

Ordinance

Version 3.2 released on 8/3/21

Use for all Ordinances including: TRO, Budget, Zoning, Declarations, Trust Indentures, etc.

APPROVED
AUG 24 2022
Tulsa City Council



CITY COUNCIL USE ONLY

Date Received: _____
Committee Date: 5-18-22
1st Agenda Date: 5-18-22

Tracking #: 22-453-1
Committee: UED
Hearing Date: _____
2nd Agenda Date: 8-24-22

CITY CLERK USE ONLY

Scanned Date: 08.31.2022
 Posted Item #: 2205-00912

All department items requiring Council approval must be submitted through the Mayor's Office.

Primary Details

Dept. Tracking No.	Board Approval	Other Board Name	City Council Approval <input checked="" type="radio"/> Yes <input type="radio"/> No
Development Services	Bob Kolibas	rkolibas@cityoftulsa.org	918-596-1612
Subject (Description)	Ordinance Type		
Title 56 International Plumbing Code Ordinance	Amending Tulsa Revised Ordinances		
Section	Township	Range	Lot
Block	Address		BA / CT Number
Amending Ord. No.	TRO Title No.	TRO Subtitle	Property/Non-Property
	<u>56</u> e.g. 43	e.g. G	
Council District	Zoning No.	PUD No.	Planning District

Budget

Funding Source(s)

TOTAL:

Enter the funding source(s) using the appropriate Munis funding format: Org (Allocation Code)-Object-Amount (1001211-531401-\$10.00) or Project String-Amount (144104.AbstrTitle5413102.6001-4043122-541102-\$30,000.01)

Approvals

Department: _____
Legal: _____
Board: _____
Mayor: _____
Other: _____

Date: 5-9-2022
Date: MAY 6 2022
Date: _____
Date: MAY 11 2022
Date: _____

Policy Statement

Background Information

Provide background information on the requested action.

Summation of the Requested Action

Updating Title 56 International Plumbing Code Ordinance for year 2018 code adoption.

Summarize the pertinent details of the requested action.

Emergency Clause?

Yes
 No

Reason for Emergency Clause

Explain why you are requesting that the City Council approve this action with an emergency clause.

Processing Information for City Clerk's Office

Post Execution Processing

- Mail vendor copy (add'l signature copies attached)
- Must be filed with other governmental entity
- Add'l governmental entity approval(s) required

Additional Routing and Processing Details

(Published in the Tulsa World,
September 4, 2022.)

ORDINANCE NO. 24893

AN ORDINANCE AMENDING AND UPDATING TITLE 56 TULSA REVISED ORDINANCES (TRO), "PLUMBING CODE"; ADOPTION OF "I.C.C. INTERNATIONAL PLUMBING CODE, 2018 EDITION "; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY OF TULSA:

Section 1. That Title 56, Tulsa Revised Ordinances, be and the same is hereby amended by adopting ICC 2018 Edition amendments, to read as follows:

"Title 56 – Plumbing Code

Section 101. - Amendments to the ICC International Plumbing Code, 2018 Edition.

The following sections of the ICC International Plumbing Code, 2018 Edition, are hereby added or amended to read as follows:

101.1 Title - Amendatory. These regulations shall be known as the "Plumbing Code of the City of Tulsa, Oklahoma," hereinafter referred to as the "Plumbing Code," or "this code."

102.8.3 Highest Standard Governs - Added. Nothing in this code shall be construed to prevent the enforcement of other ordinances or local regulations which prescribe higher plumbing standards than those which are provided herein.

102.12 Outside of City - Added. All the provisions of this code shall apply to persons, firms, or corporations doing plumbing work outside the City of Tulsa if such work is connected or to be connected, directly or indirectly, with the waterworks system of the City of Tulsa or to any sewer emptying, directly or indirectly, into the sewer system of the City of Tulsa.

103.1 Authority Having Jurisdiction - Amendatory. Pursuant to Title 11, Tulsa Revised Ordinances, Chapter 2, the Director of Planning and Development Department, or the Director's designated representative, as provided for by Title 51, Section 103.2 Tulsa Revised Ordinances, shall direct the administration of the Plumbing Code of the City of Tulsa.

106.1 When required - Amendatory. Any contractor who desires to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the code official and obtain the required permit for the work.

Exception. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day.

106.1.1 Annual Permit - Amendatory. An annual permit is a yearly permit which represents a group of individual permits for each alteration to an already existing electrical, gas, mechanical or plumbing installation. The building official is authorized to issue an annual permit upon application therefor to any person, firm or corporation regularly employing one or more qualified tradespersons in the building, structure or on the premises owned or operated by the applicant for the permit.

106.1.2 Annual Permit records - Amendatory. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official shall have access to such detailed records of alterations at all times. At the completion of the entity's annual permit term, the applicant shall file such detailed records of alterations with the building official. Pursuant to the authority of 59 O.S. § 1000.25, the building official shall collect fees for each individual permit which is part of the annual permit once the detailed records are submitted and remit such fees to the OUBCC.

106.1.3 Tulsa Revised Ordinances, Title 50 - Added. Annual permits shall be issued in accordance with Tulsa Revised Ordinances, Title 50.

106.1.4 Separate Permit Required - Added. A separate permit shall be required for each building within a complex and for each water meter when there is a multi-meter installation on a single building.

106.6.1 Work Commencing Before Permit Issuance - Amendatory. Any person who commences work on a plumbing system before obtaining the necessary permits shall be subject to penalty fees established in Title 49, Tulsa Revised Ordinances.

106.6.2 Fee Schedule - Amendatory. Permit and inspection fees for all plumbing work shall be in accordance with the schedule established in Title 49, Tulsa Revised Ordinances.

106.6.3 Fee Refunds - Amendatory. Fee refunds for all plumbing work shall be in accordance with the schedule established in Title 49, Tulsa Revised Ordinances.

108.4 Violation Penalties - Amendatory. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor offense, punishable by a fine of not more than One Thousand Two Hundred Dollars (\$1,200.00) or by imprisonment not exceeding six (6) months, or both such fine and imprisonment. Each day, or portion thereof, that a violation continues shall be deemed a separate offense.

108.5 Stop Work Orders - Amendatory. Upon notice from the code official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the

code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a misdemeanor offense, and, upon conviction, shall be punished by a fine of no more than One Thousand Two Hundred Dollars (\$1,200.00), excluding costs, fees, and assessments, or by imprisonment for a period not exceeding six (6) months, or by both such fine and imprisonment. Each day, or portion thereof, that a violation continues after due notice has been served shall be deemed a separate offense.

108.8 Fine Not Exclusive Penalty - Added. The penalties herein prescribed shall not be exclusive and shall not prevent independent action by the Board of Appeals as established by Title 51, Chapter 1, Tulsa Revised Ordinances, to suspend or revoke the Certificate of Registration of any person, subject to the provisions of this code, and shall not prevent the City of Tulsa or its authorized officials from taking other action authorized by law to remedy the violation.

SECTION 109 Means of Appeal - Amendatory. Appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code shall be made to the Board of Appeals as established by Title 51, Chapter 1, Tulsa Revised Ordinances.

SECTION 111 Registration of Plumbing Contractors - Added.

111.1 General - Added. No person, firm, or corporation shall be issued a permit, engage or offer to engage in, by advertisement or otherwise, any plumbing business, or do any plumbing work in the City of Tulsa, unless such person, firm, or corporation has registered with the City of Tulsa as herein provided. All contractors, journeymen, and apprentices shall carry on their person, at all times while performing plumbing work within the City of Tulsa, their state license and shall display the same upon request from the code official or a police officer of the City of Tulsa.

No person issued a contractor's license shall employ or supervise persons performing plumbing work unless those persons are licensed as provided herein. Nor shall any apprentice perform plumbing work unless the apprentice is directly supervised by a licensed plumbing contractor or journeyman.

111.2 Requirements for Registration - Added. No person, firm, or corporation shall be issued a Certificate of Registration until furnishing proof of a current State of Oklahoma Contractor license, issued under the provisions of 59 O.S.2001, " 1001, et seq., as amended, and paying the fees required by Tulsa Revised Ordinances, Title 49.

