, advertising, announcing, or illustrating products, services, and/or events.

10. Sign Clearance: The vertical distance between the lowest point of any sign and the highest finished grade at the base of the sign.

11. Sign Copy: Any word, figure, number, symbol, or emblem affixed to a sign. (Ord. No. 650, 2/28/17)

**§ 4-304 SIGNS EXEMPT FROM OBTAINING A PERMIT.**

The following signs are exempt from the provisions of this Article and are, therefore, exempt from the requirement to obtain a sign permit:

A. Signs not visible beyond the boundaries of the property upon which they are located.

B. Government signs that are placed by government officers in the performance of their professional/elected duties, on public property, right-of-way, or easements; including, but not limited to:

1. Traffic signage;
2. Public meeting, event, or other notification signage;
3. Wayfinding signs.

C. Signs erected by public utility companies or construction companies in the performance of their professional duties.

D. Vehicle signage when painted directly on a vehicle or attached magnetically.

E. Temporary signage of three (3) square feet or smaller placed for no longer than thirty (30) days, on private property, with the expressed approval of the property owner.

F. Window signage which covers no more than fifty (50) percent of the total window area of a building.

G. Lettering or signage necessary to display 911 addressing, and identification of property.

H. Signage of six (6) square feet or smaller placed for the purpose of posting information (e.g. "No Trespassing" signs).

I. Change of copy on any sign where the framework or other structural elements are not altered.

J. Signage which is erected and displayed at the date of adoption of this article.

K. Type "D" signs placed in accordance with this ordinance, subject to all of the size, placement, and maintenance restrictions of type "D" signs. (Ord. No. 650, 2/28/17)

**§ 4-305 PERMIT REQUIREMENTS.**

A. No sign shall be displayed, erected, relocated, or altered within the corporate limits of the city of Blanchard, Oklahoma, except those outlined in Section 4-304 of this article, unless all necessary permits have been issued by the city of Blanchard. Applicants shall submit an application form to the permits clerk for review before any permit may be issued.

B. Applications will require the following items to be permitted: 1. Site plan showing the proposed sign location 2. Construction document showing the complete visual descriptions, including dimensions

C. Signs shall only be erected or constructed in compliance with the approved permit.

D. Applicants shall obtain an electrical permit for signs that require electrical service.

E. Signs permitted as an accessory to a legal, nonconforming use shall be subject to the regulations of the zoning district in which the nonconforming use is located.

F. Permitting and inspection of signs shall be done in accordance with Section 4-201 of the Code of Ordinances of the City of Blanchard, Oklahoma.

G. Permitting and inspection fees for signs shall be done in accordance with Section 4-201 of the Code of Ordinances of the City of Blanchard, Oklahoma. (Ord. No. 650, 2/28/17)

**§ 4-306      NONCONFORMING SIGNS.**

Any sign constructed before the effective date of this ordinance, which does not comply with the provisions of this article, may continue in existence as long as it is properly maintained in good condition. These provisions shall not prevent the repair or restoration to a safe condition of any sign, but a nonconforming sign shall not be:

- A. Changed to another nonconforming sign except where only the face or copy is changed;
- B. Structurally altered so as to increase the degree of nonconformity of the sign;
- C. Expanded or enlarged;
- D. Reestablished after its removal; or
- E. Moved to a new location, unless the location would bring the sign into conformance with the provisions of this article. (Ord. No. 650, 2/28/17)

**§ 4-307      GENERAL REQUIREMENTS.**

All signs in all zones shall meet the following requirements:

A. Illuminated Type "A," "B," and "C" signs are permissible if not specifically excluded in the appropriate section for a zoning district, subject to the following requirements:

- 1. Illumination from an exterior source aimed at the sign should be aimed and shone from above the sign, and shielded to minimize light pointed into the sky.
- 2. Lighting of Type "A" or "B" signs shall be extinguished no later than 10 p.m. nightly, or thirty minutes after store closure, whichever is later.
- 3. Illuminated signs shall be located in a fashion which prevents direct rays of light from shining beyond the property lines of the lot on which the sign is located.
- 4. The copy of any internally illuminated sign shall change at a maximum rate of one (1) time per eight (8) seconds.

B. No light, sign, or other advertising device shall be designed or erected to imitate or resemble any official traffic sign, signal, or device or use any

words, phrases, symbols, or characters implying the existence of danger, or the need to stop or maneuver the vehicle.

