

Chapter 4

BUILDING, FIRE PREVENTION, LIFE SAFETY, PLUMBING, MECHANICAL, ELECTRICAL, PROPERTY CODES

Article 1. Building Codes and Regulations

Sec. 4-1-1. Adoption of Building, Fire Prevention, Life Safety, Plumbing, Mechanical, Electrical and Property Codes and Other Codes.

There is hereby adopted for the purpose of establishing rules and regulations that shall control all matters concerning the construction, alteration, addition, repair, removal, demolition, location, occupancy, use, design, installation, relocation, replacement, maintenance of all equipment, maintenance of all buildings and structures, and shall apply to existing or proposed buildings and structures, including permits and penalties, that certain codes be known as "The International Building Codes - 2003", more specifically known as; "The International Building Code/2003"; "The International Existing Building Code/2003"; "The International Fuel Gas Code/2003"; "The International Fire Code/2003"; with appendices (see exceptions in Section 4-1-1 (a) below); "The International Plumbing Code/2003"; "The International Mechanical Code/2003"; "The International Property Maintenance Code/2033"; "The International Residential Code/2003"; and "The National Electrical Code/2002". One copy of each code will be available at the Public Library and Community Development Office for reference purposes only; and the same is hereby adopted and incorporated as fully as is set out at length herein. From the date on which this section shall take effect, the provisions of said code shall be controlling in the construction, alteration, addition, repair, removal, demolitions, location, occupancy, use, design, installation, relocation, replacement, maintenance of all equipment, maintenance of all buildings and structures, and shall apply to existing or proposed buildings and structures within the corporate limits of the city. (Ord. No. 2004-07, 02/16/2004)

- (a) Exceptions: The International Fire Code adopted in Section 4-1-1- above does not adopt the following Sections 105.6.3 through 105.6.8; 105.6.10; 106.6.12; 105.6.14; 105.6.18; 105.6.23 through 105.6.26; 105.6.32 through 105.6.33; 015.6.35; 105.6.39 through 105.6.40; 105.6.42; 105.6.46 through 105.6.47 and 308.4.1. (Ord. No. 2004-07, 02/16/2004)

Sec. 4-1-2. Definitions.

As used in this chapter the following terms shall mean:

- (1) Whenever the word "Municipality" is used in any of the approved building codes, it shall be held to mean the City of Chickasha, Oklahoma.
- (2) Whenever the word "Corporate Counsel" is used in any of the approved building codes, it shall be held to mean the city attorney of the City of Chickasha, Oklahoma. (Ord. No.2004-07, 02/16/2004.)

Sec. 4-1-3. Building Inspector -- appointment -- duties.

- (a) The building inspector of this city shall have the powers, duties and functions prescribed for the "building official" by said approved building codes and other codes adopted by this chapter; provided that the said powers, duties and functions may be performed by authorized representatives of the building inspector and under his/her supervision and control. (Ord. No. 2004-07, 02/16/2004)
- (b) The city manager shall appoint the building inspector, and such authorized representatives of the building inspector, as he/she deems desirable. The building inspector and his/her authorized representatives may also hold other positions in the city government. (Code 1972, Sec. 4-3.)

Sec. 4-1-4. Conditions for occupancy of new structures.

- (a) New residential construction may not be occupied for residential use until all final inspections have been completed and the structure approved by the building inspector. The building inspector, with the express approval of the city manager or his/her designee, may, from time to time, upon written request, make exceptions to this requirement when extenuating circumstances warrant.
- (b) New commercial, industrial, or other non-residential construction may not be occupied until all final inspections have been completed by the building inspector and the fire marshal and a Certificate of Occupancy issued.
- (c) This provision shall not apply to owner occupied residential structures in which renovation/remodeling of existing space is undertaken but will apply to any new addition or expansions to such structures.

Sec. 4-1-5. Fire limits.

The fire limits of the City of Chickasha shall be bounded as follows: Beginning at a point on the northwest corner of 9th Street and Choctaw Avenue, thence east along the north side of Choctaw Avenue to the northwest corner of 8th and Choctaw, thence north along the west side of 8th Street to a point where said street intersects with the alley between Choctaw and Pennsylvania, thence east along the north side of said alley to 6th Street, thence north on 6th Street along the west side to the northwest corner of 6th and Pennsylvania; thence east along the north side of Pennsylvania Avenue to the Union Pacific Rail Line, thence southeasterly along said rail line to a point parallel with the alley between Kansas and Colorado Avenue, thence west along north side of said alley to a point where the north/south alley between 5th Street and 6th Street intersects with east/west alley, thence north along the west side of said alley to Kansas Avenue, thence west along the south side of Kansas Avenue to a point on the southwest corner of 8th Street and Kansas, thence north along the west side of 8th Street to the alley between Chickasha Avenue and Kansas Avenue, thence west along the south side of said alley to a point on the west side of 9th Street, thence north to the point of beginning. (Code 1972, Sec. 4-5; Ord. No. 90-30, 12/20/90.)

Sec. 4-1-6. Wood shingles permitted outside fire limits on dwellings and accessory buildings.

Notwithstanding approved building code, wood shingles may be used outside of the fire limits for roofing on dwellings and on buildings accessory to dwellings (such as private garages, barns, etc.). (Ord. No. 2004-07, 02/16/2004)

Sec. 4-1-7. Building permits; required; application; issuance.

- (a) No building or other structure shall be built, enlarged or altered without a permit from the building inspector therefore as provided in the applicable approved building codes. (Ord. No. 2004-07, 02/16/2004)
- (b) Applications for building permits shall be made to the building inspector; and the applicant shall provide such plans, specifications and other data as may be necessary for said building inspector to determine whether the permit shall be issued. (Ord. No. 90-30, 12/20/90.)
- (c) No building permit shall be required to construct, move, or locate an accessory storage building of one hundred fifty (150) square feet or less provided such building meets the following criteria:
 - (1) No electric, gas, or plumbing shall be extended to serve the building.
 - (2) The building shall be accessory to the main building on the property and be used only for the benefit and use of the occupants of such main building.
 - (3) The building shall be located in the rear yard only.
 - (4) The building shall be moveable such as placed on "skids" and may not be placed on a permanent foundation.

(5) No more than one such accessory storage building may be constructed or placed without obtaining a building permit. (Ord. No. 97-14, 07/21/97)

Sec. 4-1-8. Conditions for building permits.