111.3 Transfer of Registration Prohibited - Added. No person, firm, or corporation shall allow his or its name to be used by any other person, firm, or corporation to obtain any permit for or do any work under his or its Certificate of Registration.

111.4 Registration after Revocation - Added. No person, firm, or corporation shall be permitted to obtain a new Certificate of Registration within one (1) year from the date of revocation of any prior registration.

111.5 Registration Fees - Added. Fees shall be charged for registration of state licensed plumbing contractors, in accordance with Title 49, Tulsa Revised Ordinances.

111.6 Expiration of Registration - Added. Registrations of state licensed plumbing contractors shall expire each year on the last day of the birth month of the registered individual.

111.7 Identification of Service Vehicles - Added. Every contractor shall identify all service vehicles used in his business with the company name and contractor's license number. Such identification shall be placed on both sides of all vehicles in letters and numbers no less than two (2) inches high and of a contrasting color.

111.8 Suspension or Revocation of Certificates of Registration - Added. Certificates of Registration issued pursuant to this Code may be suspended or revoked by the Board of Appeals in accordance with Title 51, Chapter 1, Tulsa Revised Ordinances.

SECTION 202 General Definitions - Amendatory.

Building Drain - Amendatory. That part of the lowest piping of a drainage system that receives the discharge from soil, waste, and other drainage pipes inside and that extends 5 feet (1524 mm) in developed length of pipe beyond the exterior walls of the building and conveys the drainage to the building sewer.

305.3 Pipes through foundation walls - Amendatory. Any pipe that passes through a foundation wall shall be provided with a relieving arch or a pipe sleeve built into the foundation wall. The relieving arch or pipe sleeve shall conform to one of the materials and standards listed in Title 702.2, or as approved. The sleeve shall be two pipe sizes greater than the pipe passing through the wall.

305.4 Freezing - Amendatory. Water, soil and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than 6 inches (152 mm) below the frost line and not less than twenty-four (24) inches below grade.

305.6 Protection against physical damage. In concealed locations, where piping, other than cast-iron or galvanized steel, is installed through holes or notches in studs, joists, rafters or similar members less than 1 and onehalf inches (38 mm) from the nearest edge of the member, the pipe shall be protected by steel shield plates. Such shield plates shall have a thickness of not less than 0.0575 inch (1.463 mm) (No. 16 gage). Such plates shall cover the area of the pipe where the member is notched or bored, and shall extend not less than 2 inches (51 mm) above sole plates and below top plates.

305.4.1 Sewer depth - Amendatory. Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (305 mm) below finished grade at the point of septic tank connection or as approved by the authority having jurisdiction. Building sewer lines shall be a minimum of 12 inches (305 mm) below grade.

312.2 Drainage and Vent Water Test - Amendatory. A water test shall be applied to the drainage system either in its entirety or in sections. If applied to the entire system, all openings in

the piping shall be tightly closed, except the highest opening, and the system shall be filled with water to the point of overflow. If the system is tested in sections, each opening shall be tightly plugged except the highest openings of the section under test, and each section shall be filled with water, but no section shall be tested with less than a 5-foot (1524 mm) head of water. In testing successive sections, at least the upper 5 feet (1524 mm) of the next preceding section shall be tested so that no joint or pipe in the building, except the uppermost 5 feet (1524 mm) of the system, shall have been submitted to a test of less than a 5-foot (1524 mm) head of water. This pressure shall be held for at least 15 minutes. The system shall then be tight at all points.

312.3 Drainage and vent air test - Amendatory. Plastic piping shall not be tested using air. An air test shall be made by forcing air into the system until there is a uniform gauge pressure of 2.5 psi (17.25 kPa) or sufficient to balance a 5-inch (127 mm) column of mercury. This test shall be held for a period of not less than 15 minutes. Any adjustments to the test pressure required because of changes in ambient temperatures or the seating of gaskets shall be made prior to the beginning of the test period.

312.6 Gravity Sewer Test - Amendatory. Where required, gravity sewer tests shall consist of plugging the end of the building sewer at the point of connection with the public sewer, filling the building sewer with water, testing with not less than a 5-foot (1024 mm) head of water and maintaining such pressure for 15 minutes.

312.10.1 Inspections - Amendatory. Annual inspections shall be made of all backflow assemblies and air gaps to determine whether they are operable, in accordance with Chapter 1, Section 104.3 and 105.3.2.

314.2.1 Condensate disposal. Condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Such piping shall maintain a horizontal slope in the direction of discharge of not less than one-eighth unit vertical in 12 units horizontal (1-percent slope). Condensate drains shall be allowed to terminate to an approved pit or French drain consisting of a minimum of 24 inches by 24 inches by 24 inches (610 mm by 610 mm by 610 mm), or equivalent; of 1 inch (25 mm) washed rock. Such pits or French drains shall be located 30 inches (762 mm) minimum from outer edge of foundation to nearest edge of pit or French drain. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance

314.2.3.1 Water-level monitoring devices. On down-flow units and all other coils that do not have a secondary drain or provisions to install a secondary or auxiliary drain pan, a water-level monitoring device shall be installed inside the primary drain pan. This device shall shut off the equipment served in the event that the primary drain becomes restricted. Devices installed in the drain line shall not be permitted. Exception: This section shall not apply to appliances installed in areas outside on the ground or elevated structure where condensate overflow will not damage building components or contents.

403.4.1 Directional signage. Directional signage indicating the route to the required public toilet facilities in Group A, B, I, M, and R-1 occupancies shall be posted in a lobby, corridor, or aisle, or similar space, such that the sign can be readily seen from the main entrance to the building or tenant space. Only one sign at each main entrance that is intended for public use shall be required. Exceptions: (A) Group A occupancies that are part of an overall Group E occupancy

need not have directional signage. (B) Private-use Group B occupancies need not have directional signage.

405.9 Slip Joint Connections - Amendatory. Slip joints shall be made with an approved elastomeric gasket and shall only be installed from fixture outlet to within 18 inches (457 mm) downstream of trap outlet seal. Fixtures with concealed slip-joint connections shall be provided with an access panel or utility space at least 12 inches (305 mm) in its smallest dimension or other approved arrangement so as to provide access to the slip joint connections for inspection and repair.

408.2 Water connection. The water supply to a bidet shall be protected against backflow by an air gap or backflow preventer in accordance with Section 608.14.1, 608.14.2, 608.14.3, 608.14.5, or 608.14.6.

410.4 Substitution. Where restaurants provide drinking water in a container free of charge, drinking fountains shall not be required in those restaurants. In occupancy Group B, F, M, I-4 and S, with an occupant load less than 50, where drinking fountains are required, a water dispenser connected to the potable water distribution system shall be permitted to be substituted for the required drinking fountain. In occupancies other than restaurants where drinking fountains are required, water dispensers shall be permitted to be substituted for not more than 50 percent of the required number of drinking fountains.

604.5 Size of fixture supply - Amendatory. The minimum size of a fixture supply pipe shall be as shown in Table 604.5. The fixture supply pipe shall terminate not more than 30 inches (762 mm) from the point of connection to the fixture. A reduced size flexible water connector installed between the supply pipe and the fixture shall be of an approved type. The supply pipe shall extend to the floor or wall adjacent to the fixture. The minimum size of individual distribution lines utilized in gridded or parallel water distribution systems shall be as shown in Table 604.5

Exception: The fixture supply pipe for domestic dishwashers and drinking fountains shall be permitted to be terminated more than 30 inches (762 mm) from the point of connection to the fixture.

608.16.4 Protection by a vacuum breaker. Openings and outlets shall be protected by atmospheric-type or pressure-type vacuum breakers. The vacuum breaker has a critical level installation height of not less than 12 inches (305 mm) above the highest elevation of downstream piping and flood level rim of the fixture of device. Fill valves shall be set in accordance with Section 415.3.1. Vacuum breakers shall not be installed under exhaust hoods or similar locations that will contain toxic fumes or vapors. Pipe applied vacuum breakers shall be installed not less than 6 inches (152 mm) above the flood level rim of the fixture, receptor, or device served.