C. No sign shall be attached to or painted on any tree, utility pole, or street light.

D. Signs which project over a sidewalk, or other path shall have a minimum clearance of eight (8) feet.

E. No sign shall be located within the sight triangle of any intersection.

F. No sign shall be placed in or project into any public property, easement, or right-of-way, except for government signs that are placed by government officers in the performance of their professional/elected duties.

G. Freestanding, monument, and projecting face sign area shall be computed as follows:

1. The area enclosing the perimeter of each cabinet shall be calculated to determine the area.

2. The perimeter of the measurable area shall not include embellishments (e.g., pole covers, framing, or decorative roofing) provided there is no written copy on such embellishments.

3. Maximum height shall be measured from the finished grade at the center of the sign and shall include the sign's base.

H. Every sign, including those for which a permit is not required, shall be maintained in good condition at all times.

G. Any sign constructed, erected, relocated, placed or altered on or after the effective date of this article, including those for which a permit is not required, which is not in accordance with the requirements listed in this section, shall be considered in violation of this ordinance. (Ord. No. 650, 2/28/17)

**§ 4-308 PROHIBITED SIGNS IN ALL ZONING DISTRICTS.**

The following signs and/or sign features shall be prohibited in all zones:

A. Rotating or moving signs;

B. Abandoned signs;

C. Any sign which emits any noise or odor;

D. Any sign which exists or extends, in whole or in part, onto any public property, easement, or right-of-way, or private property without written approval of the land owner; and

E. Flashing or blinking signs. (Ord. No. 650, 2/28/17)

**§ 4-309 SIGNS REQUIRING A CONDITIONAL USE PERMIT IN ALL ZONING DISTRICTS.**

Only the Board of Zoning Adjustments shall have the authority to approve sign variances or conditional use permits for signs unless a request is made to the Planning Commission in conjunction with a Development Plan. Applications for these signs shall be submitted and processed as outlined in Article 8 of the City of Blanchard Zoning Ordinance. (Ord. No. 650, 2/28/17)

**§ 4-310 SIGNS PERMITTED BY TYPE.**

Any sign not specifically permitted shall be prohibited.

A. Type "A" Signs: Signs permanently attached against building fronts, or parallel to the face of a building or any structure, or atop a canopy or awning.

1. Permitted in all Residential, Agricultural, and Suburban Districts:

a. One sign not exceeding two (2) square feet in area per side.

b. Sign shall not be illuminated.

2. Permitted in all Commercial and Industrial Districts:

a. Signs shall not exceed sixty-four (64) square feet in area per side.

b. There shall be no more than two signs allowed for each business on the premises.

3. Regulations of all Type "A" Signs, Regardless of District:

a. Any projection over fifteen (15) inches from the building or structure to which it is attached shall be no less than eight (8) feet above the passageway beneath it.

b. No sign shall project more than six (6) feet from the building or structure to which it is attached.

c. No sign shall project higher than the building or structure to which it is attached.

- d. No sign shall be considered type "A" which advertises or directs attention to a business, commodity, service, or activity which is conducted, sold, or offered elsewhere than on the premises on which the sign is located.

B. Type "B" Signs: Signs which are self-supporting and structurally independent from any building; are permanently installed or anchored into the ground; and are intended to advertise or direct attention to a business, commodity, service, or activity which is conducted, sold, or offered on the premises on which the sign is located.

1. Permitted in all Residential, Agricultural, and Suburban Districts:

- a. Signs shall not exceed thirty-two (32) square feet in area per side; nor exceed eight (8) feet in height.

2. Type "B" signs in Residential Districts shall be only for the identification of subdivisions and/ or housing complexes.

3. Type "B" signs in Agricultural and Suburban districts within platted subdivisions shall be only for the identification of subdivisions and /or housing complexes.

- a. One (1) type "B" sign shall be permitted on Agricultural or Suburban zoned lots NOT within a platted subdivision, subject to the following requirements.

4. Signs shall not exceed thirty-two (32) square feet in area per side; nor exceed eight (8) feet in height.

5. Signs shall not be illuminated.

6. Permitted in Commercial Districts C-1 through C-5, and all Industrial Districts. Permitted upon review in Commercial District C-6 "General Commercial District:"

- a. One (1) principal sign will be permitted per lot, subject to the following requirements:

- 1) The sign area shall not exceed two hundred (200) square feet per side.

- 2) The sign shall not exceed thirty-five (35) feet in height.

- b. Secondary signs shall not exceed forty-eight (48) square feet in area; nor exceed ten (10) feet in height.

