

Building Regulations and Codes

PART 5

BUILDING REGULATIONS AND CODES

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CHAPTER 1

BUILDING CODE AND REGULATIONS

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Section 5-104	Fire limits defined.
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Section 5-107	Non-liability of town.
Section 5-108	Certificate of occupancy requirement.
Section 5-109	Review of Building Permit Applications and Subdivision plats and plans.

SECTION 5-101 INTERNATIONAL BUILDING CODE ADOPTED.

The 2018 edition of International Building Code as published by the International Code Council, as adopted, amended, and modified by the Oklahoma Uniform Building Code Commission is hereby adopted as the building code of the Town for the control of buildings and structures as therein provided. Each and all of the regulations, provisions, penalties, conditions and terms of the 2018 edition of the International Building Code are hereby referred to, adopted, incorporated and made a part hereof as if fully set out in this code with the additions, insertions, deletions and changes, if any, prescribed in this chapter.

SECTION 5-102 ADDITIONS AND CHANGES TO BUILDING CODE.

The Board of Trustees of the Town of Sperry, by resolution or ordinance, may make any additions and changes to the building code that are deemed to be necessary and beneficial.

SECTION 5-103 PENALTY.

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

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

SECTION 5-104 FIRE LIMITS DEFINED.

The boundaries of the fire limits of the town shall be as established by the Town Board of Trustees.

SECTION 5-105 BUILDING PERMIT REQUIRED, FEE.

A It is unlawful for any person, firm, or corporation to construct, alter, or move a building or structure, or to begin to do the same, without first securing from the town clerk-treasurer a building permit therefor. The Board of Trustees may classify permits into as many categories as the Board may deem necessary and expedient, and differentiate between new construction and remodeling, and residential, commercial and industrial permits, and such additional classifications as the board may deem necessary.

B. For a permit for the construction or alteration of a building or structure, the permit fee(s) shall be as set by the Board of Trustees by motion or resolution.

C. Prior to the issuance of a building permit for the construction or alteration of a building or structure, the applicant must furnish satisfactory proof that suitable sanitary restroom facilities are or will be provided at the construction site. In the case of new construction, an enclosed portable restroom with toilet facilities will be required until a working restroom is in operation and is available in the new structure. In the case of alteration or remodeling of a building or structure, the applicant must furnish satisfactory proof that either suitable existing sanitary restroom facilities, including a toilet, exist and will be in operation for the duration of the alteration/remodeling project, or an enclosed portable restroom with toilet facilities will be available at the site until a working restroom is in operation and is available in the remodeled structure. If suitable working restroom facilities are not in operation and available at the site of a construction project, the building inspector may revoke or suspend the building permit until such time as the building permit holder can evidence compliance with this subsection.

SECTION 5-106 BUILDING OFFICIAL / INSPECTOR.

A. The building inspector of this town shall have the powers and duties prescribed for the "building official" by this code and the building code. The building inspector's powers and duties may be exercised by their authorized representatives under his supervision and control. The compensation for the building inspector shall be set by the Board of Trustees.

B. The Board of Trustees shall appoint the building inspector. The building inspector may also hold other positions in the city government. More than one building inspector may be appointed to serve at the same time.

SECTION 5-107 NON-LIABILITY OF TOWN.

This chapter shall not be construed as imposing upon the town any liability or responsibility for damages to any person injured by any defect in any new construction, repairs, remodeling or maintenance of any structure or building mentioned herein nor shall the town be held as assuming any such liability or responsibility by reason of the inspection authorized hereunder or the certificate of approval issued by the inspector.

SECTION 5-108 CERTIFICATE OF OCCUPANCY REQUIREMENT.

A. A newly-constructed residential, commercial or industrial building, dwelling or addition shall not be occupied nor shall a change in the use of a building or a part of a building or lot parcel or tract of land be made until after the issuance of a certificate of occupancy therefore.