608.17.5 Connections to Lawn Irrigation Systems - Amendatory. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker assembly, a spill resistant backflow preventer or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable

water supply shall be protected against backflow by a reduced pressure principle backflow preventer assembly.

701.2.1 Public System Availability - Added. Availability of the public sewer system to any premise shall be determined by the Development Services Division of the City of Tulsa.

705.10.2 Solvent cementing. Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B137.3, CSA B181.2 or CSA B182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent-cement joints shall be permitted above or below ground.

705.10.2 Solvent Cementing - Amendatory. Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B137.3, CSA B181.2 or CSA B182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent-cement joints shall be permitted above or below ground.

708.1.3 Building Drain and Building Sewer Junction - Amendatory. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 12 feet (3658 mm) of the developed length of piping upstream of the junction. For the requirements of this section, the removal of the water closet shall not be required to provide cleanout access.

801.1 Scope, Exception—Food Handling - Added. Section 801.1 of the ICC International Plumbing Code, 2018 edition, is amended to provide the following exception: Plumbing in all food handling facilities shall comply with Title 17, Tulsa Revised Ordinances, Tulsa City County Health Department Food Code and meet the Inspection Code.

802.1 Where required. Foodhandling equipment, in other than dwelling units, clear-water waste, humidifiers, dishwashing machines and utensils, pots, pans and dishwashing sinks shall discharge through an indirect waste pipe as specified in Sections 802.1.1 through 802.1.7. Fixtures not required to be indirectly connected by this section and the exception to Section 301.6 shall be directly connected to the plumbing system in accordance with Chapter 7.

903.1 Roof Extension - Amendatory. Open vent pipes that extend through a roof shall be terminated not less than 10 inches (254 mm) above the roof. Where a roof is to be used for assembly or as a promenade, observation deck, sun bathing deck or similar purposes open vent pipes shall terminate not less than 7 feet (2134 mm) above the finished occupiable surface within 10 feet (3048 mm) horizontal distance.

919.1 General. Engineered vent systems shall comply with this section and the design, submittal, approval, inspection and testing requirements of Section 316.

1003.4 Oil Separators required - Amendatory. At repair garages where floor or trench drains are provided, car washing facilities, factories where oily and flammable liquid wastes are produced and hydraulic elevator pits, oil separators shall be installed into which oil-bearing,

grease-bearing or flammable wastes shall be discharged before emptying into the building drainage system or other point of disposal.

Exceptions:

- (1) An oil separator is not required in hydraulic elevator pits where an approved alarm system is installed. Such alarm systems shall not terminate the operation of pumps utilized to maintain emergency operation of the elevator by fire fighters.
- (2) Oil separators shall not be required in a non-hydraulic elevator pit.

1101.7 Roof design - Amendatory. Roofs shall be designed for the maximum possible depth of water that will pond thereon as determined by the relative levels of roof deck and overflow weirs, scuppers, edges or serviceable drains in combination with the deflected structural elements. In determining the maximum possible depth of water, all primary roof drainage means shall be assumed to be blocked. The maximum possible depth of water on the roof shall include the height of the water required above the inlet of the secondary roof drainage means to achieve the required flow rate of secondary drainage means to accommodate the design rainfall rate as required by Section 1108.

1101.9 Backwater valves. Storm drainage systems shall be provided with backwater valves as required for sanitary drainage systems in accordance with Section 714.

TABLE 1108.1 SIZE OF SECONDARY SCUPPERS FOR A 10.2 – INCH PER HOUR RATE OF RAINFALL

HEAD IN INCHES	HORIZONTALLY PROJECTED ROOF AREA (SQUARE FEET)						
	LENGTH OF WEIR IN INCHES						
	4	6	8	12	16	20	24
1	112	169	226	339	452	565	678
2	314	471	628	942	1256	1571	1885
3	565	848	1130	1696	2262	2828	3393
4	879	1319	1759	2637	3519	4399	5279

For SI: 1 inch = 25.4

Notes:

- 1. To adjust this table for other than a 10.2-inch design rainfall rate multiply the square footage on the table by 10.2 then divide by the design rainfall rate.
- 2. This table does not apply to scuppers with a vertical opening height that is less than the head height.

Example: For 4 inches of design rainfall rate, a 4 - inch longer scupper with a 1 - inch head would accommodate 286 square feet. $(112 \times 10.2) / 4 = 286$.

1108.3 Sizing of Secondary Drains - Amendatory. Secondary (emergency) roof drain systems and emergency scuppers shall be sized in accordance with Section 1106 except the design shall be based on a rainfall rate of 10.2 inches per hour. Scuppers shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by Section 1101.7. Scuppers shall not have an opening dimension of less than 4 inches (102 mm). The flow through the primary system shall not be considered when sizing the secondary roof drain system or secondary scuppers.

1301.9.5 Overflow - Amendatory. The storage tank shall be equipped with an overflow pipe having a diameter not less than that shown in Table 606.5.4. The overflow pipe shall be protected from insects or vermin and shall discharge in a manner consistent with storm water runoff requirements of the jurisdiction. The overflow pipe shall discharge at a sufficient distance from the tank to avoid damaging the tank foundation or the adjacent property. Drainage from overflow pipes shall be directed to prevent freezing on walkways. The overflow drain shall not be equipped with a shutoff valve. A cleanout shall be provided on each overflow pipe in accordance with Section 708.

IPC® 2018 Chapter 15 Referenced Standards - Amendatory. Chapter 15 of the IPC 2018 is adopted with the following modifications:

IBC® 18 International Building Code® as adopted and modified by the State of Oklahoma through the OUBCC.

IECC®-06 International Energy Conservation Code®

IFC® 18 International Fire Code® as adopted and modified by the State of Oklahoma through the OUBCC.

IMC® 18 International Mechanical Code® as adopted and modified by the State of Oklahoma through the OUBCC.

IFGC® 18 International Fuel Gas Code® as adopted and modified by the State of Oklahoma through the OUBCC.

IRC® 15 International Residential Code® as adopted and modified by the State of Oklahoma through the OUBCC.

NFPA 70-14 National Electrical Code® as adopted and modified by the State of Oklahoma through OUBCC.

ANSI A118.10-99 Specifications for Load Bearing, Bonded, Waterproof Membranes for Thin Set Ceramic Tile and Dimension Stone Installation. 421.5.2.5, 421.5.2.6.

TCNA/ANSI A118.10-99: Specifications for Load Bearing, Bonded, Waterproof Membranes for Thin Set Ceramic Tile and Dimension Stone Installation referenced in Sections 421.5.2.5 and 421.5.2.6 has been stricken from the code.”

Section 2. REPEAL OF CONFLICTING ORDINANCES. That all ordinances or parts of ordinances in conflict herewith be and the same are now expressly repealed.

Section 3. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Section 4. EMERGENCY CLAUSE. That an emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof this ordinance shall take effect immediately from and after its passage, approval and publication.

ADOPTED by the Council: AUG 24 2022
Date

An Dexter Wyles
Chair of the Council

ADOPTED as an emergency measure: AUG 24 2022
Date

An Dexter Wyles
Chair of the Council

OFFICE OF THE MAYOR

Received by the Mayor: _____, at _____
Date Time

G. T. Bynum, Mayor

By _____
Secretary

APPROVED by the Mayor of the City of Tulsa, Oklahoma: AUG 31 2022
Date

at _____
Time

[Signature]
Mayor

(Seal)

ATTEST:



City Clerk



APPROVED:



City Attorney

Title 56 – Plumbing Code

Section 101. - Amendments to the ICC International Plumbing Code, ~~2015~~ 2018 Edition.

Formatted: Strikethrough

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106.1.2 Annual Permit records - Amendatory. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official shall have access to such detailed records of alterations at all times. At the completion of the entity's annual permit term, the applicant shall file such detailed records of alterations with the building official. Pursuant to the authority of 59 O.S. § 1000 25, the building official shall collect fees for each individual permit which is part of the annual permit once the detailed records are submitted and remit such fees to the OUBCC.

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106.6.3 Fee Refunds - Amendatory. Fee refunds for all plumbing work shall be in accordance with the schedule established in Title 49, Tulsa Revised Ordinances.