- c. The maximum quantity of type "B" signs is as follows:
  - 1) One (1) principal sign, and
  - 2) Two (2) secondary signs per parcel, unless;
    - a) Multiple businesses are located on the same parcel, in which case;
    - b) One (1) principal sign, and
    - c) One (1) secondary sign per business located on the parcel, are permitted.

7. Regulations of all Type "B" Signs, Regardless of District:

- a. Any pole used for the structure of a sign shall be painted, covered, or wrapped in a veneer of brick, stone, or another material which completely covers the pole.
- b. The base of all support poles shall be wrapped in a veneer of brick, stone, or another material, or shall be landscaped so that the connection of a pole to the ground is completely obscured from a passing view.

C. Type "C" Signs: All permanent signs which advertise or direct attention to a business, commodity, service, or activity which is conducted, sold, or offered elsewhere than on the premises on which the sign is located. Commonly referred to as billboards, type "C" signage includes all permanent off-premise signage.

1. Permitted in Commercial Districts C-1 through C-5, and all Industrial Districts, upon review:

- a. Signs which shall not exceed three hundred (300) square feet in area per side; nor exceed twenty (20) feet in height.
- b. Type "C" signs shall not be constructed within:
  - 1) Three hundred (300) feet of another type "C" sign;
  - 2) Fifty (50) feet of the property line of any parcel located in a Residential zoning district; or
  - 3) One hundred (100) feet of the nearest residential structure.

- c. Any pole used for the structure of a sign shall be painted, covered, or wrapped in a veneer of brick, stone, or another material which completely covers the pole.
  - d. The base of all support poles shall be wrapped in a veneer of brick, stone, or another material, or shall be landscaped so that the connection of a pole to the ground is completely obscured from a passing view.
2. Prohibited in all Residential, Suburban, and Agricultural Districts:
- D. Type "D" Signs: All signs temporary in nature.
1. Permitted in all Zoning Districts:
- a. One (1) principal temporary sign, subject to the following restrictions:
    - 1) The sign area shall not exceed than sixty-four (64) square feet.
    - 2) The sign shall not exceed ten (10) feet in height.
    - 3) The sign shall be removed within ten (10) days after the final event, occasion, sale of property, certificate of occupancy, or election to which the sign refers.
  - b. Any sign not classified as the principal temporary sign shall not exceed thirty-two (32) square feet; nor exceed ten (10) feet in height.
    - 1) Signs within this category shall be removed within ten (10) days of the conclusion, event, election, sale, or advertised activity to which they pertain, and shall be removed within sixty (60) days after erection of the sign.
2. Maximum Aggregate Type "D" Sign Area:
- a. Sixty-four (64) square feet in all Residential, Suburban, and Agricultural Districts, and Commercial District C-6, "General Commercial District."
  - b. Two hundred (200) square feet in Commercial Districts C-1 through C-5, and all Industrial Districts.
3. Requirements of all Type "D" Signs:

- a. Type "D" signs shall be placed only on private property. Placement of type "D" signs on public property, or within a public right-of-way, shall be considered a violation of this article, and subject to immediate removal of the sign and/or fines.
- b. Construction and placement of type "D" signs shall be done in a manner in which the sign will be stable and resistant to damage or removal by forces of nature, and subject to section 311 of this Article. (Ord. No. 650, 2/28/17)

**§ 4-311      MAINTENANCE STANDARDS.**

Every sign, including those signs for which a permit is not required, shall be maintained in good condition at all times. Failure to maintain signs in accordance with the provisions of this Article shall be considered a violation of the Article. (Ord. No. 650, 2/28/17)

**§ 4-312      PENALTIES.**

Violation of the provisions of these sign regulations shall constitute a misdemeanor which shall be subject to the fines and penalties as set forth in Article 5 of this Chapter of the Code of Ordinances of the City of Blanchard, Oklahoma. (Ord. No. 650, 2/28/17)

**§ 4-313      SUBSTITUTION CLAUSE.**

The contents of this chapter regulate the bulk and placement of signs within the corporate limits of the City of Blanchard. The City of Blanchard shall not regulate signs based on their content. This provision prevails over any more specific provision to the contrary. (Ord. No. 650, 2/28/17)

**§ 4-314      SIGNS PROHIBITED IN SPECIFIED LOCATIONS.**

Notwithstanding any other provision in the Code of Ordinances of the City of Blanchard, Oklahoma or the Zoning Ordinances of the City of Blanchard, Oklahoma, no sign, regardless of content, may be placed:

1. In any median of any federal, state, county or local street on thoroughfare;
2. On public property or public right of way beyond the private property line adjacent to any federal or state highway;
3. On private property or on adjacent public property laying between the private property line and the street edge in areas not adjacent to a federal or state highway without the permission of the owner of the private property;