- (A) 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 of the City of Chickasha and filed of record, except as provided herein.
- (B) Improvements. No building permit shall be issued for any lot prior to the construction of all off-site improvements as are required by the City of Chickasha and which have been accepted by the City of Chickasha except as provided herein.
- (C) Plot Plan. No building permit shall be issued for any development on any tract of land for which a plot plan is required, unless such development is in conformity with the plot plan submitted with the final plat or is in conformity with an amended plot plan which has been re-submitted to the city council and planning commission to ensure compliance with the applicable regulations. All building permits in unplatted areas, except those set out in Sec. 4-1-8(E) of this chapter shall not be issued unless first considered by the planning commission and approved by the city council.
- (D) Exceptions to Platting Requirements. 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) All required street rights of way shall have been previously dedicated.
 - (2) All required utility and drainage easements shall have been previously dedicated.
 - (3) All off-site improvements as required are approved by the city council as follows:
 - (a) If an existing sanitary sewer line is within two hundred (200) feet of the property line, applicant must extend this line to service the property.
 - (b) Paving of the street adjacent to the property line according to city standards.
- (E) Any building permit in an unplatted area which seeks to: construct a single family home on a minimum 2 1/2 acres tract; or enlarge an existing building; or construct an accessory building may be issued by the city without submitting the application to the city council and planning commission if said applicant has complied with all provisions of this Section, Section 4-1-9, and all provisions of Chapter 16 of the Chickasha Code of Ordinances. No more than two (2) building permits for single-family homes may be issued to a property owner for adjoining unplatted tracts.

Note: As regards building permits, see also Chapter 16 of this code.

Sec. 4-1-9. Permit fees.

Before any building permit shall be issued, the fee therefore must be paid to the city clerk. The amount of such fees shall be set by the city council by resolution. (Ord. No. 1747, 10/10/83; Ord. No. 90-30, 12/20/90.)

Sec. 4-1-10. Streets and alleys.

When necessary or expedient during the construction, alteration or repair of any building, a portion of the adjoining alleys and streets including the sidewalk space and parking may be used by the builder for building purposes, but the occupancy and use thereof shall be in strict accordance with the provisions of the ordinances of the city. (Code 1972, Sec. 4-9.)

Note: For additional regulations on obstruction of streets and sidewalks, see Chapter 19 of this code.

Sec. 4-1-11. Street use -- permit -- application.

Before any street or alley or portion thereof is used or occupied for building purposes, the owner of the building or proposed building or structure, relating to which such use or occupancy is desired, shall secure a permit therefore from the building inspector, which permit shall not be issued except upon an application in writing signed by such owner or in his/her name by such agent. Such application shall contain the address of such owners and the name and address of the contractor or other person who will be in charge of the work and shall contain a stipulation that if permit is issued thereon, the privileges thereby granted shall be exercised in strict conformity with the provisions of the ordinances of the City of Chickasha relating thereto, and that such owner agrees to indemnify and save harmless the City of Chickasha from any loss, costs, damages or claims and any and all expenses resulting either directly or indirectly from the use or occupancy of any street or alley hereunder, or from any negligence of such applicant, his/her servants, agents and employees, or contractors in or about the use or occupancy of the same. The application shall contain an accurate description of the lot or portion of lot upon which the building or proposed building is or will be located and the names of the streets and location of the alleys, the use or occupancy of which is desired.

(Code 1972, Sec. 4-10.)

Sec. 4-1-12. Permits -- issuance -- contents.

Every permit shall be issued by the building inspector, and he/she shall keep a permanent record of all permits issued. The permit shall state the name of the owner or contractor to whom the same is issued, and contain an accurate description of the lot, or portion of lot, upon which the building is located or to be located, for which the use or occupancy of the streets or alleys is desired, and shall state upon its face that the issuance and validity is conditioned upon the acceptance of and compliance with all the provisions of the ordinances of the city by the owner of such building and all other persons concerned. No permit shall be issued or remain in force unless the required fees are paid therefore. *(Code 1972, Sec. 4-11.)*

Sec. 4-1-13. Permit, fees.

Before any building permit shall be issued, the fee therefore must be paid to the city clerk. The amount of such fees shall be set by the city council by resolution. *(Code 1972, Sec. 4-12; Ord. No. 90-30, 12/20/90.)*

Sec. 4-1-14. Injuries -- damages -- negligence.

The use of any alley or street or portion thereof, including the sidewalk and parking space, for the preparation, handling or storage of any building material, earth, rubbish or waste of any character, or for the erection or operation of any derricks, engines or other machinery or apparatus, thereon, or for any other purpose permitted by the provisions of this article, shall be upon the express condition that the owner and contractor or any other person making such use of such street, alley or portion thereof, shall be and are jointly and severally bound to indemnify and save harmless the City of Chickasha from any and all damages, loss, cost or expense or claims for damages arising either directly from such use of such street or alley or portion thereof by such owner and contractor or their agents, servants or employees. *(Code 1972, § 4-13.)*

Sec. 4-1-15. Permits -- duration -- revocation.

- (a) The use of the street or alleys under the provisions of this article shall terminate with the completion of the building, provided continuous work is done on said building or expiration of the permit, whichever shall be used first; but in no case shall a street or alley or any part thereof be used for such purposes longer than nine (9) months without first getting the consent of the building inspector. Any

permit may be revoked by the city council, in which event all unearned fees paid therefore shall be returned.

- (b) Ten (10) days shall be allowed for the removal of material and other obstructions after the completion of the building or notice of revocation is served.
- (c) All material or other obstructions shall be removed from the alleys and streets within such ten (10) days, unless an extension of time is given by the building inspector. *(Code 1972, § 4-14.)*

Sec. 4-1-16. Extension of occupancy.

The portions of any street or alley allowed to be occupied for building purposes by the provisions of this article shall be as follows:

- (1) The part of the street or sidewalk or parking directly in front of the lot or lots upon which the building is to be erected, and not extending out into the street.
- (2) No alley shall be occupied or any material be prepared for use there in such a manner or to such an extent as to necessitate closing the alley to public traffic.
- (3) No building material or other obstructions shall be placed or kept in such a position as to block or obstruct the approach to a railway track.
- (4) No material or other obstruction shall be placed or kept in such a position as to block or obstruct the approach from the street to any fire hydrant, and in no case shall any obstruction be placed within four (4) feet of such hydrant.
- (5) No street or alley or part thereof shall be so used or occupied as to damage or destroy any pavement, sidewalk, tree, or fire hydrant, or any other public or private property lawfully occupying any part of the street or alley. *(Code 1972, § 4-15.)*

Sec. 4-1-17. Adjacent property frontage; use of.

The street, including parking and sidewalk space adjacent to other property may be used for storing and handling of material, provided the written consent of the owner of such adjacent property waiving any and all claims for damages against the city there from be presented to the building inspector. Use of this frontage shall be restricted and regulated the same as specified in this article for frontage on the lot or lots upon which the building is built. *(Code 1972, § 4-16.)*

Sec. 4-1-18. Gutters; drainage.

Repealed *Ord. No. 90-30, 12/20/90.*

Sec. 4-1-19. Sidewalk -- protection.

- (a) Elevated sidewalks will not be permitted. If the building is more than two (2) stories high and is set at or near the lot line, a temporary roof shall be built over the sidewalk or a temporary sidewalk built out into the street and around material stored. If the building is more than four (4) stories high, such temporary sidewalk shall be roofed with two (2) inch lumber.
- (b) For remodeling or building a small structure or a building less than two (2) stories high at or near the lot line, a clear space of four (4) feet on the sidewalk next to the curb must be maintained at all times, unless temporary walk, as hereinbefore specified, is built. *(Code 1972, § 4-18.)*

Sec. 4-1-20. Excavated material and rubbish.