108.4 Violation Penalties - Amendatory. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor offense, punishable by a fine of not more than One Thousand Two Hundred Dollars (\$1,200.00) or by imprisonment not exceeding six (6) months, or both such fine and imprisonment. Each day, or portion thereof, that a violation continues shall be deemed a separate offense

108.5 Stop Work Orders - Amendatory. Upon notice from the code official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a misdemeanor offense, and, upon conviction, shall be punished by a fine of no more than One Thousand Two Hundred Dollars (\$1,200.00), excluding costs, fees, and assessments, or by imprisonment for a period not exceeding six (6) months, or by both such fine and imprisonment. Each day, or portion thereof, that a violation continues after due notice has been served shall be deemed a separate offense.

108.8 Fine Not Exclusive Penalty - Added. The penalties herein prescribed shall not be exclusive and shall not prevent independent action by the Board of Appeals as established by Title 51, Chapter 1, Tulsa Revised Ordinances, to suspend or revoke the Certificate of Registration of any person, subject to the provisions of this code, and shall not prevent the City of Tulsa or its authorized officials from taking other action authorized by law to remedy the violation.

SECTION 109 Means of Appeal - Amendatory. Appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code shall be made to the Board of Appeals as established by Title 51, Chapter 1, Tulsa Revised Ordinances.

SECTION 111 Registration of Plumbing Contractors - Added.

111.1 General - Added. No person, firm, or corporation shall be issued a permit, engage or offer to engage in, by advertisement or otherwise, any plumbing business, or do any plumbing work in the City of Tulsa, unless such person, firm, or corporation has registered with the City of Tulsa as herein provided. All contractors, journeymen, and apprentices shall carry on their person, at all times while performing plumbing work within the City of Tulsa, their state license and shall display the same upon request from the code official or a police officer of the City of Tulsa.

No person issued a contractor's license shall employ or supervise persons performing plumbing work unless those persons are licensed as provided herein. Nor shall any apprentice perform plumbing work unless the apprentice is directly supervised by a licensed plumbing contractor or journeyman.

111.2 Requirements for Registration - Added. No person, firm, or corporation shall be issued a Certificate of Registration until furnishing proof of a current State of Oklahoma Contractor license, issued under the provisions of 59 O.S.2001, " 1001, et seq., as amended, and paying the fees required by Tulsa Revised Ordinances, Title 49

111.3 Transfer of Registration Prohibited - Added. No person, firm, or corporation shall allow his or its name to be used by any other person, firm, or corporation to obtain any permit for or do any work under his or its Certificate of Registration.

111.4 Registration after Revocation - Added. No person, firm, or corporation shall be permitted to obtain a new Certificate of Registration within one (1) year from the date of revocation of any prior registration

111.5 Registration Fees - Added. Fees shall be charged for registration of state licensed plumbing contractors, in accordance with Title 49, Tulsa Revised Ordinances

111.6 Expiration of Registration - Added. Registrations of state licensed plumbing contractors shall expire each year on the last day of the birth month of the registered individual.

111.7 Identification of Service Vehicles - Added. Every contractor shall identify all service vehicles used in his business with the company name and contractor's license number. Such identification shall be placed on both sides of all vehicles in letters and numbers no less than two (2) inches high and of a contrasting color.

111.8 Suspension or Revocation of Certificates of Registration - Added. Certificates of Registration issued pursuant to this Code may be suspended or revoked by the Board of Appeals in accordance with Title 51, Chapter 1, Tulsa Revised Ordinances.

SECTION 202 General Definitions - Amendatory.

Building Drain - Amendatory. That part of the lowest piping of a drainage system that receives the discharge from soil, waste, and other drainage pipes inside and that extends 5 feet (1524 mm) in developed length of pipe beyond the exterior walls of the building and conveys the drainage to the building sewer.

305.3 Pipes through foundation walls - Amendatory. Any pipe that passes through a foundation wall shall be provided with a relieving arch or a pipe sleeve built into the foundation wall. The relieving arch or pipe sleeve shall conform to one of the materials and standards listed in Title 702.2, or as approved. The sleeve shall be two pipe sizes greater than the pipe passing through the wall.

305.4 Freezing - Amendatory. Water, soil and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than 6 inches (152 mm) below the frost line and not less than twenty-four (24) inches below grade

305.6 Protection against physical damage. In concealed locations, where piping, other than cast-iron or galvanized steel, is installed through holes or notches in studs, joists, rafters or similar members less than 1 and one-half inches (38 mm) from the nearest edge of the member, the pipe shall be protected by steel shield plates. Such shield plates shall have a thickness of not less than 0.0575 inch (1.463 mm) (No. 16 gage). Such plates shall cover the area of the pipe where the member is notched or bored, and shall extend not less than 2 inches (51 mm) above sole plates and below top plates.

305.4.1 Sewer depth - Amendatory. Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (305 mm) below finished grade at the point of septic tank connection or as approved by the authority having jurisdiction. Building sewer lines shall be a minimum of 12 inches (305 mm) below grade.

312.2 Drainage and Vent Water Test - Amendatory. A water test shall be applied to the drainage system either in its entirety or in sections. If applied to the entire system, all openings in the piping shall be tightly closed, except the highest opening, and the system shall be filled with water to the point of overflow. If the system is tested in sections, each opening shall be tightly plugged except the highest

openings of the section under test, and each section shall be filled with water, but no section shall be tested with less than a 5-foot (1524 mm) head of water. In testing successive sections, at least the upper 5 feet (1524 mm) of the next preceding section shall be tested so that no joint or pipe in the building, except the uppermost 5 feet (1524 mm) of the system, shall have been submitted to a test of less than a 5-foot (1524 mm) head of water. This pressure shall be held for at least 15 minutes. The system shall then be tight at all points.

312.3 Drainage and vent air test - Amendatory. Plastic piping shall not be tested using air. An air test shall be made by forcing air into the system until there is a uniform gauge pressure of 2.5 psi (17.25 kPa) or sufficient to balance a 5-inch (127 mm) column of mercury. This test shall be held for a period of not less than 15 minutes. Any adjustments to the test pressure required because of changes in ambient temperatures or the sealing of gaskets shall be made prior to the beginning of the test period.

312.6 Gravity Sewer Test - Amendatory. Where required, gravity sewer tests shall consist of plugging the end of the building sewer at the point of connection with the public sewer, filling the building sewer with water, testing with not less than a 5-foot (1024 mm) head of water and maintaining such pressure for 15 minutes.

312.10.1 Inspections - Amendatory. Annual inspections shall be made of all backflow assemblies and air gaps to determine whether they are operable, in accordance with Chapter 1, Section 104.3 and 105.3.2.

314.2.1 Condensate disposal. Condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Such piping shall maintain a horizontal slope in the direction of discharge of not less than one-eighth unit vertical in 12 units horizontal (1-percent slope). Condensate drains shall be allowed to terminate to an approved pit or French drain consisting of a minimum of 24 inches by 24 inches by 24 inches (610 mm by 610 mm by 610 mm), or equivalent, of 1 inch (25 mm) washed rock. Such pits or French drains shall be located 30 inches (762 mm) minimum from outer edge of foundation to nearest edge of pit or French drain. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance.

314.2.3.1 Water-level monitoring devices. On down-flow units and all other coils that do not have a secondary drain or provisions to install a secondary or auxiliary drain pan, a water-level monitoring device shall be installed inside the primary drain pan. This device shall shut off the equipment served in the event that the primary drain becomes restricted. Devices installed in the drain line shall not be permitted. Exception: This section shall not apply to appliances installed in areas outside on the ground or elevated structure where condensate overflow will not damage building components or contents.

403.4.1 Directional signage. Directional signage indicating the route to the required public toilet facilities in Group A, B, I, M, and R-1 occupancies shall be posted in a lobby, corridor, or aisle, or similar space, such that the sign can be readily seen from the main entrance to the building or tenant space. Only one sign at each main entrance that is intended for public use shall be required. Exceptions: (A) Group A occupancies that are part of an overall Group E occupancy need not have directional signage. (B) Private-use Group B occupancies need not have directional signage.