4. In a manner that impedes sightlines or interferes with the safe operation of vehicles, or bicycles or the safe movement of pedestrians at or near any intersection; or

5. In a manner that obstructs or impedes the use of any street, alley, sidewalk or other public way. [Ord. No. 797, 11/14/23]

## **ARTICLE 4**

### **MISCELLANEOUS PROVISIONS**

- § 4-401 Flood-prone areas.
- § 4-402 House numbering system.
- § 4-403 Fire limits.
- § 4-404 Movement of frame buildings.
- § 4-405 Plumbers' registration required; fees; bonds.
- § 4-406 Electricians' registration required; fees.
- § 4-407 Mechanical contractors; registration and licensing.
- § 4-408 Grease, oil and sand interceptors.
- § 4-409 Off-street parking.
- § 4-410 Wind energy conversion systems.
- § 4-411 Officers and employees not liable.

#### **§ 4-401 FLOOD-PRONE AREAS.**

1. The planning commission and the city council shall review subdivision and other development proposals to determine whether such proposals will be safe from flooding.

2. If a subdivision or other development proposal is in a flood-prone area, the planning commission and the city council shall ensure that such proposals are consistent with the community's adopted comprehensive plan and chapter 15, article 4 of this code.

***Ed. Note:*** Numerous provisions in this section were deleted for consistency with chapter 15, article 4 of this code.

#### **§ 4-402 HOUSE NUMBERING SYSTEM; CLEAR DISPLAY OF NUMBER.**

1. All buildings and houses in the city of Blanchard, Oklahoma, shall be numbered. The city manager, or his designee, shall be responsible for designating the proper numbers for houses and buildings. The city clerk shall maintain records disclosing the proper street number of every lot within the city of Blanchard.

2. The north and south base line shall be north and south Main streets, and their logical straight-line extension; all buildings east of the base line shall be known and numbered as east, and all buildings west of the base line shall be known and numbered as west.

3. The east and west line shall be Broadway Avenue, and its logical straight-line extension; all buildings north of this line shall be known and numbered as north, and all buildings south of this base line shall be known and numbered as south.

4. There shall be one-hundred (100) numbers applicable to each block, beginning with "one" on the odd side and "two" (2) on the even side of the street.

5. Each twenty-five (25) feet of frontage on each block shall be entitled to a separate number.

6. The first (1<sup>st</sup>) block from the base line in either direction shall be given numbers from one to ninety-nine (99), and the 2<sup>nd</sup> block shall be given numbers from one-hundred (100) to one-hundred and ninety-nine (199), and so on in consecutive order by one hundred (100) to one hundred ninety-nine (199), and so on in consecutive order by one hundred's (100's) to each block in succession.

7. The even numbers shall be on the east side of the streets extending north and south, and on the south side of the streets extending east and west; the odd numbers shall be on the opposite side of such streets.

8. The affix "one-half" ( $\frac{1}{2}$ ) shall be added to the last number in designating stairway or garage apartments.

9. It shall be the duty of the owner of every house, building or structure within the city of Blanchard, Oklahoma, to have placed thereon, in a place visible from the street, figures at least two and one-half inches ( $2\frac{1}{2}$ ) high, showing the number of the house.

10. Any person, firm or corporation failing to so number any house, building or other structure owned or occupied by said person, firm or corporation, within ten (10) days after being notified to do so shall be fined the sum of thirty five dollars (\$35.00). Each day that the failure to so number said structure continues, shall be considered a separate offense. (Ord. No. 1999-04, 6/8/99)

**§ 4-403      FIRE LIMITS.**

1. The following area within the corporate limits of the city of Blanchard, Oklahoma, shall embrace and constitute the "fire limits" of said municipality:

Blocks 65, 66, 67, 68, 69, 70, 75, 76, 77, 78, 79, 87 and 88, in the original townsite of the city of Blanchard, Oklahoma.

2. It shall hereafter be unlawful for any person, firm or corporation to build, erect, construct or cause to be built, erected or constructed, or place or move within the area described in subsection 1 (above), any building or addition thereto, unless the walls of such building or addition shall be built or constructed of stone, brick or other noncombustible material; it shall also be unlawful to rebuild any building which has been more than fifty percent (50%) destroyed by fire, except as herein stated.

**§ 4-404      MOVEMENT OF FRAME BUILDINGS.**

No frame building shall be moved from without to within the corporate limits of the city of Blanchard, Oklahoma, which by reason of its age, state of repair, condition of wiring or which, for any other reason, is unfit for human habitation or which might endanger the public peace, safety, health or welfare.