B The certificate of occupancy shall be issued by the building inspector only after satisfactory evidence of the applicant's compliance with all applicable zoning, building, plumbing, mechanical, electrical, and fire code provisions.

SECTION 5-109 REVIEW OF BUILDING PERMIT APPLICATIONS AND
SUBDIVISION PLATS AND PLANS

A. The building inspector shall review all building permit applications for new construction or substantial improvements to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a location that has a flood hazard, any proposed new construction or substantial improvement, including prefabricated and mobile homes must:

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

B. The building inspector shall review subdivision proposals, plats and plans and other proposed new development plans to ensure that:

1. All such proposals are consistent with the need to minimize flood damage and that :

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2. All public utilities and facilities, such as sewer, gas, electrical, and water systems are located, elevated, and constructed to minimize or eliminate flood damage; and

3. Adequate drainage is provided so as to reduce exposure to flood hazards.

C. The building inspector shall require new or replacement water supply systems and/or sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

D. The ordinances and regulations of the Town of Sperry relating to Flood Damage Prevention must be complied with whenever a proposed building site is located in special flood hazard area.

CHAPTER 2

PLUMBING REGULATIONS

Section 5-201	International Plumbing code adopted.
Section 5-202	Additions, insertions and changes to plumbing code.
Section 5-203	Plumbers; registration; fees.
Section 5-204	Plumbing inspector, office created, duties.
Section 5-205	Issuance of a permit, inspections.
Section 5-206	Exception.
Section 5-207	Application for permit.
Section 5-208	Penalty.

SECTION 5-201 PLUMBING CODE ADOPTED.

The 2018 edition of the International Plumbing Code as published by the International Code Council, as adopted, amended, and modified by the Oklahoma Uniform Building Code Commission, is hereby adopted as the plumbing code of the town for the control of buildings and structures as therein provided. Each and all of the regulations, provisions, penalties, conditions and terms of the 2018 edition of the International Plumbing Code are hereby referred to, adopted and made a part hereof, as if fully set out in this code, with additions, insertions and changes, if any, prescribed in this chapter.

SECTION 5-202 ADDITIONS, INSERTIONS AND CHANGES TO PLUMBING CODE.

The Board of Trustees of the Town of Sperry, by resolution or ordinance, may make any additions and changes to the plumbing code that are deemed to be necessary and beneficial.

SECTION 5-203 PLUMBERS; REGISTRATION; FEES.

A. No person shall practice or engage in the business, trade or occupation of a plumbing contractor, a journeyman plumber, or a plumber's apprentice unless he is registered as such with the plumbing inspector of the town as required in the town's plumbing code.

The yearly registration fees to be inserted in the code, and to be paid to the town clerk-treasurer are as follows:

1. Plumbing contractor: \$100.00.
2. Journeyman plumber: \$50.00.

3. Apprentice plumber: \$25.00.

Payment of fee shall accompany the application. All registration certificates shall expire on the 31st day of December of each year. However, all plumbers presently holding paid-up licenses from the town shall be given credit pro rata for the unexpired portion thereof in the event they do register under the code within thirty (30) days from the effective date thereof. Otherwise, all original applicants for registration shall pay a full year's fee as hereinabove designated, save and except that those original applicants who are registered after January 1, upon the first renewal of the registration, be entitled to credit for the renewal year in an amount as will give them credit pro rata on the unused portion of their first year's registration.

B. Bond and insurance requirements of plumbing contractors shall be as satisfactory to the town and shall meet the requirements established by state law prior to the issuance of a license or registration. Prior to the issuance of a town plumbing license or registration, the applicant shall provide a copy of a current contractor's, journeyman or apprentice license issued by the State of Oklahoma.

C. All fees provided for in this chapter shall be paid to the town clerk-treasurer for deposit to the account of the town.