~~405.8~~ 405.9 Slip Joint Connections - Amendatory. Slip joints shall be made with an approved elastomeric gasket and shall only be installed from fixture outlet to within 18 inches (457 mm) downstream of trap outlet seal. Fixtures with concealed slip-joint connections shall be provided with an access panel or utility space at least 12 inches (305 mm) in its smallest dimension or other approved arrangement so as to provide access to the slip joint connections for inspection and repair.

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408.2 Water connection. The water supply to a bidet shall be protected against backflow by an air gap or backflow preventer in accordance with Section 608.14.1, 608.14.2, 608.14.3, 608.14.5, or 608.14.6.

410.4 Substitution. Where restaurants provide drinking water in a container free of charge, drinking fountains shall not be required in those restaurants. In occupancy Group B, F, M, I-4 and S, with an occupant load less than 50, where drinking fountains are required, a water dispenser connected to the

potable water distribution system shall be permitted to be substituted for the required drinking fountain. In occupancies other than restaurants where drinking fountains are required, water dispensers shall be permitted to be substituted for not more than 50 percent of the required number of drinking fountains.

604.5 Size of fixture supply - Amendatory. The minimum size of a fixture supply pipe shall be as shown in Table 604.5. The fixture supply pipe shall terminate not more than 30 inches (762 mm) from the point of connection to the fixture. A reduced size flexible water connector installed between the supply pipe and the fixture shall be of an approved type. The supply pipe shall extend to the floor or wall adjacent to the fixture. The minimum size of individual distribution lines utilized in gridded or parallel water distribution systems shall be as shown in Table 604.5

Exception: The fixture supply pipe for domestic dishwashers and drinking fountains shall be permitted to be terminated more than 30 inches (762 mm) from the point of connection to the fixture.

608.16.4 Protection by a vacuum breaker. Openings and outlets shall be protected by atmospheric-type or pressure-type vacuum breakers. The vacuum breaker has a critical level installation height of not less than 12 inches (305 mm) above the highest elevation of downstream piping and flood level rim of the fixture of device. Fill valves shall be set in accordance with Section 415.3.1. Vacuum breakers shall not be installed under exhaust hoods or similar locations 10 that will contain toxic fumes or vapors. Pipe applied vacuum breakers shall be installed not less than 6 inches (152 mm) above the flood level rim of the fixture, receptor, or device served.

~~608.16.6~~ **608.17.5 Connections to Lawn Irrigation Systems - Amendatory.** The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker assembly, a spill resistant backflow preventer or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer assembly.

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701.2.1 Public System Availability - Added. Availability of the public sewer system to any premise shall be determined by the Development Services Division of the City of Tulsa.

705.10.2 Solvent cementing. Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B137.3, CSA B181.2 or CSA B182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent-cement joints shall be permitted above or below ground.

~~705.11.2~~ **705.10.2 Solvent Cementing - Amendatory.** Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B137.3, CSA B181.2 or CSA B182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent-cement joints shall be permitted above or below ground

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708.1.3 Building Drain and Building Sewer Junction - Amendatory. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 12 feet (3658 mm) of the developed length of piping upstream of the junction. For the requirements of this section, the removal of the water closet shall not be required to provide cleanout access.

801.1 Scope, Exception—Food Handling - Added. Section 801.1 of the ICC International Plumbing Code, ~~2016~~ **2018 edition**, is amended to provide the following exception. Plumbing in all food handling facilities shall comply with Title 17, Tulsa Revised Ordinances, Tulsa City County Health Department Food Code and meet the Inspection Code.

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802.1 Where required. Foodhandling equipment, in other than dwelling units, clear-water waste, humidifiers, dishwashing machines and utensils, pots, pans and dishwashing sinks shall discharge through an indirect waste pipe as specified in Sections 802.1.1 through 802.1.7. Fixtures not required to

be indirectly connected by this section and the exception to Section 301.6 shall be directly connected to the plumbing system in accordance with Chapter 7.

903.1 Roof Extension - Amendatory. Open vent pipes that extend through a roof shall be terminated not less than 10 inches (254 mm) above the roof. Where a roof is to be used for assembly or as a promenade, observation deck, sun bathing deck or similar purposes open vent pipes shall terminate not less than 7 feet (2134 mm) above the finished occupiable surface within 10 feet (3048 mm) horizontal distance.

919.1 General. Engineered vent systems shall comply with this section and the design, submittal approval, inspection and testing requirements of Section 316.

1003.4 Oil Separators required - Amendatory. At repair garages where floor or trench drains are provided, car washing facilities, factories where oily and flammable liquid wastes are produced and hydraulic elevator pits, oil separators shall be installed into which oil-bearing, grease-bearing or flammable wastes shall be discharged before emptying into the building drainage system or other point of disposal.

Exceptions:

- (1) An oil separator is not required in hydraulic elevator pits where an approved alarm system is installed. Such alarm systems shall not terminate the operation of pumps utilized to maintain emergency operation of the elevator by fire fighters
- (2) Oil separators shall not be required in a non-hydraulic elevator pit.

1101.7 Roof design - Amendatory. Roofs shall be designed for the maximum possible depth of water that will pond thereon as determined by the relative levels of roof deck and overflow weirs, scuppers, edges or serviceable drains in combination with the deflected structural elements. In determining the maximum possible depth of water, all primary roof drainage means shall be assumed to be blocked. The maximum possible depth of water on the roof shall include the height of the water required above the inlet of the secondary roof drainage means to achieve the required flow rate of secondary drainage means to accommodate the design rainfall rate as required by Section 1108.

1101.9 Backwater valves. Storm drainage systems shall be provided with backwater valves as required for sanitary drainage systems in accordance with Section 714.

TABLE 1108.1 SIZE OF SECONDARY SCUPPERS FOR A 10.2 – INCH PER HOUR RATE OF RAINFALL

HEAD IN INCHES	HORIZONTALLY PROJECTED ROOF AREA (SQUARE FEET)						
	LENGTH OF WEIR IN INCHES						
	4	6	8	12	16	20	24
1	112	169	226	339	452	565	678
2	314	471	628	942	1256	1571	1885
3	565	848	1130	1696	2262	2828	3393
4	879	1319	1759	2637	3519	4399	5279

For SI: 1 inch = 25.4

Notes:

1. To adjust this table for other than a 10.2-inch design rainfall rate multiply the square footage on the table by 10.2 then divide by the design rainfall rate.

2. This table does not apply to scuppers with a vertical opening height that is less than the head height.

Example: For 4 inches of design rainfall rate, a 4 - inch longer scupper with a 1 - inch head would accommodate 286 square feet. $(112 \times 10.2) / 4 = 286$.

1108.3 Sizing of Secondary Drains - Amendatory. Secondary (emergency) roof drain systems and emergency scuppers shall be sized in accordance with Section 1106 except the design shall be based on a rainfall rate of 10.2 inches per hour. Scuppers shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by Section 1101.7. Scuppers shall not have an opening dimension of less than 4 inches (102 mm). The flow through the primary system shall not be considered when sizing the secondary roof drain system or secondary scuppers

~~1301.9.6~~ **1301.9.5 Overflow - Amendatory.** The storage tank shall be equipped with an overflow pipe having a diameter not less than that shown in Table 606.5.4. The overflow pipe shall be protected from insects or vermin and shall discharge in a manner consistent with storm water runoff requirements of the jurisdiction. The overflow pipe shall discharge at a sufficient distance from the tank to avoid damaging the tank foundation or the adjacent property. Drainage from overflow pipes shall be directed to prevent freezing on walkways. The overflow drain shall not be equipped with a shutoff valve. A cleanout shall be provided on each overflow pipe in accordance with Section 708.

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~~IPC 2015~~ **2018 Chapter 15 Referenced Standards - Amendatory.** Chapter 15 of the IPC, ~~2015~~ 2018 is adopted with the following modifications:

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~~IBC 15~~ **18 International Building Code®** as adopted and modified by the State of Oklahoma through the OUBCC

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~~IECC 06~~ **International Energy Conservation Code®**

~~IFC 15~~ **18 International Fire Code®** as adopted and modified by the State of Oklahoma through the OUBCC

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~~IMC 15~~ **18 International Mechanical Code®** as adopted and modified by the State of Oklahoma through the OUBCC

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~~IFGC 15~~ **18 International Fuel Gas Code®** as adopted and modified by the State of Oklahoma through the OUBCC.