**§ 4-405      PLUMBERS' REGISTRATION REQUIRED; FEES; BONDS.**

1. Any person desiring to engage in the business or activity of plumbing or plumbing contracting in the city of Blanchard, Oklahoma, shall first register with the office of the city clerk-treasurer. All registrants shall be state-licensed.

2. No person shall do any plumbing, gas fitting, extensions, connection of fixtures or repairs to any gas fitting, except a registered plumber, as provided in this code of ordinances.

3. The registration fees to be paid to the office of the city clerk-treasurer shall be as follows:

a. From July 1<sup>st</sup> to December 30<sup>th</sup>:

- 1) For plumbing contractor                      \$50.00
- 2) For journeyman plumber                      \$10.00
- 3) For plumber's apprentice                      \$ 5.00

b. From January 1<sup>st</sup> to June 30<sup>th</sup>:

- 1) For Plumbing Contractor \$25.00
- 2) For Journeyman Plumber \$ 5.00
- 3) For Plumber's Apprentice \$ 2.50

4. Each person registered as a journeyman plumber or plumbing contractor, as required herein, shall, after registration but before engaging in the practice of plumbing, file with the office of the city clerk-treasurer a bond in the sum of two-thousand dollars (\$2,000.00), executed by a surety company authorized to transact business in the state of Oklahoma. Said bond shall be payable to the city of Blanchard, Oklahoma, and shall be conditioned that the principal will restore, with the same material and in the same manner, all streets, alleys, sidewalks and other public places in any way disturbed by him, his agents, subcontractors or employees. Said bond shall be conditioned further that the principal shall indemnify and save harmless, cost, damage, action or liability of any kind whatever, including reasonable attorney's fees which the city may suffer or be required to pay or which may accrue against it or be recovered from said city by reason of any loss, damage or injury sustained, suffered or incurred by any person, on account of, or by reason of, the doing of any plumbing, as defined herein, by the principal, his agents, subcontractors or employees, in the use of the streets, alleys and public property of the city, or in making any connections, alteration, repairs, extensions or renovations to any pipe or pipes, or mains, or connections belonging to the water or sewer system of the city, or by reason of the neglect, failure or refusal of said principal, his agents, subcontractors or employees, to erect, place and maintain proper safety devices, warning signals, lights and barricades about such work until such time as the municipal plumbing inspector is notified that the work is fully completed. Said bond shall be conditioned further that the principal shall comply with the rules, regulations and ordinances relating to the turning on or off of the municipal water system. Such bond shall be conditioned further that the principal shall do all plumbing, as defined, in strict accordance with the ordinances of the city and the laws of the state, in a good and workmanlike manner. (Ord. No. 1999-11, 10/13/99)

**§ 4-406 ELECTRICIANS' REGISTRATION REQUIRED; FEES.**

1. All persons, firms, partnerships, corporations or individuals, engaged, or hereafter engaging, in installing electrical fixtures, wiring or apparatus in or on any building within the city of Blanchard, Oklahoma, shall register with the office of the city clerk-treasurer before they may engage in said works. All registrants shall be state-licensed.

2. The registration fees and bond requirements for electricians shall be the same as for plumbing contractors, journeymen and apprentices. (Ord. No. 1999-11, 10/13/99)

**Cross Reference:** see §4-405 above.

**§ 4-407      MECHANICAL      CONTRACTORS:      REGISTRATION      AND**  
**LICENSING.**

1. All persons designing, assembling, erecting, constructing, installing, altering, servicing, repairing or maintaining refrigeration, air conditioning, heating and/or ventilation systems must first register with the office of the city clerk-treasurer. All registrants must be state-licensed, if required.

2. The registration fees shall be as follows:

a. From July 1<sup>st</sup> to December 30<sup>th</sup>:

- |                              |         |
|------------------------------|---------|
| 1) For Mechanical Contractor | \$50.00 |
| 2) For Mechanical Journeyman | \$10.00 |
| 3) For Mechanical Apprentice | \$ 2.50 |

b. January 1<sup>st</sup> to June 30<sup>th</sup>:

- |                              |         |
|------------------------------|---------|
| 1) For Mechanical Contractor | \$25.00 |
| 2) For Mechanical Journeyman | \$ 5.00 |
| 3) For Mechanical Apprentice | \$ 2.50 |

3. It shall be unlawful for any person to install or make repairs on any air conditioning, refrigeration or heating system without registering and obtaining a permit and license in accordance with the provisions of this chapter. It shall likewise be unlawful for any contractor to employ any person to do such work unless such employee is registered under the provisions of this code.