SECTION 5-204 PLUMBING INSPECTOR, OFFICE CREATED, DUTIES

The office of plumbing inspector is hereby created and shall be filled and the duties of the office performed by some person appointed by the Board of Trustees. Such person shall be licensed or certified as a plumbing inspector by the State of Oklahoma or a certifying agency or service recognized by the State of Oklahoma. In the alternative, the person appointed as plumbing inspector shall hold a valid Plumbing Contractor's License issued by the State of Oklahoma. Such plumbing inspector shall enforce and implement all plumbing regulations and codes as set forth in the International Plumbing Code and the Code of Ordinances of the Town of Sperry, Oklahoma. The building inspector of the Town of Sperry shall serve as the plumbing inspector if a plumbing inspector has not been appointed by the Board of Trustees, regardless of licensure.

SECTION 5-205 ISSUANCE OF A PERMIT, INSPECTIONS.

A. No plumbing work, unless excepted in this code, shall be undertaken prior to the issuance of a permit therefor by the plumbing inspector. A permit shall be issued to a registered plumbing contractor only, except as provided in this code.

B. Upon the completion of the installation of any plumbing device, equipment, fixture, "rough-in" plumbing or "top-out" plumbing, it shall be the duty of the person, firm or corporation installing same to notify the plumbing inspector and the inspector shall inspect the installation within twenty-four (24) hours after notice is given, or as soon as is practicable under the circumstances.

C. If upon inspection it is found that any part of the installation does not comply with the provisions of this chapter, the inspector shall give notice in writing of the violation to the person, firm or corporation to whom the permit is issued.

SECTION 5-206 EXCEPTION

Any permit required by this chapter may be issued to any person to do any work required by this chapter in a single family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings, provided the person is the bona fide owner of such dwelling and that the same will be occupied by the owner, and that the owner shall personally purchase all material and perform all labor in connection therewith. The plumbing inspector must inspect the work to see that it complies with this chapter and the owner shall pay the regular schedule fees for permits.

SECTION 5-207 APPLICATION FOR PERMIT

Application for a permit for plumbing work shall be made on suitable forms provided by the plumbing inspector. The application shall be accompanied by fees in accordance with the schedule set by the town.

SECTION 5-208 PENALTY.

A. A violation of this chapter shall be deemed a misdemeanor and shall be punishable as provided in Section 1-108 of this code. Any person who violates or refuses to comply with any of the provisions of this chapter shall be punished as provided in Section 1-108 of this code. Each day upon which a violation continues shall be deemed a separate offense.

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

CHAPTER 3

ELECTRICAL CODE

Section 5-301	National Electrical Code adopted.
Section 5-302	Permit required, Inspector.
Section 5-303	Fees for permits and inspections.
Section 5-304	Electricians, registration fees.
Section 5-305	Transfer of registration prohibited.
Section 5-306	Exception.
Section 5-307	Installation not to be concealed until approved.
Section 5-308	Work "Roughed in".
Section 5-309	Penalty.

SECTION 5-301 INTERNATIONAL ELECTRICAL CODE ADOPTED.

The 2017 edition of the National Electrical Code as published by the National Fire Protection Association, as adopted, amended, and modified by the Oklahoma Uniform Building Code Commission is hereby adopted as the electrical code of the town for the control of buildings and structures as therein provided. Each and all of the regulations, provisions, penalties, conditions and terms of the National Electrical Code are hereby referred to, adopted and made a part hereof, as if fully set out in this code, with additions, insertions and changes, if any, prescribed in this chapter.

SECTION 5-302 PERMIT REQUIRED, INSPECTOR.

A. Before any electrical wiring, device or equipment, subject to the provisions of this chapter, is altered or repaired, a permit therefor must be obtained from the electrical inspector, who is appointed by the Board of Trustees. Such person appointed shall be licensed or certified as an electrical inspector by the State of Oklahoma or a certifying agency or service recognized by the State of Oklahoma. In the alternative, the person appointed as electrical inspector shall hold a valid Electrical Contractor's License issued by the State of Oklahoma. The permit shall state the location of the work to be done, a description of the work and whether it will consist of a new installation, or addition or repair or alteration of an existing installation, and the name of the owner or occupant of the building or premises. Unless the permit is for work exempted in this code, the permit shall be issued only in the name of a licensed electrical contractor upon the presentation of an application by the contractor in person. An agent or employee of the contractor shall not be allowed to act on behalf of the contractor. The building inspector of the Town of Sperry shall serve as the electrical inspector if an electrical inspector has not been appointed by the Board of Trustees, regardless of licensure.