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~~IRC 99~~ **15 International Residential Code®** as adopted and modified by the State of Oklahoma through the OUBCC.

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NFPA 70-14 National Electrical Code® as adopted and modified by the State of Oklahoma through OUBCC.

ANSI A118.10-99 Specifications for Load Bearing, Bonded, Waterproof Membranes for Thin Set Ceramic Tile and Dimension Stone Installation. 421.5.2.5, 421.5.2.6.

TCNA/ANSI A118.10-99: Specifications for Load Bearing, Bonded, Waterproof Membranes for Thin Set Ceramic Tile and Dimension Stone Installation referenced in Sections 421.5.2.5 and 421.5.2.6 has been stricken from the code

(Ord. Nos. 17796, 18096, 18171, 18370, 19011, 20066, 20428, 20631, 20895, 21237; Ord. No. 21990, § 1, 1-16-2009; Ord. No. 22757, § 1, 9-20-2012; Ord. No. 23003, § 1, 12-12-2013; Ord. No. 23398, § 1, 10-29-2015)

TITLE 57 - REFRIGERATION CODE (REPEALED)

⌘

Footnotes:

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Note— This title was repealed by the Mechanical Equipment Code, Title 59, effective August 1, 1966.

TITLE 58 - ENERGY CONSERVATION CODE (REPEALED)

⌘

Footnotes:

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Note— This title was repealed by Ordinance No. 16161, enacted on October 12, 1964

TITLE 59 - MECHANICAL CODE

⌘

Footnotes:

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Editor's note— Ord. No. 23436, § 1, adopted February 11, 2016, amended Title 59 in its entirety to read as herein set out. Former Title 59, Chs. 1—3, §§ 100, 101, 200, 201, 300, 301, pertained to International Mechanical Code, 2009 2015 Edition, stationary engineers, ICC International Fuel Gas Code, 2009 2015 edition. See Code Comparative Table for complete derivation.

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TULSA WORLD

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Account Number

1030936

Date

September 08, 2022

CITY OF TULSA
Attn: City Clerk's Office
175 E. 2ND ST. SUITE 260
TULSA, OK 74103

Date	Category	Description	Ad Size	Total Cost
09/08/2022	Legal Notices	24893	2 x 613.00 CL	784.64

Affidavit of Publication

I, Brenda Brumbaugh, of lawful age, am a legal representative of the Tulsa World of Tulsa, Oklahoma, a daily newspaper of general circulation in Tulsa County, Oklahoma, a legal newspaper qualified to publish legal notices, as defined in 25 O.S. § 106 as amended, and thereafter, and complies with all other requirements of the laws of Oklahoma with reference to legal publication. That said notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publication and not in a supplement, on the DATE(S) LISTED BELOW

09/08/2022

Newspaper reference: 0000774731

Brenda Brumbaugh
Legal Representative

Sworn to and subscribed before me this date:

9/08/22

Amber Shell
Notary Public

My Commission expires

AMBER SHELL
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES SEP 11, 2023
COMMISSION # 19009197

Legal Notices

overflow units. Clear-water waste, hand/feet, dishwashing machines and vitrols, pool, pots and dishwashing sink shall discharge through an indirect as specified in Sections 902.1.1 through 902.1.7. Fixtures not required to be indirectly connected by this code and the exceptions in Section 301.4 shall be directly connected to the storming system, in accordance with Chapter 7.

902.1 Roof Eaves - Ammendatory. Open vent pipes that extend through a roof shall be terminated not less than 18 inches (154 mm) above the roof. Wires and cables to be used for assembly or as a aronade, observation deck, sun bathing deck or similar purposes open vent pipes shall terminate not less than 7 feet (2134 mm) above the and the accessible surface within 10 feet (3048 mm) horizontal distance.

919.1 General. Engineered vent systems shall comply with this section and the design, submitted, approval, inspection and testing requirements of Section 316.

1903.4 Oil Separators - Ammendatory. At repair shops where floor or trench drains are provided, car washing facilities, factories where oily and flammable liquid wastes are produced and hydraulic elevator shafts, oil separators shall be installed into which oily and flammable wastes shall be discharged before entering into the building drainage system or other point of discharge.

Exceptions

- (1) An oil separator is not required in hydraulic elevator shafts where an overpressure alarm system is installed. Such alarm systems shall not terminate the operation of pumps utilized to maintain emergency operation of the elevator by fire fighters.
(2) Oil separators shall not be required in a non-hydraulic elevator shaft.

1101.7 Roof design - Ammendatory. Roofs shall be designed for the maximum possible depth of water that will pond thereon as determined by the relative levels of roof deck and over-lev water, scuppers, downpipes, and horizontal ducts in relation with the deflected structural elements. In determining the maximum possible depth of water, all primary roof drainage means shall be assumed to be blocked. The maximum possible depth of water on the roof shall include the height of the water retained above the inlet of the secondary roof drainage means to achieve the required flow rate of secondary drainage means to accommodate the design rainfall rate as required by Section 1102.

1101.9 Backwater valves - Storm drainage systems shall be provided with backwater valves as required for sanitary drainage systems in accordance with Section 1101.9.

TABLE 1101.9.1 SIZE OF SECONDARY SCUPPERS FOR A 1/2-INCH PER HOUR RATE OF RAINFALL

Table with columns: HORIZONTALLY PROJECTED ROOF AREA (SQ. FEET), HEAD INCHES, LENGTH OF WIRE IN INCHES. Rows include 4, 6, 8, 10, 12, 14, 16, 18, 20, 24 inches head.

- Notes:
1. To adjust this table for other than a 1/2-inch design rainfall rate multiply the square footage on the table by 10.3 then divide by the design rainfall rate.
2. This table does not apply to scuppers with a vertical opening height that is less than the head height.

Example: For 4 inches of design rainfall rate, a 4-inch long scupper with a 10 1/2-inch head would accommodate 236 square feet. (112 x 10 1/2) ÷ 4 = 286.

1101.3 Sizing of Secondary Drains - Ammendatory. Secondary (emergency) roof drain systems and emergency scuppers shall be sized in accordance with Section 1102 except the design shall be based on a rainfall rate of 18.2 inches per hour. Scuppers shall be sized to prevent the depth of standing water from exceeding that for which the roof was designed as determined by Section 1101.7. Scuppers shall not have an opening dimension of less than 4 inches (102 mm). The flow through the primary system shall not be considered when sizing the secondary roof drain system or secondary scuppers.

1361.9.5 Overflow - Ammendatory. The storage tank shall be equipped with an overflow pipe having a diameter not less than that shown in Table 604.5.4. The overflow pipe shall be protected from insects or vermin and shall discharge in a manner consistent with storm water runoff requirements of the jurisdiction. The overflow pipe shall discharge at a sufficient distance from the tank to avoid damaging the tank foundation or the adjacent property. Overflow from overflow pipes shall be directed to prevent freezing on walkways. The overflow drain shall not be equipped with a shut-off valve. A cleanout shall be provided on each overflow pipe in accordance with Section 708.

IPC@ 2018 Chapter 15 Referenced Standards - Ammendatory. Chapter 15 of the IPC 2018 is adopted with the following modifications:

- IBC@ 18 International Building Code as adopted and modified by the State of Oklahoma through the OUBCC.
IECC@ 06 International Energy Conservation Code
IFC@ 18 International Fire Code as adopted and modified by the State of Oklahoma through the OUBCC.
IMC@ 18 International Mechanical Code as adopted and modified by the State of Oklahoma through the OUBCC.

and Deer Glen Properties Land Trust, et al., Defendants, is hereby notified.