No excavated material or rubbish of any kind shall be stored on any part of any street or in any alley, but shall be promptly removed from day to day as produced. No dry dust or rubbish apt to produce dust shall be handled on any street, sidewalk, or alley without first being wetted down. *(Code 1961, § 4-19.)*

Sec. 4-1-21. Guy lines, derricks, engines, chutes.

- (a) All guy lines shall be at least fifteen (15) feet above the street, sidewalk or alley level.

- (b) Derricks for building more than three (3) stories high will not be permitted on the sidewalk or any other portion of any street. Hoists for any building and engines for operating same shall not be erected or used upon the street unless temporary sidewalks as specified in this article are built around them.
- (c) Chutes from concrete mixers shall not block the sidewalk unless temporary sidewalk around the same is provided. *(Code 1972, § 4-20.)*

Sec. 4-1-22. Mortar beds.

- (a) Lime, cement or other mortar and concrete may be prepared upon any street or alley within the space designated in this article to be used or occupied for building purposes.
- (b) If such mortar or concrete is prepared or deposited upon the roadway, sidewalk or parking, it shall be upon a tight bed or tongued and grooved boards, or equal, placed upon two-inch bearers or sleepers, leaving an air space below, and shall be properly protected so as to prevent any splashing or dripping on the parking, roadway or sidewalk.
- (c) It shall be unlawful for any person to prepare or deposit concrete or mortar of any description, or any similar mixture upon the unprotected surface of any pavement, parking or sidewalk. *(Code 1972, Sec. 4-21.)*

Sec. 4-1-23. Danger signals.

Adequate illumination shall be provided during nighttime hours whenever any excavation exists in or adjacent to any street, and also where any building material, machinery, sheds, or other obstruction exists in any street or alley, or other public place. Such illumination devices shall be maintained in good working order and shall be so placed that the general public is adequately warned of the hazard. *(Code 1972, Sec. 4-23; Ord. No. 90-30, 12/20/90.)*

Sec. 4-1-24. Guard Rails.

When excavations are made either within or bordering upon a street or alley, substantial guard rails shall be built around all sides of the same which are exposed to the public, and similar barriers shall be placed around any material with which contact would be injurious to pedestrians or to vehicles or their occupants. *(Code 1972, Sec. 4-23.)*

Sec. 4-1-25. Danger signals -- interference.

It shall be unlawful for any person to tamper with, displace, remove, injure, extinguish or destroy any danger signal or guard placed about or upon any excavation or building material, or other obstruction pursuant to this article. *(Code 1972, Sec. 4-24.)*

Sec. 4-1-26. Emergency precautions.

The building inspector shall be empowered hereby to use his/her discretion in enforcing additional measures not specifically required by this article, to safeguard the public and all property interests against injury, loss or damage, as the occasions may arise when streets, sidewalks or alleys are used for the storage or handling of material or any other purpose connected with any building operation in the corporate limits of the city. *(Code 1972, Sec. 4-25.)*

Sec. 4-1-27. Appeals -- decisions of officers.

- (a) An appeal may be taken from the decision of the building inspector of the City of Chickasha, made under or pursuant to any of the provisions of this article by any interested person who feels himself aggrieved or damaged thereby. Any person preparing to make such an appeal shall prepare a verified written statement of the facts pertaining to the decision appealed from and file the same, together with a duplicate copy thereof, with the city clerk, and he/she shall promptly deliver a copy of the said statement to the officer from whose decision such appeal is taken.

- (b) The appeal shall be heard by the city council at its next regular meeting following the filing of the appeal statement, unless postponed by the council, or may be heard at a special meeting. The decision appealed from shall remain in force and effect until such appeal has been decided by the city council. The decision of the city council shall be final. *(Code 1972, § 4-26.)*

Article 2. House Moving

Sec. 4-2-1. Permit required.

It is hereby declared to be unlawful for any person, as principal, agent, laborer, or employee to use or occupy any of the streets, avenues or alleys or other public places within the limits of the city for the purpose of moving any building or structure of any kind, impossible to be moved and transported by ordinary vehicle conveyances, or to occupy any portion of such streets, avenues, public ways, places or alleys, with any equipment of any kind to be used or placed herein for the purpose of effecting the transportation of such structures or buildings as above described, without first having obtained a permit from the city clerk for such purposes. Such permit shall first be approved by the street superintendent before the exercise of any privileges derived there from. *(Code 1972, § 4-27.)*

Sec. 4-2-2. Application -- fees.

The permit for moving a building shall be obtained on a written application which shall recite the character of the thing or object to be moved and transported along or through and upon the street, avenues, or alleys, the proposed route of such transportation, and the place or places where any equipment used in effecting such moving and transportation shall be placed and secured shall be given. The amount of such fee shall be set by the city council by resolution. *(Code 1972. Sec. 4-28), (Ord. No. 90-30, 12/20/90.)*

Sec. 4-2-3. Damage deposit.

No such permit shall be issued until the applicant shall have deposited with the city clerk a cash amount in such sum as may be reasonably necessary to cover all loss or damage to streets or pavements by reason of the negligence or improper use or occupancy of said streets, sidewalks and alleys. The street superintendent shall consider the course or routes to be traveled, and the probable injury and stipulate a sum to be deposited with the clerk, which in his/her judgment shall offset any damage resulting to the streets, bridges, culverts, curbs, paving or sidewalks from such moving. Upon completion of the act of moving, all balance of such deposit shall be promptly returned to the person making the deposit after all costs of injury or damages to said streets, pavements, curbs, sidewalks and bridges shall have first been deducted. Nothing in this section shall be construed to relieve such person from any damage resulting to said streets, paving, curbs, bridges or culverts in any amount in excess of such deposit, but such person shall accept responsibility at the time of application for permit for all such damage and shall remain liable for same until fully paid or recovered by appropriate action at law. *(Code 1972, § 4-29.)*

Sec. 4-2-4. Surety bond.

In addition to the cash deposit, the applicant for such permit, before the issuance of same, shall deliver a surety bond to be approved by the city clerk in the sum of one thousand (\$1,000.00) dollars, conditioned that such person shall save, indemnify and keep harmless the City of Chickasha against any and all liabilities, judgments, damages, costs and expenses which may in any way accrue against the said city in consequence of the granting of such permit or while acting under the same and will under all circumstances strictly comply with the terms of such permit. Such surety bond shall not in any manner be affected or limited by any other bonds or deposits made or given by the applicant for the permit. *(Code 1972, § 4-30.)*

Sec. 4-2-5. Passageways.

Any person to whom a permit has been issued for the purpose of moving or transporting any building over any street or alley, shall at all times and all places of occupancy on the street, maintain a safe and sufficient passageway for the use of the public traffic; and the same shall be kept open for vehicles to pass on one side or both sides of such building or structure while the same is being moved or is occupying any part of the street or alley of the city, if the character or width of such street shall permit the same. (Code 1972, § 4-31.)

Sec. 4-2-6. Conditions of approval.