B. The permit, when issued, shall be for such installation as described in the application and no deviation shall be made from the installation so described without the written approval of the electrical inspector.

C. If upon inspection it is found that any part of the installation does not comply with the provisions of this chapter, the electrical inspector shall give notice in writing, of the violation to the person, firm or corporation to whom the permit was issued.

SECTION 5-303 FEEES FOR PERMITS AND INSPECTIONS.

Before any permit is granted for the installation, alteration or repair of any electrical wiring, devices or equipment, the person, firm or corporation making application for such permit shall pay to the town a fee in the amount set by the town. All fees provided for in this chapter shall be paid to the town clerk-treasurer for deposit to the account of the town.

SECTION 5-304 ELECTRICIANS: REGISTRATION FEES.

A No person shall practice or engage in the business, trade or occupation of an electrical contractor, journeyman electrician or electrician's apprentice unless he holds a current license obtained from the State of Oklahoma and is registered as such with the electrical inspector of the town. The registration fees shall be set by the town for:

1. Electrical contractor: \$100.00.
2. Journeyman electrician: \$50.00.
3. Apprentice electrician: \$25.00.

Payment of fee shall accompany the application. All registration certificates shall expire on the 31st day of December of each year. However, all electricians presently holding paid-up registration certificates from the town shall be given credit pro rata for the unexpired portion thereof in the event they do register under the code within thirty (30) days from the effective date thereof. Otherwise, all original applicants for registration shall pay a full year's fee as herein above designated, save and except that those original applicants who are registered after January 1, upon the first renewal of the registration, be entitled to credit for the renewal year in an amount as will give them credit pro rata on the unused portion of their first year's registration. Registrations are subject to renewal on or before December 31 by paying the renewal registration fees as required by this chapter.

B. Bond and insurance requirements of electrical contractors shall be satisfactory to the town and shall meet the requirements established by state law prior to the issuance of a license or registration.

SECTION 5-305 TRANSFER OF REGISTRATION PROHIBITED.

No registration issued in accordance with the provisions of this chapter shall be transferable. Any holder of a license who shall permit or allow same to be used by any other party to obtain a permit to do electrical work as specified in this chapter shall be subject to having such license revoked by the town board or electrical inspector.

SECTION 5-306 EXCEPTION.

Any permit required by this chapter may be issued to any person to do any work required by this chapter in a single family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings, provided the person is the bona fide owner of such dwelling and that the same will be occupied by the owner, and that the owner shall personally purchase all material and perform all labor in connection therewith. The electrical inspector must inspect the work to see that it complies with this chapter and the owner shall pay the regular schedule fees for permits.

SECTION 5-307 INSTALLATION NOT TO BE CONCEALED UNTIL APPROVED.

It is unlawful for any person, firm, partnership, corporation, limited liability company, or individual to conceal or cause to be concealed, any electrical wiring or equipment used for electrical light, heat or power, until they know the installation has been properly approved by the electrical inspector; and a tag in the switch cabinet, or attached to the service equipment properly signed and dated, will be sufficient notice. The electrical inspector may require that any electrical installation that has not been approved and has been concealed be exposed, inspected and approved.

SECTION 5-308 WORK "ROUGHED IN".

After making inspection of new work "roughed in", the electrical inspector shall leave a tag or notice in the switch cabinet or attached to the service equipment, plainly indicating whether the work has been approved and is ready to conceal, or that work and installation is not approved and must not be covered or concealed until approved by the electrical inspector.

SECTION 5-309 PENALTY.