FIRST: The costs of said action accrued and accruing; SECOND: The judgment and first lien of the Plaintiff, William R. Wines, individually, William R. Wines and Karen R. Wines, Co-Trustees of the Gory Blue Wines Trust, William R. Wines and Gory Blue Wines, Co-Trustees of the Bonnie Koyne Wines Estates Trust, and Gory Blue Wines, individually, in the sum of \$883,000.00 with interest thereon in the sum of \$132,114.84 as of May 23, 2021, and accruing thereafter at the per diem rate of 0.75% based upon the interest rate of 3.25% per annum through July 15, 2021 and accruing interest thereafter at the contractual rate of Wall Street Journal US Prime Rate plus 1.00%, otherwise known as the "Contract Rate" of \$17,379.89 plus statutory, post judgment interest until paid in full.

Persons or other entities having interest in the property, including those whose actual addresses are unknown and persons and such unknown successors are hereby notified and advised that the Plaintiff, CUR Properties, LLC, Jon Gentry, and Richard Ward

The property is to be sold without appointment pursuant to Order of this Court entered August 4, 2022.

WITNESS MY HAND this day of AUG 18 2022.

Attorneys for Plaintiff

KIVELL, RAYMENT AND FRANCIS A Professional Corporation

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Attorneys for Plaintiff

774725
Published in the Tulsa World, Tulsa County, Oklahoma, September 8, 2022

IN THE DISTRICT COURT IN AND FOR TULSA COUNTY STATE OF OKLAHOMA

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA

STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1

Plaintiff,

vs.

DOROTHY TROXELL, THE HEIRS, PERSONAL REPRESENTATIVES, DEVISEES, TRUSTEES, SUCCESSORS AND ASSIGNS OF JAMES TROXELL, DECEASED, AND THE UNKNOWN SUCCESSORS, et al.

Defendants.

Case No. CJ-2022-437

Joseph Conrad, Deceased.

NOTICE OF SALE OF LAND UNDER EXECUTION

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Notice is hereby given that on the day of OCT 11, 2022, at 10 o'clock, A.M., 218 W. 4th St., Conference Room, Tulsa, Oklahoma, the undersigned Sheriff will allow for sale and sell for cash to the highest and best bidder, subject to real estate and personal taxes, superior and local assessments and all interests of record, if any, except the American and interests heretofore herein on the following described real property, to-wit:

Lot Four (4), Block Four (4), ROLLING MEADOWS II, a Subdivision in the Town of Glasspool, Tulsa County, State of Oklahoma

and

Lot Four (4), Block Four (4), ROLLING MEADOWS II, a Subdivision in the Town of Glasspool, Tulsa County, State of Oklahoma, commonly known as 518 W 147th Pl., Glasspool, OK 74823 (the "Property")

Sale will be made pursuant to a Special Execution and Order of Sale issued out of the office of the Court Clerk in and for Tulsa County, Oklahoma, and pursuant to said judgment reserving the right of Plaintiff to recall said execution by oral announcement on or after the date of the Court, prior to the sale, said judgment in the District Court in and for said County, State of Oklahoma, in Case No. CJ-2022-439, entitled Wilmington Savings Fund Society, FSB, not individually but solely as Trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1, Plaintiff, vs. Dorothy Troxell, James Troxell, et al., Defendants, is hereby notified.

FIRST: The costs of said action accrued and accruing; SECOND: The judgment and first lien of the Plaintiff, Wilmington Savings Fund Society, FSB, not individually but solely as Trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1, Plaintiff, vs. Dorothy Troxell, James Troxell, et al., Defendants, is hereby notified.

WITNESS MY HAND this day of AUG 18 2022.

Attorneys for Plaintiff

KIVELL, RAYMENT AND FRANCIS A Professional Corporation

Brian Rayment, OBA #7441
Tried Center 1, Suite 530
7444 East 41st Street
Tulsa, Oklahoma 74137
Telephone (918) 254-0426
Facsimile (918) 254-7915
E-mail: brayment@kivell.com

Attorneys for Plaintiff

774725
Published in the Tulsa World, Tulsa County, Oklahoma, September 8, 2022

IN THE DISTRICT COURT IN AND FOR TULSA COUNTY STATE OF OKLAHOMA

JFS PRAIRIE VENTURES FUND I, LLC, An Oklahoma Limited Liability Company,

Plaintiff,

vs.

MICHAEL ERNEST FERGUSON, OSCAR MICHAEL HERRERA ANDRE A. ALEXANDER, CHRIS A. EDWARDS, LARRY R. EDWARDS, JON BRADLEY EDWARDS, LESLIE H. EWING, Individually and as successor trustees of the Dorothy L. McCreary Trust dated March 22, 2004, and LARRY R. LAKEY, an individual.

Defendants.

Case No. CV-22-187

NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA TO DEFENDANTS LESLIE H. EWING AND THE UNKNOWN HEIRS OF THE ESTATE OF LARRY R. LAKEY:

YOU, AND EACH OF YOU, ARE HEREBY NOTIFIED that the above named Plaintiff has filed its Petition in Oulet Tulsa, Oklahoma, and each of you, alleging that each of said Defendants may claim some right, title, or interest in the following-described real properties, to-wit:

a. Lot 5 (Five) (14) Less 510 to City Block Five (5), WILLREY TERRACE, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the last Recorded Plat thereon;

b. Lot 5 (5), Block One (1), Indian Springs Fairway Addition, an Addition to the City of Broken Arrow Tulsa County, State of Oklahoma, according to the last Recorded Plat thereon;

and stating that the Plaintiff is the owner of said real properties and in the actual or constructive possession thereof; that said Defendants may claim some right, title or interest in and to said real properties adverse to the Plaintiff, which constitutes a cloud on the Plaintiff's title; and advising that the Plaintiff has judgment against the Defendants, and each of them; that all Defendants are required to show what right, title or interest, if any, that they now have in and to the said real properties adverse to the Plaintiff, title and interest of the Plaintiff; that they be adjudged to have no right, title, interest or estate therein; and that the title of the Plaintiff in and to said real property be ordered against each of the Defendants, and each of them; and that the Defendants, and each of them, be perpetually barred and enjoined from setting up or asserting any right, title or interest in said real properties.

That said Defendants, and each of them, must answer the Petition filed by the Plaintiff on or before the 22nd day of October, 2022, or said Plaintiff will be taken as true and judgment rendered adjudging and decreeing the above named Plaintiff to be the owner of said properties, and entitled to the possession thereof, and that the Defendants and each of them have no right, title or interest therein, and entering the title of the Plaintiff against all adverse claims of said Defendants.

Given under my hand and seal, this 1st day of September, 2022.

Den Newberry, Court Clerk Tulsa County, Oklahoma

By: /s/ DMITRY FERRER Deputy (seal)

Taylor A. Burke, OBA #7111 Joe A. Fears, OBA #2330 BARBARA BARTZ 523 South Main Street Tulsa, Oklahoma 74103-4511 Phone (918) 999-7755

28,300.00.

WITNESS MY HAND this day of AUG 25 2022.

Attorneys for Plaintiff

KIVELL, RAYMENT AND FRANCIS A Professional Corporation

K. Reese Devitt, OBA #15161

Deer Center 1, Suite 530

7444 East 41st Street

Tulsa, Oklahoma 74137

Telephone (918) 254-0426

Facsimile (918) 254-7915

E-mail: reese@kivell.com

Attorneys for Plaintiff

774744

Published in the Tulsa World, Tulsa County, Oklahoma, September 8, 15 & 22, 2022

IN THE DISTRICT COURT IN AND FOR TULSA COUNTY STATE OF OKLAHOMA

JFS PRAIRIE VENTURES FUND I, LLC, An Oklahoma Limited Liability Company,

Plaintiff,

vs.

MICHAEL ERNEST FERGUSON, OSCAR MICHAEL HERRERA ANDRE A. ALEXANDER, CHRIS A. EDWARDS, LARRY R. EDWARDS, JON BRADLEY EDWARDS, LESLIE H. EWING, Individually and as successor trustees of the Dorothy L. McCreary Trust dated March 22, 2004, and LARRY R. LAKEY, an individual.

Defendants.