The street superintendent shall not approve any permit when he/she shall find from a statement of the facts that the said building or structure is of such size, weight, or dimensions as will result in any damage to the pavements, curbs, or sidewalks or shall be so large as to be impractical to move without gross injury to shade trees or other property. He/she shall not approve any permit unless he/she shall find that the applicant has all necessary equipment in a good condition of use, and that he/she is a person of such experience, ability and judgment as is required for the transportation of such building or other structure under the conditions set up by ordinance. (Code 1972, § 4-32.)

Sec. 4-2-7. Municipal liability limited.

The city shall not be liable to the owner of the building, or to the person moving the same for any damage resulting to the building because of the conditions of the streets, bridges, culverts or other municipal properties used for such purposes. The operation under any mover's permit shall be conditioned upon the provisions of this section, of which notice is hereby charged. Such use of the street is an extraordinary charge upon its capacity for the sale and exclusive benefit of the mover and owner of the premises, without consideration to the city and is an accommodation to such parties without charge of any kind for the use of said streets. (Code 1972, § 4-33.)

Sec. 4-2-8. Caution signs.

It shall be the duty of said person to place a red light maintained in a lighted condition from sunset to sunrise, plainly visible for not less than two hundred (200) feet on each and every side of the building or structure, which is being moved. Such lights shall be so placed and maintained that the view of same in any sense will not be obstructed. Provided that as many additional lights as may be necessary in the judgment of the street superintendent shall be established and maintained throughout each and every night of occupancy. (Code 1972, § 4-34.)

Sec. 4-2-9. Tree protection.

The person who may have a permit to move a building or structure over any street within the city shall by virtue of such permit derive no right to injure or impair the condition or usefulness of any shade tree or plant situated in the street or overhanging the street. No tree of any kind shall be cut, bruised, scarred or injured under any circumstances, without the expressed permission in writing of the owner of the same and with the permission of the street superintendent. (Code 1972, § 4-35.)

Sec. 4-2-10. Overhead wires.

In all cases where it is necessary to remove any electric, telephone, cable television or other wires or cables, it shall be the duty of the person moving such building or structure to give not less than five (5) days notice to the public utility company. The notice shall state the place, the construction to be removed, changed or altered, and the day and time desired to have such clearance. It shall further be the duty of such person owning or moving the building to make financial arrangements satisfactory with the affected utility company to cover the cost of changing or moving said utility overhead construction and replacing the same in its former condition. It shall be the duty of said utility company to make such temporary

changes as are reasonably necessary to accommodate such requests. (Code 1972, Sec. 4-36), (Ord. No. 90-30, 12/20/90.)

Sec. 4-2-11. Danger guards.

It shall be the duty of the house mover to station sufficient persons on guard and to establish such notices, danger zones and rails in the immediate vicinity of the moving activities as will be necessary to apprise any reasonable person of impending danger resulting from the moving operations, or any instrument or equipment used in such moving. (Code 1972, Sec. 4-37.)

Sec. 4-2-12. Time limit.

At the time of application for a permit it shall be the duty of the mover of any building or structure to estimate the reasonable time required for the moving of said building from its present location to its proposed location, and shall state in his/her application for a permit what he/she deems to be such reasonable time. The route and time allowed for the moving of said building shall be determined and fixed by the street superintendent. The permit shall specifically provide that the building shall, from the time any part of the street is used for the moving of same, be cleared from any and all streets within a specified number of days named therein, Sundays and holidays excepted. The mover shall bind himself/herself to pay the sum of ten dollars (\$10.00) per day for each and every day in which all or any part of which, said building or structure remains on the streets in excess of the number of days allowed in said permit, and his/her cash deposit shall in addition to his/her bond be secondarily liable for the payment of said sums. (Code 1972, Sec. 4-38), (Ord. No. 90-30, 12/20/90.)

Sec. 4-2-13. Notice to fire department.

In each and every case, where any person desires to move any building and shall have a permit issued for the same, he/she shall show their permit to the chief of the fire department, and if for any reason any delay is occasioned by any unforeseen contingency, it shall be the further duty to inform the fire chief of such facts to the end that the fire chief may keep accurate and recent information on the true condition of the streets and alleys for the fire department. (Code 1972, Sec. 4-39.)

Sec. 4-2-14. Civil liability.

No provision or condition of this article shall be construed so as to limit the civil liability of any person moving any house, building or structure on or over any street within the city by authority of any permit, and such civil liability shall extend to all persons injured or damaged by any act of moving by such person which may be the proximate cause of such damage. (Code 1972, Sec. 4-40.)

Sec. 4-2-15. Street superintendent to supervise.

The street superintendent shall, from the time any building is dislodged from its original foundation and mounted upon any means of transportation until the time such building has been transported to its destination and is clear of all streets, superintend, supervise and enforce all ordinances relating to the same. (Code 1972, Sec. 4-41.)

Article 3. Plumbing.

Sec. 4-3-1. Plumbing.

Repealed. Ord. No. 90-30, 12/20/90.

Sec. 4-3-2. Combination electrical-plumbing inspector -- office created, etc.

The office of combination electrical-plumbing inspector is hereby created in the City of Chickasha, Oklahoma. The combination inspector shall be appointed by the city manager, and shall be paid an annual salary to be set as other administrative salaries are set. Said combination inspector shall meet all qualifications as required by the Oklahoma Department of

Health for municipal plumbing-electrical inspectors. The combination inspector may also act as the mechanical inspector for enforcement of the mechanical code. (Code 1972, Sec. 4-43; (Ord. No. 90-30, 12/20/90, Ord. No. 95-17, 11/20/95.)

Sec. 4-3-3. Same -- duties.

In addition to any other duties now or hereinafter prescribed, the plumbing inspector shall enforce all laws and ordinances relating to plumbing, as herein defined, within the jurisdiction of the city. He/she shall issue such permits, make such inspections, tests, and registrations, and such recommendations for the revocation of registrations, as may be required. (Code 1972, Sec. 4-44.)

Sec. 4-3-4. Registration required, exemptions.

- (a) Every person, firm or corporation operating as a plumbing contractor, before engaging in the business of plumbing in the city, shall register as a plumbing contractor with the city clerk. As part of the registration requirements, each plumbing contractor shall also provide the names, addresses, and license numbers of all journeymen and all apprentices then employed by the contractor. In addition, the plumbing contractor shall inform the city clerk at any time a journeyman or apprentice leaves or begins employment with the plumbing contractor, and provide the names, addresses, and license number of new employees. (Ord. No 2004-11, 05/03/2004.)
- (b) At the time of registration, the contractor shall pay to the city clerk a license tax to cover the costs of regulating the business, the sums set by the council by motion or resolution for plumbing contractors, payable in advance to be deposited in the general fund of the city. As provided in 11 O.S. §22-106, the license tax shall be determined based on the number of licensed journeymen or apprentices under the supervision of the licensed contractor. Any subsequent increase in the number of licensed journeymen or apprentices employed shall increase the license tax. The license tax herein assessed shall be construed to be exacted from each plumbing contractor doing business in the city, and not from the individual employees of plumbing contractors. (Ord. No 2004-11, 05/03/2004.)
- (c) The city shall issue registration certificates and receipts for all sums collected under this provision to the person, firm or corporation paying the same. No certificate or receipt may be issued until the applicant shows proof of possession of the appropriate current state license. The certificate shall entitle the holder and the journeymen and apprentices employed and registered by the holder to install plumbing fixtures, or apparatus with the corporate limits of the city until June 30th next succeeding. No certificate shall extend beyond June 30th of any year. Any request for renewal of a certificate must be received by the city within thirty (30) days after the expiration date of a certificate, along with the required license taxes and proof of state license. No license tax for a certification of registration shall be prorated for less than one year. (Ord. No 2004-11, 05/03/2004.)
- (d) Exempt from the provisions of this registration requirement are owners of property and minor repairs as defined specifically in the state statutes or the plumbing code. (Code 1972, Sec. 4-45); (Ord. No 2004-11, 05/03/2004.)