4. Every person owning, leasing, operating or in possession of any building or structure within the city of Blanchard, Oklahoma, shall permit the municipal building inspector to enter such building or structure as often as it shall be deemed necessary by said inspector for the purpose of discharging his duties prescribed by this section, and it shall be unlawful for any owner, occupant or lessee of any premises to prevent or to refuse to permit such entry. Said inspector shall, upon request of the owner, occupant or lessee of any premises, exhibit his authority to make such entry.

5. The municipal building inspector shall not approve any application for contractor's registration until he is satisfied that said contractor has obtained

public liability insurance that shall indemnify the city and public in the amounts of not less than five-thousand dollars (\$5,000.00) for bodily injury to or death of one person in any one accident; or in an amount not less than ten-thousand dollars (\$10,000.00) for personal injury or death of more than one person in any one accident; or one-thousand dollars (\$1,000.00) for property damages; all arising out of work to be performed under said registration.

6. The municipal building inspector may revoke or suspend the registration of any person, persons, or corporation convicted of any violation of this chapter, or for any of the following reasons:

- a. Willful fraud or misrepresentation practiced in procuring or renewing any registration or license;
- b. Dishonesty;
- c. Gross incompetency;
- d. Conduct likely to, or intended to, deceive or defraud the public;
- e. The loaning of any license, registration or permit to any person or persons for any reason whatsoever;
- f. The obtaining of a fee or compensation by fraud or misrepresentation;
- g. The willful advertising or publishing, or otherwise making known, of any grossly false, fraudulent or misleading statements of business skill, knowledge or methods of operation;
- h. The construction, design, installation, alteration, repair or maintenance of any refrigeration or air-conditioning equipment in such a manner as to be detrimental to the safety, health or welfare of the general public;
- i. For any misconduct in the use of a registration or transaction thereunder; or
- j. For the violation or disregard of any regulations of the city of Blanchard, Oklahoma.

7. If, in the performance of any work under this chapter, the contractor or mechanic shall find that, on account of the mechanical construction of the building, location of fixtures, or some other reason, it would be impossible to abide by the letter of this chapter, he may apply to the municipal building inspector for a variance, stating his reasons for any changes and setting forth

the conditions, with a statement of his desires to request exceptions to the provisions of this chapter for the particular job. If said inspector finds that the conditions warrant and that it would be impractical and unreasonable to require strict conformance, he shall have the authority to make special rulings, for the safeguarding of life and property, on the proposed work. In all such cases, persons engaged in such work or installation and holding registration under this chapter, shall be notified in writing of the decision. (Ord. No. 1999-11, 10/13/99)

**§ 4-408 GREASE, OIL AND SAND INTERCEPTORS.**

1. A grease interceptor shall be installed in the waste line leading from sinks, drains or other fixtures in restaurants, hotel kitchens, cafeterias and food processing establishments, and in any bar, lounge, private club or fountain where food is prepared or served, or where dishes, glasses, pots, pans or other kitchen wares are washed, or any other establishment where grease or broken glass can be introduced into the drainage system in quantities that can effect line stoppage or hinder sewage disposal. Grease, oil and sand interceptors are necessary for the proper handling of liquid wastes containing grease in excessive amounts, or any flammable wastes, sand or other ingredients harmful to the building's drainage system, the public sewer or sewage treatment plant process.

2. Interceptors shall not be required for private living quarters or residential dwelling units.

3. All interceptors shall be of a type and capacity as defined in the city's current adopted plumbing code and shall be approved by the municipal building inspector. All interceptors shall be located so as to be readily and easily accessible for cleaning and inspection. Such interceptors shall be properly inspected following construction, by the municipal building inspector, and shall be maintained by the owner, at his expense, in continuously efficient operation at all times.

4. An oil separator shall be installed in the drainage system of any establishment where, in the judgment of the municipal building inspector, a hazard exists or where oils or other flammables can be introduced or admitted into the public sewer by accident or otherwise.

5. All garages, filling stations and car washes having car wash racks or facilities shall install combination grit and grease interceptors.

6. All commercial laundries shall be equipped with an interceptor having a removable wire basket or similar device that will prevent strings, rags, buttons or other materials detrimental to the public sewage system from passing into the drainage system.

7. Bottling plants shall discharge all process wastes into an interceptor which will provide for the separation of broken glass or other solids, before discharging liquid wastes into the drainage system.