A. A violation of this chapter shall be deemed a misdemeanor and shall be punishable by fine. Any person, firm or corporation who violates or refuses to comply with any of the provisions of this chapter shall be punished as provided in Section 1-108 of this code. Each day upon which a violation continues shall be deemed a separate offense.

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

CHAPTER 4

GAS PIPING CODE

Section 5-401	International Fuel Gas Code adopted.
Section 5-402	Gas fitter's registration required; fees for inspection permits.
Section 5-403	Exception.
Section 5-404	Penalty.

SECTION 5-401 CODE ADOPTED.

The 2018 edition of the International Fuel Gas Code, as published by the International Code Council and as adopted, amended, and modified by the Oklahoma Uniform Building Code Commission, is hereby adopted as the fuel gas code of the Town, and is incorporated and made a part hereof as if fully set out in this code, with the insertions, deletions and changes if any prescribed in this chapter. State-licensed plumbing and mechanical contractors and persons authorized to install gas piping under state licensing laws, are authorized to do so under this code.

SECTION 5-402 GAS FITTER'S REGISTRATION REQUIRED; FEES FOR INSPECTION PERMITS.

A. No person shall practice or engage in the business, trade or occupation of a gas fitter unless he holds a current Oklahoma plumbing contractor's license or a current Oklahoma mechanical contractor's license and obtains from the town clerk-treasurer a gas fitter's registration certificate. The fee for such registration or renewal is the same provided for the plumbing contractor or mechanical contractor pursuant to this code.

B. Before a permit shall be issued by the plumbing or mechanical inspector for new installation of gas piping, repair or replacement of existing piping, or the installation of gas fired equipment, fees as set by the town shall be paid to the town clerk-treasurer. The fees shall be as set by the town.

SECTION 5-403 EXCEPTION.

Any permit required by this chapter may be issued to any person to do any work required by this chapter in a single family dwelling used exclusively for living purposes, including the usual accessory building and quarters in connection with such buildings, provided the person is a bona fide owner of such dwelling and that the same will be occupied by the owner, and that the owner shall personally purchase all material and perform all labor in connection therewith. The plumbing or mechanical inspector must inspect the work to see that it complies with this chapter and the owner shall pay the regular schedule fees for permits.

SECTION 5-404 PENALTY.

A. A violation of this chapter shall be deemed a misdemeanor and shall be punishable by fine. Any person, firm or corporation who violates or refuses to comply with any of the provisions of this chapter shall be punished as provided in Section 1-108 of this code. Each day upon which a violation continues shall be deemed a separate offense.

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

CHAPTER 5

LIQUEFIED PETROLEUM GAS

Section 5-501	Persons must comply with code.
Section 5-502	Permit, Inspection fee.
Section 5-503	Trucks to be properly labeled.
Section 5-504	Not to park, store or keep trucks within Town limits.
Section 5-505	Loading into containers in excess of 1000 gallons prohibited.
Section 5-506	Penalty.

SECTION 5-501 PERSONS MUST COMPLY WITH CODE.

The National Fire Protection Association Pamphlet No 58, entitled Storage and Handling of Liquefied Petroleum Gases, also adopted by the Oklahoma Liquefied Petroleum Gas Board, is adopted and incorporated herein by reference and shall have full force and effect within this town Any violation of these rules and regulations shall be deemed a violation of the ordinances of the town and shall be punished accordingly.

SECTION 5-502 PERMIT, INSPECTION FEE.

All liquefied petroleum gas installations within the Town, upon completion, shall be inspected by the plumbing inspector, and shall not be used by the occupants until approved by the inspector as complying with this chapter and the rules and regulations adopted thereby. Prior to beginning any liquefied petroleum gas installation, a permit must be obtained from the Plumbing Inspector. The fee for such permit and inspection shall be set by motion or resolution of the Board of Trustees. The installer of the liquefied petroleum gas system must be licensed by the state liquefied petroleum gas administrator.

SECTION 5-503 TRUCKS TO BE PROPERLY LABELED.