Sec. 4-3-5. Registration fees.

Repealed. Ord. No. 90-30, 12/20/90.

Sec. 4-3-6. Plumbing hearing board -- created -- duties.

Repealed. Ord. No. 90-30, 12/20/90.

Sec. 4-3-7. Plumbers -- bond.
Repealed. *Ord. No. 90-30, 12/20/90.*

Sec. 4-3-8. Not to repeal ordinances relating to gas or gas plumbing.
Repealed. *Ord. No. 90-30, 12/20/90.*

Sec. 4-3-9. Registration to expire June 30th.
All registrations made under the provisions of this article shall expire on June 30th, after the issuance thereof. *(Code 1972, Sec. 4-50.)*

Sec. 4-3-10. Apprentice plumbers -- supervision.
No apprentice plumber will be permitted to do any work unless a journeyman plumber is present, and such journeyman plumber shall supervise the work of such apprentice plumber. *(Code 1972, Sec. 4-51.)*

Sec. 4-3-11. Installation of appliances.
Repealed. *Ord. No. 90-30, 12/20/90.*

Sec. 4-3-12. Plumbing, mechanical, and electrical inspection.
It shall be unlawful and an offense for any person, firm or corporation to engage in any type of plumbing, mechanical, electric work within the City of Chickasha, without first obtaining a plumbing, mechanical, or electrical registration issued by the City of Chickasha. After completing all work the plumbing, mechanical or electrical contractor must call for an inspection within twenty-four hours. Failure to report any work for inspection shall result in a citation being issued or suspension of the City of Chickasha plumbing, mechanical or electrical registration.

Sec. 4-3-13. Plumbing permits -- required -- fees.
No plumbing work shall be undertaken within the City of Chickasha, Oklahoma, without a permit there for from the plumbing inspector. The plumbing inspector may, from time to time, provide for replacement of plumbing appliances without a permit being required prior to the work commencing. The plumbing inspector shall conduct an inspection of all work whether permitted or not. In case a permit is not required, the person, firm or corporation will be responsible for payment of required inspection fees of all work undertaken. The plumbing official shall not issue stamp of approval or otherwise authorize plumbing connection until the provisions of this chapter and the plumbing code of the city have been fully complied with. The amount of the fee shall be set by the city council by resolution. *(Code 1972, Sec. 4-54; Ord. No. 90-30, 12/20/90.)*

Sec. 4-3-14. Plumbing; National Standard Plumbing Code adopted.
Repealed. *Ord. No. 90-30, 12/20/90.*

Sec. 4-3-15. Plumbing regulations.
Repealed. *Ord. No. 90-30, 12/20/90.*

Article 4. Mechanical Code.

Sec. 4-4-1. Registration required, license tax, exemptions.
(a) Every person, firm or corporation operating as a mechanical contractor, before engaging in business as a mechanical contractor in the city, shall register as a mechanical contractor with the city clerk. As part of the registration requirements, each mechanical contractor shall also provide the names, addresses, and license number of all journeymen and all apprentices then employed by the contractor. In addition, the mechanical contractor shall inform

the city clerk at any time a journeyman or apprentice leaves or begins employment with the mechanical contractor, and provide the names, addresses, and license number of new employees. (Code 1972, Sec. 4-57; Ord. No 2004-11, 05/03/2004.)

- (b) At the time of registration, the contractor shall pay to the city clerk a license tax to cover the costs of regulating the business, the sums set by the council by motion or resolution for mechanical contractors, payable in advance to be deposited in the general fund of the city. As provided in 11 O.S. §22-106, the license tax shall be determined based on the number of licensed journeymen or apprentices under the supervision of the licensed contractor. Any subsequent increase in the number of licensed journeymen or apprentices employed shall increase the license tax. The license tax herein assessed shall be construed to be exacted from each mechanical contractor doing business in the city, and not from the individual employees of mechanical contractors. (Ord. No 2004-11, 05/03/2004.)
- (c) The city shall issue registration certificates and receipts for all sums collected under this provision to the person, firm or corporation paying the same. No certificate or receipt may be issued until the applicant shows proof of possession of the appropriate current state license. The certificate shall entitle the holder and the journeymen and apprentices employed and registered by the holder to perform mechanical contracting work within the corporate limits of the city until June 30th next succeeding. No certificate shall extend beyond June 30th of any year. Any request for renewal of a certificate must be received by the city within thirty (30) days after the expiration date of a certificate, along with the required license taxes and proof of state license. No license tax for a certificate of registration shall be prorated for less than one year. (Ord. No 2004-11, 05/03/2004.)
- (d) Exempt from the provisions of this registration requirement are owners of property and minor repairs, as defined specifically in the state statutes or the mechanical code. (Ord. No 2004-11, 05/03/2004.)

Sec. 4-4-2. Mechanical permits -- required -- fees.

No mechanical work shall be undertaken within the City of Chickasha, Oklahoma, without a permit therefore from the mechanical inspector. The mechanical inspector may, from time to time, provide for replacement of mechanical appliances without a permit being required prior to the work commencing. The mechanical inspector shall conduct an inspection of all work whether permitted or not. In case a permit is not required, the person, firm or corporation will be responsible for payment of required inspection fees of all work undertaken. The mechanical official shall not issue stamp of approval or otherwise authorize connection until the provisions of this chapter and the mechanical code of the city have been fully complied with. The amount of such fee shall be set by the city council by resolution. (Code 1972, Sec. 4-58; Ord. No. 90-30, 12/20/90.)

Sec. 4-4-3. Journeyman gas fitters -- definitions -- qualifications -- requirements -- fees.

Repealed. Ord. No. 90-30, 12/20/90.

Sec. 4-4-4. Master gas fitters -- definition -- examination -- qualifications -- requirements -- fees.

Repealed. Ord. No. 90-30, 12/20/90.

Sec. 4-4-5. Countersigning of certificates.

Repealed. Ord. No. 90-30, 12/20/90.