8. Slaughterhouses shall equip all slaughtering room drains with a separator which shall prevent the discharge of feathers, entrails and other material likely to clog the drainage system.

9. All existing establishments listed in subsection 1 (above) shall have ninety (90) days from the effective date of this code of ordinances to install an improved interceptor or separator. Establishments covered under subsection 4 (above) will be handled on a case-by-case basis to determine whether an oil separator is required. All establishments covered under subsection 1 (above), constructed henceforth, shall include an approved interceptor.

10. The municipal building inspector, utilities superintendent, or city manager shall have the right of entry during usual business hours, to conduct an inspection of an interceptor or separator.

11. Any person found to be in violation of this section shall be served with written notice stating the violation and providing seventy-two (72) hours for the satisfactory correction thereof. The offender shall, within the period of time stated in such notice, permanently cease all violations. In the event an establishment is cited with a second violation within six (6) months of the first, the time allowed for correction shall be reduced to forty-eight (48) hours. A third citation within six (6) months from the first violation will be cause for the city to immediately discontinue water service to the establishment for a period of not less than ten (10) days during which time the offender shall correct the violation.

12. Any person who shall continue any violation beyond the time limit provided for in subsection 11 (above) and upon conviction thereof, shall be fined in an amount not exceeding the limits established in §8-301 of this code of ordinances for each violation. Each day in which any such violation shall continue shall be deemed a separate offense.

#### **§ 4-409 OFF-STREET PARKING.**

All off-street parking shall be designed, constructed and utilized in accordance with the provisions and requirements contained in the community's adopted zoning ordinance and subdivision regulations ordinance.

#### **§ 4-410 WIND ENERGY CONVERSION SYSTEMS.**

1. The following definitions are used in this section, and shall have the meanings shown below.

- a. Overspeed Control. The term shall mean a mechanism used to limit the speed of blade rotation to below the design limits of the Wind Energy Conversion System.
- b. Site. The word shall mean the plot of land where the Wind Energy Conversion System is to be placed. The site may be publicly or privately owned by an individual or a group of individuals controlling single or adjacent properties.
- c. Swept Area. The term shall mean the largest area of the Wind Energy Conversion System which extracts energy from the wind stream. In a conventional propeller-type Wind Energy Conversion System there is a direct relationship between swept area and the rotor diameter.
- d. Total Height. The term shall mean the height of the tower and the farthest vertical extension of the Wind Energy Conversion System.
- e. Wind Energy Conversion System (WECS). The term shall mean a machine that converts the kinetic energy in the wind into a usable form (commonly known as a wind turbine or windmill). The Wind Energy Conversion System includes all parts of the System, except the tower and the transmission equipment; and shall be considered as a structure.

2. Building permit applications (see §4-201, this chapter) for a Wind Energy Conversion System shall be accompanied by a site plan drawn in sufficient detail to clearly describe the following:

- a. Property lines and physical dimensions of the site;
- b. Location, approximate dimensions, and types of major existing structures and uses on site;
- c. Location and elevation of the proposed Wind Energy Conversion System;
- d. Location of all above-ground utility lines on-site or within one (1) radius of the total height of the Wind Energy Conversion System;
- e. Location and size of structures and trees over thirty-five (35) feet in height, which are within a five-hundred (500) foot radius of the proposed Wind Energy Conversion System; for purposes of this requirement, electrical transmission and distribution lines, antennas and slender or open lattice towers are not considered structures; and

f. The zoning designation of immediate and adjacent sites.

3. Before a building permit may be issued, all requirements of this section must be met. This section covers those Wind Energy Conversion Systems whose swept area is one-thousand (1,000) square feet or less; for conventional propeller Wind Energy Conversion Systems, this would be approximately thirty-five (35) feet or less in diameter (non-electrical windmills used for pumping water may be exempted from the remaining provisions of this section.)

4. Building permit applications shall be accompanied by standard drawings of the structural components of the Wind Energy Conversion System, including support structure, tower, base and footings. Drawings and any necessary calculations shall be certified in writing by a registered professional engineer to show that the system complies with the adopted building code. (This certification would normally be supplied by the manufacturer.) Where the structural components or installation vary from the standard design or specification, the proposed modifications shall be certified by a registered professional engineer for compliance with the structural design provisions of the adopted building code.