No tank, truck or trailer used for liquefied petroleum gas shall be driven through the Town or make any delivery within the Town unless properly labeled with the name of the contents and which has been inspected and approved by the state liquefied petroleum gas administrator.

SECTION 5-504 NOT TO PARK, STORE OR KEEP TRUCKS WITHIN TOWN LIMITS.

No person, firm or corporation within the Town limits shall be allowed to park, store or keep within the limits of their property any tank truck or tank trailer, loaded or empty, used for liquefied petroleum gas. It will be permissible to store any new unused tanks in the Town limits, but it is unlawful to store aboveground any tanks above one

thousand pounds liquid petroleum gases capacity into which liquefied petroleum gases have been introduced.

SECTION 5-505 LOADING INTO CONTAINERS IN EXCESS OF 1000 GALLONS PROHIBITED.

It is unlawful for any person, firm, or corporation to perform any bulk loading into approved I.C.C. containers whose capacity exceeds 1000 gallons of liquefied petroleum gases. In such event, transfer of gases will be made at least ten (10) feet from any building and not more than one (1) container shall be on the premises at the same time.

SECTION 5-506 PENALTY.

A. A violation of this chapter shall be deemed a misdemeanor and shall be punishable by fine. Any person, firm or corporation who violates or refuses to comply with any of the provisions of this chapter shall be punished as provided in Section 1-108 of this code. Each day upon which a violation continues shall be deemed a separate offense.

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

CHAPTER 6

RESIDENTIAL CODE

- Section 5-601 Adoption of International Residential Code.
- Section 5-602 Additions and Changes to Residential Code.
- Section 5-603 Enforcement of Residential Code.

SECTION 5-601 ADOPTION OF RESIDENTIAL CODE.

There is hereby adopted and incorporated herein by reference the 2015 edition of the International Residential Code for One and Two-Family Dwellings, published by the International Code Council and as adopted, amended, and modified by the Oklahoma Uniform Building Code Commission as the minimum housing code for the Town. Each and all of the regulations, provisions, penalties, conditions and terms of the 2015 edition of the International Residential Code for One and Two-Family Dwellings are hereby referred to, adopted and made a part hereof, as if fully set out in this code, with additions, insertions and changes, if any, prescribed in this chapter.

SECTION 5-602 ADDITIONS AND CHANGES TO RESIDENTIAL CODE.

The Board of Trustees of the Town of Sperry, by resolution or ordinance, may make any additions and changes to the Residential Code that are deemed to be necessary and beneficial.

SECTION 5-603 ENFORCEMENT OF RESIDENTIAL CODE.

The Town Building Inspector shall enforce the Residential Code as applicable.

CHAPTER 7

FAIR HOUSING

Section 5-701	Purposes and construction.
Section 5-702	Housing discrimination acts prohibited.
Section 5-703	Exemptions.
Section 5-704	Fair housing board created.
Section 5-705	Duties of fair housing board.
Section 5-706	Procedure for complaints.
Section 5-707	Notices.
Section 5-708	Penalty.

SECTION 5-701 PURPOSES AND CONSTRUCTION.

The general purposes of this chapter are:

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

SECTION 5-702 HOUSING DISCRIMINATION ACTS PROHIBITED.

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

1. To refuse to sell, lease, rent, assign or otherwise transfer the title or other interest in any housing, or real property upon which residential housing is to be constructed to any person, or to discriminate in the terms or conditions of the sale, rental or leasing of any residential housing unit, because of race, sex, religion or national origin;
2. To refuse to negotiate with any person for the sale, rental, or leasing of any residential property, or to represent that such property is not available for inspection, sale, rental or lease when in fact it is so available, because of such person's race, sex, religion or national origin;
3. To solicit or induce, or attempt to solicit or induce, any person owning any interest in any residential housing to sell, rent or lease, or not to sell, rent or lease such housing to any person on the ground of loss of value due to the present or prospective entry into the neighborhood of a person or persons of another race, sex, religion, or national origin, either by direct solicitation or inducement or by the purchase of other property in the neighborhood for the purpose of such inducement, or to distribute, or

cause to be distributed material or making statements designed to induce a residential property owner to sell or lease his property due to such change in neighborhood; or

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

SECTION 5-703 EXEMPTIONS.