Sec. 4-4-6. Applications – examination – assignment – loaning -- revocation.
Repealed. *Ord. No. 90-30, 12/20/90.*

Sec. 4-4-7. Apprentices.
Repealed. *Ord. No. 90-30, 12/20/90.*

Sec. 4-4-8. Permits.
Repealed. *Ord. No. 90-30, 12/20/90.*

Sec. 4-4-9. Gas piping to be governed by NBFU pamphlet.
Repealed. *Ord. No. 90-30, 12/20/90.*

Sec. 4-4-10. Testing and inspection.
Repealed. *Ord. No. 90-30, 12/20/90.*

Sec. 4-4-11. Certificate of approval.
Repealed. *Ord. No. 90-30, 12/20/90.*

Sec. 4-4-12. Reinspections.
Repealed. *Ord. No. 90-30, 12/20/90.*

Sec. 4-4-13. Right of entry.

The plumbing inspector, the mechanical inspector, and the electrical inspector provided for in this chapter shall have the right and authority to enter any building or premises at any reasonable hour and for any reasonable length of time for the purpose of discharging his/her duties. *(Code 1972, Sec. 4-69; Ord. No. 90-30, 12/20/90.)*

Sec. 4-4-14. Inspection.
Repealed. *Ord. No. 90-30, 12/20/90.*

Sec. 4-4-15. Additional authority of inspector.
Repealed. *Ord. No. 90-30, 12/20/90.*

Sec. 4-4-16. Inspection fees.
Repealed. *Ord. No. 90-30, 12/20/90.*

Sec. 4-4-17. Offense by owner or occupant.

It shall be unlawful and an offense for the owner or occupant of any building or premises in the city in which new gas piping may hereafter be installed or existing gas piping altered, or any gas fitter or any other person to allow or permit as to flow through such piping, until the same has been inspected, tested and approved by the plumbing inspector. *(Code 1972, Sec. 4-72; Ord. No. 90-30, 12/20/90.)*

Sec. 4-4-18. Testing.
Repealed. *Ord. No. 90-30, 12/20/90.*

Sec. 4-4-19. Concealed fittings.
Repealed. *Ord. No. 90-30, 12/20/90.*

Sec. 4-4-20. Time allowed for inspection.
Repealed. *Ord. No. 90-30, 12/20/90.*

Article 5. Liquefied Petroleum Gas

Sec. 4-5-1. Persons, etc., must comply with state law and possess any state licenses or permit required by law.

- (a) It is unlawful for any person, firm or corporation to manufacture, fabricate, assemble, install or repair any system, containers, apparatus or appliance to be used for the transportation, storage, dispensing or utilization of liquefied petroleum gas, or to transport, handle or store such gas, unless such person has complied with all provisions of state law and city ordinances relating thereto, and has any license or permit which may be required by state law. Except as otherwise provided by state law or ordinance, the code established in Section 4-1-1 shall govern the storage and handling of such gasses. (Ord. No. 2040-07, 02/16/2004)
- (b) No storage of liquefied petroleum gas except by retail customers in reasonable amounts for their own use, or a retail outlet for liquefied petroleum gas has been established, as set forth in Sec. 16-28 (d) of this city code, shall be permitted within the city. (Code 1972, Sec. 4-77; Ord. 1733, 7/25/85.)

Article 6. Electrical Installations

Sec. 4-6-1. National Electric Code adopted.
Repealed. Ord. No. 90-30, 12/20/90.

Sec. 4-6-2. National Electric Code/modification.
Repealed. Ord. No. 90-30, 12/20/90.

Sec. 4-6-3. Combination plumbing-electric inspector.

There shall be a combination inspector of the City of Chickasha who shall be appointed by the city manager and who may hold another position in the city government. (Ord. 1385, Ord. No. 95-17, 11/20/95.)

Sec. 4-6-4. Registration required, license tax, exemption.

- (a) Every person, firm or corporation operating as an electrical contractor, before engaging in business as an electrical contractor in the city, shall register as an electrical contractor with the city clerk. As part of the registration requirements, each electrical contractor shall also provide the names, addresses, and license numbers of all journeymen and all apprentices then employed by the contractor. In addition, the electrical contractor shall inform the city clerk at any time a journeyman or apprentice leaves or begins employment with the electrical contractor, and provide the names, addresses, and license number of new employees. (Ord. No 2004-11, 05/03/2004.)
- (b) At the time of registration, the contractor shall pay to the city clerk a license tax to cover the costs of regulating the business, the sums set by the council by motion or resolution for electrical contractors, payable in advance to be deposited in the general fund of the city. As provided in 11 O.S. §22-106, the license tax shall be determined based on the number of licensed journeymen or apprentices under the supervision of the licensed contractor. Any subsequent increase in the number of licensed journeymen or apprentices employed shall increase the license tax. The license tax herein assessed shall be construed to be exacted from each electrical contractor doing business in the city, and not from the individual employees of electrical contractors. (Ord. 1400, Sec. 1; Ord. No 2004-11, 05/03/2004.)

- (c) The city shall issue registration certificates and receipts for all sums collected under this provision to the person, firm or corporation paying the same. No certificate or receipt may be issued until the applicant shows proof of possession of the appropriate current state license. This certificate shall entitle the holder and the journeymen and apprentices employed and registered by the holder to install electrical conductors, fixtures, or apparatus within the corporate limits of the city until June 30th next succeeding. No certificate shall extend beyond Jun 30th of any year. Any request for renewal of a certificate must be received by the city within thirty (30) days after the expiration date of a certificate, along with the required license taxes and proof of state license. No license tax for a certificate of registration shall be prorated for less than one year. (*Ord. No 2004-11, 05/03/2004.*)
- (d) Exempt from the provisions of this registration requirement are owners of property and minor repairs as defined specifically in the state statutes in the electrical code. (*Ord. No 2004-11, 05/03/2004.*)

Sec. 4-6-5. Certificate of insurance and bonds required.
 Repealed. *Ord. No. 90-30, 12/20/90.*

Sec. 4-6-6. Testing.
 Repealed. *Ord. No. 90-30, 12/20/90.*

Sec. 4-6-7. Contractor, journeyman and apprentice relationship.

- (a) Any person possessing a contractor's license may work without any supervision and is not required to be employed by any other firm or individual.
- (b) Any person possessing a journeyman's license may be employed by a person possessing a contractor's license and must receive daily supervision by that contractor. The journeyman license holder is responsible for providing written verification from the contractor to the city clerk as to which contractor he/she is employed by.
- (b) Any person possessing an apprentice license must be employed by a person possessing a contractor's license and must receive constant supervision by either a contractor or a journeyman. No electrical work shall be done without a contractor or journeyman on the job site at all times. *Ord. 1385; Ord. No. 90-30, 12/20/90.)*

Sec. 4-6-8. Licensing and permit exceptions.

An individual or company or franchise utility may hire or employ electricians or maintenance workers on a full time basis to perform work for said employer subject to the following conditions:

- (1) At least one electrician or person doing electrical work hired by said employer must obtain a contractor's license and any individual performing unsupervised electrical work shall obtain a journeyman's or contractor's license.
- (2) All electrical work performed shall be only on the employer's property and/or place of business whichever is considered the electrician's place of employment.
- (3) Any individual performing electrical work outside of his/her "place of employment" shall be subject to the same licensing and work provisions as other individuals performing electrical work
- (4) Employers or companies doing maintenance or in-house electrical work shall be exempt from permit requirements for electrical maintenance.
- (5) Employees of franchise holders may perform electrical work and shall not be required to obtain a license or permit of any type for work on electrical power lines, including meters on

the franchise holder's property or in the maintenance and installation of electrical apparatus.
(Ord. 1385.)