5. Building permit applications shall be accompanied by a line drawing identifying the electrical components of the system to be installed, in sufficient detail to allow for a determination that the manner of installation conforms to the adopted electrical code. The application shall include a statement from a registered professional engineer indicating that the electrical system conforms with good engineering practices and complies with said electrical code. (This certification would normally be supplied by the manufacturer.) All equipment and materials shall be used or installed in accordance with such drawings and diagrams. Where the electrical components of an installation vary from the standard design or specifications, the proposed modifications shall be reviewed and certified by a registered professional engineer for compliance with the requirements of said electrical code and good engineering practices.

6. Each Wind Energy Conversion System must be equipped with both manual and automatic controls to limit the rotational speed of the blade below the design limits of the rotor. The application must include a statement by a registered professional engineer certifying that the rotor and over speed controls have been designed and fabricated for the proposed use in accordance with good engineering practices. The engineer should also certify the structural compatibility of possible towers with available rotors. (This certification would normally be supplied by the manufacturer.)

7. Anchor points for guy wires for the Wind Energy Conversion System tower shall be located within property lines and not on or across any above-ground electric transmission or distribution line. The point of ground attachment for the guy wires shall be enclosed by a fence six (6) feet high, or the Wind Energy

Conversion System shall be set back from the property line or site parameters the total height of the Wind Energy Conversion System.

8. Towers should have either a tower-climbing apparatus located no closer than twelve (12) feet from the ground, a locked anti-climb device installed on the tower, or the tower shall be completely enclosed by a locked, protective fence at least six (6) feet high.

9. The Wind Energy Conversion System shall meet the requirements of any existing municipal noise regulations.

10. The Wind Energy Conversion System shall be operated such that no disruptive electromagnetic interference is caused. If it has been demonstrated to the municipal building inspector that a Wind Energy Conversion System is causing harmful interference, the operator shall be required to promptly mitigate the harmful interference.

11. At least one sign shall be posted at the base of the tower warning of electrical shock or high voltage.

12. The minimum height of the lowest part of the Wind Energy Conversion System shall be thirty (30) feet above the highest existing major structure or any tree within a two-hundred and fifty (250) foot radius. For purposes of this requirement, electrical transmission and distribution lines, antennas and slender or open-lattice towers are not considered structures.

13. The Wind Energy Conversion System shall be located such that the farthest extension of the apparatus does not cross any site lines.

14. For Wind Energy Conversion Systems which will be interconnected to a utility grid, no wind turbine shall be installed until evidence has been given that the utility company has been notified in writing

15. If a Wind Energy Conversion System is not maintained in operational condition for a period of one year and poses a potential safety hazard, the owner or operator shall take expeditious action to remedy the situation. The city of Blanchard, Oklahoma, reserves the authority to abate any hazardous situation and to pass the cost of such abatement on to the owner or operator of the System. If the city of Blanchard, Oklahoma, determines that the Wind Energy Conversion System has been abandoned and poses a safety hazard, the system shall be removed within forty-five (45) days of written notice to the owner or operator of the system.

16. The applicant, owner, leasee or assignee shall maintain a current insurance policy which will cover installation and operation of the Wind Energy

Conversion System at all times. Said policy shall provide a minimum of one-hundred thousand (\$100,000) property and personal liability coverage.

**§ 4-411      OFFICERS AND EMPLOYEES NOT LIABLE.**

1. Any officer or employee of the city of Blanchard, Oklahoma, charged with the enforcement of this chapter and acting in good faith and without malice, for the city of Blanchard, Oklahoma, in the discharge of his duties, shall not thereby render himself liable personally and he is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act or omission required or permitted in the discharge of such duties.

2. Any suit brought against any officer or employee because of such act or omission performed by him in the enforcement of any provisions of such codes may be defended by the city attorney until the final termination of the proceedings.

**ARTICLE 5**

**PENALTY**

§ 4-501      Penalty.

§ 4-502      Work without permit; fee.

**§ 4-501      PENALTY.**

Any person, firm or corporation who shall fail to do anything required by this chapter or by any code adopted by this chapter, who shall otherwise violate any provision of this chapter or any code adopted by this chapter, or who shall violate any lawful regulation or order made by any of the officers provided for in this chapter, shall be guilty of an offense and, upon conviction thereof, shall be fined in any sum not to exceed the limits established in §8-301 of this code of ordinances. Each day upon which a violation continues, shall be deemed a separate offense.

**§ 4-502      WORK WITHOUT PERMIT; FEE.**

Any person, firm or corporation who commences work which requires a permit pursuant to any regulations within this chapter prior to applying for and receiving a permit for the same shall be issued an additional fee. The amount of said fee shall be equal to the permit fee for the project, and shall be paid prior to the issuance of a permit for said work or any other work which requires a permit on the subject property. [Ord. No. 802, 12/12/23]