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

B. Nothing herein shall apply to:

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

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

SECTION 5-704 FAIR HOUSING BOARD CREATED.

There is hereby created a fair housing board of the town, hereinafter referred to as "board," composed of the members of the Board of Trustees of the town.

SECTION 5-705 DUTIES OF FAIR HOUSING BOARD.

It shall be the duty of the fair housing board to:

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

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

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

SECTION 5-706 PROCEDURE FOR COMPLAINTS.

A. Any person aggrieved by discriminatory practice prohibited by this chapter may file with the fair housing board a complaint in writing, under oath. The complaint shall be signed by the person claiming to be aggrieved, and shall state the name and address of the person alleged to have violated the provisions of this chapter, and shall further set forth the particulars of the violation, and may include such other information as may be required by the board. Complaints filed under this section must be filed within (30) days after the alleged violation, and failure to file within the time, shall be considered a waiver of the application of this chapter. The board may issue a complaint on its own initiative, at any time it is within the knowledge of the board that a person has violated any of the provisions of this chapter.

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

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

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

SECTION 5-707 NOTICES.

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

SECTION 5-708 PENALTY.

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

CHAPTER 8

MECHANICAL CODE

Section 5-801	Adoption of International Mechanical Code.
Section 5-802	Additions, insertions and changes.
Section 5-803	Issuance of a Permit / inspections.
Section 5-804	Fees for permits and inspections.
Section 5-805	Mechanical registration fees.
Section 5-806	Transfer of registration prohibited.
Section 5-807	Exception.
Section 5-808	Penalty.

SECTION 5-801 ADOPTION OF MECHANICAL CODE.

The 2018 edition of the International Mechanical Code, as published by International Code Council, and as adopted, amended, and modified by the Oklahoma Uniform Building Code Commission is hereby adopted as the mechanical code of the town for the control of buildings and structures as therein provided. Each and all of the regulations, provisions, penalties, conditions and terms of the 2018 edition of the International Mechanical Code are hereby referred to, adopted, incorporated and made a part hereof, as if fully set out in this code, with the additions, insertions, deletions and changes, if any, prescribed in this chapter. At least one (1) copy of the code is kept on file in the town clerk-treasurer's office.

SECTION 5-802 ADDITIONS, INSERTIONS AND CHANGES.

The Board of Trustees of the Town of Sperry, by resolution or ordinance, may make any additions and changes to the mechanical code that are deemed to be necessary and beneficial.

SECTION 5-803 ISSUANCE OF A PERMIT, INSPECTIONS.

A. It is unlawful for any person, firm or corporation to install or alter (other than repair or replacement of existing components) any mechanical device or equipment, subject to the provisions of this chapter, without first securing a permit therefor from the town, stating the location of the work to be done, a description of the work and whether it will consist of a new installation, or addition thereto, and the name of the owner or occupant of the building or premises. The permit, when issued, shall be to such person.

B. The permits, when issued, shall be for such installation as described in the application and no deviation shall be made from the installations as described without the written approval of the town. The Board of Trustees of the Town of Sperry may appoint

a mechanical inspector to enforce the provisions of the mechanical code. The building inspector of the Town of Sperry shall serve as the mechanical inspector if a mechanical inspector has not been appointed by the Board of Trustees.

SECTION 5-804 FEEES FOR PERMITS AND INSPECTIONS.

Before any permit is granted for the installation, alteration or repair of any mechanical devices or equipment, the person, firm or corporation making application for such permit shall pay to the town a fee as set by the town. All fees provided for in this chapter shall be paid to the town clerk-treasurer for deposit to the account of the town.

SECTION 5-805 MECHANICAL REGISTRATION FEES.