Sec. 4-6-9. Refusal to grant license; revocation.
Repealed. Ord. No. 90-30, 12/20/90.

Sec. 4-6-10. Owners doing wiring.

An owner of a house in which he/she permanently resides may perform his/her own electrical work on said house. This provision pertains to single-family dwellings only. Homeowners, when performing electrical work, must conform to all appropriate electrical codes, permit requirements and inspection fees. (Ord. 1385.)

Sec. 4-6-11. Permit necessary for all new electrical work.

No person, firm or corporation, or officer, receiver, representative or employee of any corporation shall do, or cause to be done, any interior or exterior, new or initial, wiring or any construction, installation, or alteration of any electrical wiring apparatus or fixtures within the city without first having complied with the provisions of this chapter and without first having obtained a permit for the particular work as required by the electrical code from the electrical official of the city. The electrical inspector may, from time to time, provide for replacement of electrical appliances without a permit being required prior to the work commencing. The electrical inspector shall conduct an inspection of all work whether permitted or not. In case a permit is not required, the person, firm or corporation will be responsible for payment of required inspection fees of all work undertaken. The electrical official shall not issue stamp of approval or otherwise authorize current connection until the provisions of this chapter and the electrical code of the city have been fully complied with. The amount of fee shall be set by the city council by resolution. (Ord. 1385; Ord. No. 90-30, 12/20/90.)

Sec. 4-6-12. Inspection.

It shall be the duty of the electrical inspector to inspect any building within forty-eight (48) hours after notice has been received by any electrician, or electrical contractor, that the work has been finished and is ready for final inspection. Upon inspection, if he/she finds the work has been properly performed, he/she shall issue a certificate of approval, certifying that the electrical installation conforms in all respects to the requirements of the city's electrical code. He/she shall make such inspections as the work progresses and as may be necessary to observe all concealed work and in each case shall leave a tag of notice on the service pointing out any defects or corrections to be made. No workman shall in any manner conceal any electrical wiring until he/she has positive and definite knowledge that the wiring has been inspected and approved by the electrical inspector. (Ord. 1385.)

Sec. 4-6-13. Utility connection.

It shall be unlawful for any electrical light or power company to make any electrical connection to any building until a certificate stating that the electrical wiring has been approved and issued by the electrical inspector. Any person, whether operating under a regular franchise granted by the city or not, shall upon written notice from the electrical inspector disconnect any service as designated by said notice and shall not reconnect said installation except on written notice from said inspector. These electrical inspection cards shall be issued only to a licensed electrical contractor or his/her representative. (Ord. 1385.)

Sec. 4-6-14. Annual inspection in fire zone; corrections.

The electrical inspector shall make an annual inspection of all electrical equipment in the fire zone of the city; and when any electrical installations are found to be in an unsafe or hazardous condition, the electrical inspector shall notify the person, firm or corporation where such electrical conditions exist to correct same and place in a safe condition. Any person, firm or corporation failing or refusing to make correction of hazardous or unsafe

electrical installations, after having been notified by the electrical inspector, within a designated time to be determined by the electrical inspector, shall be fined according to the provision of this chapter; and each day after the expiration of the time designated to make corrections shall constitute a separate offense. When hazardous or unsafe electrical conditions exist and any person, firm or corporation fails to make corrections after having been notified, the electrical inspector shall have the authority to discontinue the electrical service or have the authority to order electrical service discontinued. *(Ord. 1385.)*

Sec. 4-6-15. Inspector may enter buildings.

The electrical inspector, while in the discharge of his/her official duty, shall have the authority to enter any building or premises at any reasonable hour, for the purpose of making any electrical inspection, re-inspection, or test of the electrical equipment contained therein or its installations; and any person interfering with the electrical inspector shall be fined as provided for in this chapter. *(Ord. 1385.)*

Sec. 4-6-16. Responsibility for damages, etc.

This article shall not be construed to affect the responsibility or liability of any party owning, operating, controlling, or installing any electrical equipment for damages to persons or to property caused by any defect therein, nor shall the city, or any officer or employee of the city, be held as assuming such liability by reason of the inspection or re-inspection as herein provided or by reason of the approval or disapproval of any equipment authorized herein. *(Ord. 1385.)*

Sec. 4-6-17. Electrical equipment defined.

The term "electrical equipment", used in this article, 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. *(Ord. 1385.)*

Sec. 4-6-18. Underwriter's Laboratories, Inc., etc.

All electrical equipment installed or used shall be in conformity with the provisions of this article, 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 or to property. Unless by this chapter, by a Statute of the State of Oklahoma, or any orders, rules or regulations issued by authority thereof, a specific class of electrical equipment is disapproved for use, conformity with the standards of Underwriter's Laboratories, Inc., shall be prima facie evidence of conformity with approved standards for safety to persons or to property. *(Ord. 1385.)*

Sec. 4-6-19. Inspector may make special rulings.

The electrical inspector shall have the authority to make special rulings, when circumstances warrant, for the safeguarding of life and property and the improvement of electrical installations, but in all cases persons engaged in the installing of electrical equipment and holding an electrical license must be notified by letter of these decisions. *(Ord. 1385.)*

Sec. 4-6-20. Electrical inspector; outside duties.

The electrical inspector is hereby authorized, empowered and directed to exercise general supervision over the placing, stringing or attaching telegraph, telephone, electric light or other wires and the placing of all poles and appliances so as to prevent fire, accident or injury to persons or property, and to cause all such wires and electric lights to be so placed, constructed and guarded as not to cause fire, accident or endanger the life or property of any persons. All such lights, wires or electrical apparatus, as well as those hereafter constructed, placed or erected shall be subject to such supervision. Whenever any electrical wiring or other electrical apparatus becomes unsafe or in a defective or insecure condition, the electrical inspector shall notify the owner in writing to repair or remove the same within 24 hours or such other time as he/she shall deem advisable or that he/she shall have the same removed. The provisions of

this section are subject to any and all orders promulgated by the State Corporation Commission, duly acting within its authority. (Ord. 1385.)

Article 7. Fair Housing Opportunities

Sec. 4-7-1. Policy.

It is the policy of the City of Chickasha to provide, within constitutional limitations, for fair housing throughout the city.

Sec. 4-7-2. Fair Housing Officer.

The city manager or his/her designated representative shall act as the fair housing officer for the City of Chickasha. (Ord. 1430, § 1.)

Sec. 4-7-3. Duties.

- (a) The fair housing officer shall receive complaints of alleged violations of fair housing opportunities within the City of Chickasha.
- (b) The fair housing officer shall direct the complainant to the appropriate state or federal agency, which is in charge of fair housing enforcement. (Ord. 1430, § 1.)

Article 8. Mobile Home Parks

Sec. 4-8-1. Definitions.

For the purpose of this article the following words and phrases have the meaning described and named in this section:

- (1) **Building Inspector.** Shall mean the legally designated inspection official of the City of Chickasha, or his/her authorized representative.
- (2) **License.** Shall mean a written license issued by the city clerk of the City of Chickasha permitting the mobile home park to operate under this article and the regulations promulgated there under.
- (3) **Mobile Home Park.** Shall mean any rental plot of ground upon which five (5) or more mobile homes are located, which are occupied for dwelling or sleeping purposes on a permanent basis.
- (4) **Mobile Home.** A mobile home or trailer home is hereby defined to include any and all types of every kind and character of any home that is mobile and moved to a location on which the same is to be located regardless of any improvements, additions or deletions which may have taken place or has taken place before and after the placing of said home on location. This definition shall not be applicable to modular, pre-built, or pre-constructed houses. This shall not include what is ordinarily referred to as campers attached to some vehicles unless the same is used for residential purposes on any lot and in any event, permits shall also be necessary for such installations. (Ord. 1277, § 4-103.)

Sec. 4-8-2. License required.

- (a) It shall be unlawful for any person, firm or corporation to construct, maintain, operate or alter any mobile home park as hereinafter defined within the City of Chickasha, Oklahoma, unless he/she owns a valid license, which shall be issued annually by the city clerk of Chickasha, Oklahoma.
 - (b) Any person desiring to establish a mobile home park shall follow the city's subdivision procedures and requirements found in the mobile home park zoning district.
- (1) After approval by the city council, the city clerk shall be authorized to issue a license for said mobile home park. (Ord. 1277, § 4-104.)

Sec. 4-8-3. Fee required.

- (a) The city clerk shall issue an annual permit to the mobile home park owner for the operation of a mobile home park, and the fee for the license shall be determined by mayor and council.
- (b) The minimum fee shall be twenty-five dollars (\$25.00) per mobile home park.
- (c) Said permit shall expire on the first day of January immediately following the date of issuance.
- (d) All licenses may be prorated on a monthly basis.
- (e) Existing locations with less than five (5) mobile home spaces are not required to obtain a license and shall be considered a "non-conforming use" as defined by the Chickasha Zoning Ordinance. (Ord. 1277, § 4-105.)

Sec. 4-8-4. Inspections.

The city inspector is hereby authorized and directed to make inspections to determine the condition of mobile home parks located within the City of Chickasha, Oklahoma, in order that he/she may perform his/her duty of safeguarding the health and safety of the occupants of mobile home parks and general public property for the purpose of inspecting and investigating conditions relating to the enforcement of this article or regulations promulgated there under. (Ord. 1277, § 4-106.)

Sec. 4-8-5. Utilities.

All mobile home parks shall meet the standards set forth by the City of Chickasha under its subdivision regulations, plumbing, electrical, and other utility codes, standards and regulations. All water, sewer, electrical and sanitation services shall meet the same regulations and rules as any residential subdivision. (Ord. 1277, § 4-107.)

Sec. 4-8-6. Size of lots or space.

- (a) Each mobile home park must contain five (5) or more mobile home lots or spaces.
- (b) Each mobile home shall be placed on a lot or space containing a minimum of four thousand (4,000) square feet, excluding all roadways and alleys.
- (c) All mobile home parks shall contain fifty (50) feet right-of-way wherein a public street is located and shall be furnished with alleys for utility service.
- (d) All mobile homes shall have a minimum setback of fifteen (15) feet from the front right-of-way and shall be located a minimum of seven and one half (7 1/2) feet from each rear and side lot line. (Ord. 1277, § 4-108.)

Sec. 4-8-7. Non-conforming use.

Repealed. Ord. No. 90-30, 12/20/90.

Sec. 4-8-8. Tie-downs and safety equipment.

All mobile home parks shall comply with federal and state requirements and regulations relating to tie-downs and safety equipment. (Ord. 1277 § 4-110.)

Sec. 4-8-9. Individual mobile home.

- (a) Hereinafter, individual mobile homes shall not be located upon any lot or tract of land within the City of Chickasha unless located in a licensed mobile home park or meeting provisions found elsewhere in city ordinance.
- (b) Existing individual mobile homes shall be considered "non-conforming uses" and if property is vacated for a period of six (6) months or more, then any new installation shall conform with the provisions of this ordinance. (Ord. 1277, § 4-111.)

Article 9. Airport Property; Mobile Homes

Sec. 4-9-1. Airport mobile home park.

Appropriate lots and/or spaces now or in the future designated on airport property as mobile home spaces shall be leased on a monthly basis at a rate to be determined by mayor and council. Rents are payable in advance between the 1st and 10th day of each month. (Ord. 1353, §6-25.)

Sec. 4-9-2. Utilities and deposits.

- (a) All spaces shall be furnished with water, sewer, gas, and electric utility service to each space. Each tenant shall be responsible for appropriate or required deposits to the utility companies.
- (b) All spaces shall be charged for city water, sewer, and sanitation fees at the same rate as any other single family residence in the city and these rates may be changed from time to time.
- (c) For each space there shall be a sixty dollar (\$60.00) property rental deposit payable with the first month's rent. The deposit is returnable when the lease expires. (Ord. 1353, § 6-26.)

Sec. 4-9-3. General provisions.

- (a) All tenants must own their own mobile homes and no spaces or homes may be sublet or rented.
- (b) All tenants must execute a lease with the City of Chickasha and agree to comply with all mobile home park rules and regulations and all city ordinances.
- (c) The city manager or his/her designated agent is authorized to execute rental leases.
- (d) The standard lease format is hereby approved together with general rules and regulations both of which may be changed from time to time by the city manager or the city council. (Ord. 1353, § 6-27.)

Article 10. Flood Plain Management

Note: The legislature of the State of Oklahoma has in Title 82, Sections 1601-1619 delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety and general welfare of its citizenry.

Sec. 4-10-1. Statement of purpose.

For further information concerning the City of Chickasha ordinances regarding flood plain management see Chapter 16, Planning and Zoning, specific district regulation, Section 16-11 through 16-15. (Ord. No. 1826, 2/12/87.)

Sec. 4-10-2. Method of reducing flood losses.

Repealed. (Ord. No. 1826, 2/12/87.)

Sec. 4-10-3. Definitions.

Repealed. (Ord. No. 1826, 2/12/87.)

Sec. 4-10-4. General provisions: Applicable areas; basis for establishing; non-compliance; abrogation; interpretation; warning and disclaimer of liability.

Repealed. (Ord. No. 1826, 2/12/87.)

Article 11. Penalty; Judicial Relief

Sec. 4-11-1. Penalty.

Any person who shall engage in any business, trade, or vocation for which a license, permit, certificate, or registration is required by this chapter, without having a valid license, permit, certificate, or certificate of registration as required, or who shall fail to do anything required by this chapter or by any code adopted by this chapter, or who shall otherwise violate any provision of this chapter or of 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 an amount not to exceed the maximum amount allowed by law for non-jury trials and court costs. Each day upon which a violation continues shall be deemed a separate offense. *(Ord. 1661, 7/14/83; Ord 2003-05, 05/19/2003)*

Sec. 4-11-2. Relief in the courts.

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