A. No person shall practice or engage in the business, trade or occupation of a mechanical contractor, a mechanical plumber, or a mechanical apprentice unless he is registered as such with the town as required in the town's mechanical code. The registration fees to be inserted in the code, and to be paid to the town clerk-treasurer shall be as set by the town board as follows:

1. Mechanical contractor: \$100.00
2. Mechanical journeyman: \$50.00
3. Mechanical apprentice: \$25.00

Payment of the fee shall accompany the application. All registration certificates shall expire on the 31st day of December of each year. However, all mechanical registrants presently holding paid-up licenses from the town shall be given credit pro rata for the unexpired portion thereof in the event they do register under the code within thirty (30) days from the effective date thereof. Otherwise, all original applicants for registration shall pay a full year's fee as hereinabove designated, save and except that those original applicants who are registered after January 1, upon the first renewal of the registration, be entitled to credit for the renewal year in an amount as will give them credit pro rata on the unused portion of their first year's registration. Registrations are subject to renewal on or before December 31 by paying the renewal registration fee as required by this chapter.

B. Bond and insurance requirements of mechanical contractors shall be satisfactory to the board of trustees and shall meet the requirements established by state law prior to the issuance of a license or registration.

SECTION 5-806 TRANSFER OF REGISTRATION PROHIBITED.

No registration issued in accordance with the provisions of this chapter shall be transferable. Any holder of a registration who shall permit or allow same to be used by

any other party to obtain a permit to do mechanical work as specified in this chapter shall be subject to having such registration revoked by the town.

SECTION 5-807 EXCEPTION.

Any permit required by this chapter may be issued to any person to do any work required by this chapter in a single family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings, provided the person is the bona fide owner of such dwelling and that the same will be occupied by the owner, and that the owner shall personally purchase all material and perform all labor in connection therewith. The plumbing inspector must inspect the work to see that it complies with this chapter and the owner shall pay the regular schedule fees for permits.

SECTION 5-808 PENALTY.

A. A violation of this chapter shall be deemed a misdemeanor and shall be punishable by fine. Any person, firm or corporation who violates or refuses to comply with any of the provisions of this chapter shall be punished as provided in Section 1-108 of this code. Each day upon which a violation continues shall be deemed a separate offense.

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

CHAPTER 9

EXISTING BUILDING CODE

- Section 5-901 Adoption of International Existing Building Code.
- Section 5-902 Additions and Changes to Existing Building Code.
- Section 5-903 Enforcement of Existing Building Code.

SECTION 5-901 ADOPTION OF INTERNATIONAL EXISTING BUILDING CODE.

There is hereby adopted and incorporated herein by reference the 2018 edition of the International Existing Building Code, published by the International Code Council and as adopted, amended, and modified by the Oklahoma Uniform Building Code Commission as the minimum existing building code for the Town. Each and all of the regulations, provisions, penalties, conditions and terms of the 2018 edition of the International Existing Building Code are hereby referred to, adopted and made a part hereof, as if fully set out in this code, with additions, insertions and changes, if any, prescribed in this chapter.

SECTION 5-902 ADDITIONS AND CHANGES TO EXISTING BUILDING CODE.

The Board of Trustees of the Town of Sperry, by resolution or ordinance, may make any additions and changes to the Existing Building Code that are deemed to be necessary and beneficial.

SECTION 5-903 ENFORCEMENT OF EXISTING BUILDING CODE.

The Town Building Inspector shall enforce the Existing Building Code as applicable.

CHAPTER 10

PENALTY

SECTION 5-1001 PENALTY FOR VIOLATION OF TITLE 5.

A. A violation of any Chapter of this Title 5 shall be deemed a misdemeanor and shall be punishable as provided in Section 1-108 of this code. Any person who violates or refuses to comply with any of the provisions of any Chapter of this Title shall be punished as provided in Section 1-108 of this code. Each day upon which a violation continues shall be deemed a separate offense.

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