Case No. CV-22-187

NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA TO DEFENDANTS LESLIE H. EWING AND THE UNKNOWN HEIRS OF THE ESTATE OF LARRY R. LAKEY:

YOU, AND EACH OF YOU, ARE HEREBY NOTIFIED that the above named Plaintiff has filed its Petition in Oulet Tulsa, Oklahoma, and each of you, alleging that each of said Defendants may claim some right, title, or interest in the following-described real properties, to-wit:

a. Lot 5 (Five) (14) Less 510 to City Block Five (5), WILLREY TERRACE, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the last Recorded Plat thereon;

b. Lot 5 (5), Block One (1), Indian Springs Fairway Addition, an Addition to the City of Broken Arrow Tulsa County, State of Oklahoma, according to the last Recorded Plat thereon;

and stating that the Plaintiff is the owner of said real properties and in the actual or constructive possession thereof; that said Defendants may claim some right, title or interest in and to said real properties adverse to the Plaintiff, which constitutes a cloud on the Plaintiff's title; and advising that the Plaintiff has judgment against the Defendants, and each of them; that all Defendants are required to show what right, title or interest, if any, that they now have in and to the said real properties adverse to the Plaintiff, title and interest of the Plaintiff; that they be adjudged to have no right, title, interest or estate therein; and that the title of the Plaintiff in and to said real property be ordered against each of the Defendants, and each of them; and that the Defendants, and each of them, be perpetually barred and enjoined from setting up or asserting any right, title or interest in said real properties.

That said Defendants, and each of them, must answer the Petition filed by the Plaintiff on or before the 22nd day of October, 2022, or said Plaintiff will be taken as true and judgment rendered adjudging and decreeing the above named Plaintiff to be the owner of said properties, and entitled to the possession thereof, and that the Defendants and each of them have no right, title or interest therein, and entering the title of the Plaintiff against all adverse claims of said Defendants.

Given under my hand and seal, this 1st day of September, 2022.

Den Newberry, Court Clerk Tulsa County, Oklahoma

By: /s/ DMITRY FERRER Deputy (seal)

Taylor A. Burke, OBA #7111 Joe A. Fears, OBA #2330 BARBARA BARTZ 523 South Main Street Tulsa, Oklahoma 74103-4511 Phone (918) 999-7755

ad on the City of Tulsa's website at this link: https://www.cityoftulsa.org/department/whats-new/2022/09/08/procurement-notice-2022-09-08

Attendance at the Pre-Bid Conference is MANDATORY. Bids will not be received from contractors who did not attend the Pre-Bid Conference.

Bids will be accepted by the City Clerk from the holders of valid pre-qualification certificates from the City of Tulsa in one or more of the following classifications: NO PREQUALIFICATIONS REQUIRED

Drawings, specifications and contract documents for construction of said public improvements of the said project have been issued by the Mayor of said City. Copies of same may be obtained at the Office of the Director of Engineering Services at the City of Tulsa Engineering Services, 2317 South Jackson, Room 103, North Building, for a non-refundable fee in the amount of \$50.00 made payable to the City of Tulsa by check or money order.

Contract requirements shall include compliance as required by law pertaining to the practice of nondiscrimination in employment.

The overall estimated Small Business Enterprise utilization goal for this project is 10% (10 percent).

Attention is called to Resolution No. 18145 of August 23, 1983, requiring bidders to commit to the goal of employing in the project of local (city) or local (state) bona fide residents of the City of Tulsa and/or MSA in each employment classification.

Attention is called to Resolution 7484 of November 6, 2004, requiring bidders, their subcontractors and their lower-tier subcontractors to hire only citizens of the United States.

The City of Tulsa (shall) is exempt from the payment of any sales or use taxes, and pursuant to Title 60 O.S., Section 1354(10), direct vendors to the City are also exempt from those taxes. A bidder may exclude from his bid appropriate sales taxes, which he will not have to bid any sales tax for and on behalf of the City of Tulsa.

A Certified or Cashier's Check or Bidder Surety Bond, in the sum of 5% of the amount of the bid will be required from each bidder to be retained as liquidated damages in the event the successful bidder fails, neglects or refuses to enter into said contract for the construction of said public improvements for said project and furnish the necessary bonds within thirty days from and after the date the award is made.

The bidder to whom a contract is awarded will be required to furnish a bid bond and workman's compensation insurance; Performance, Statutory, and Maintenance bonds acceptable to the City of Tulsa, in conformity with the requirements of the proposed contract documents. The Performance, Statutory, and Maintenance bonds shall be for one hundred percent (100%) of the contract price.

All bids will be opened and considered by the Bid Committee of said City at a meeting of said Committee to be held in the City Council Room of City Hall in said City at 9:00 a.m. on the 20th day of September 2022.

Date of Tulsa, Oklahoma, this 2nd day of September 2022.

(SEAL) Christina Caswell City Clerk

774719

Published in the Tulsa World, Tulsa County, Oklahoma, September 1 & 8, 2022

IN THE DISTRICT COURT IN AND FOR TULSA COUNTY STATE OF OKLAHOMA

NOTICE TO BIDDERS

Social proposals from Contractors / Suppliers for the construction of the MIAMI PUBLIC SCHOOLS - PHYSICAL EDUCATION FACILITY ADDITION "REBID" for selected bid packages to be received by MIAMI PUBLIC SCHOOLS (the "Owner"), BREWER CONSTRUCTION COMPANY OF EASTERN OKLAHOMA (the Construction Manager), and BWA ARCHITECTS, PLLC (the Architect) AD bids will be received at the MIAMI PUBLIC SCHOOLS, 3116 ROCKDALE BLVD, MIAMI, OKLAHOMA 74304 on SEPTEMBER 22, 2022, at 2:00 p.m., at which time all bids will be opened and publicly read.

The Contract Documents will be available for examination beginning September 1, 2022, at 12:00 p.m. at the office of Brewer Construction Company in Choctaw, Oklahoma and at Brewer Public Schools, Superintendent's Office, Miami, Oklahoma. The Contract Documents will also be available for examination beginning September 1, 2022, online at iBid.com and McGraw-Hill Construction Dodge and the following Tulsa area locations: Southwest Construction News.

Bids received more than ninety six (96) hours, excluding Saturdays, Sundays, and holidays, before time set for opening bids, as well as bids received after time set for opening bids, will not be considered and will be returned unopened.

A cashier's check, certified check, or surety bond in amount of five percent (5%) of the base bid and all alternatives shall be accompany the sealed proposal of each bidder. Deposits will be returned to unsuccessful bidders.

The bidding documents, including the drawings and specifications, may be obtained from Brewer Construction Company, Project Construction Manager, 701 South Chautauq Ave, Choctaw, Oklahoma 74307, Phone (918) 476-8111 (when in case of a deposit) or Two Hundred Fifty Dollars (\$ 250.00) per set.

ICR 15 International Residential Code as adopted and modified by the State of Oklahoma through the OUBCC.

NFPA 70-14 National Electrical Code as adopted and modified by the State of Oklahoma through OUBCC.

ANSI A118.10-99 Specifications for Lead Bearing, Bonded, Waterproof Membranes for Thin Set Ceramic Tile and Dimensional Stone Installation. 01.3.2.3, 01.3.2.4.

TCNA/ANSI A118.10-99. Specifications for Lead Bearing, Bonded, Waterproof Membranes for Thin Set Ceramic Tile and Dimensional Stone Installation referenced in Sections 01.3.2.3 and 01.3.2.4 has been stricken from the code.

Section 2. REPEAL OF CONFLICTING ORDINANCES. That all ordinances or parts of ordinances in conflict herewith be and the same are now expressly repealed.

Section 3. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Section 4. EMERGENCY CLAUSE. That an emergency is now declared to be in the preservation of the public peace, health and safety, by reason whereof this ordinance shall take effect retroactively from and after its passage, approval and publication.

ADOPTED by the Tulsa City Council, this 24th Day of August 2022

ADOPTED as an emergency measure, this 24th Day of August 2022

Lori Decker Wright, Chair of the City Council

APPROVED by the Mayor of the City of Tulsa, Oklahoma, this 21st Day of August 2022

G. T. Bynum, Mayor

ATTEST: Christina Chowell, City Clerk

APPROVED: Jack Blair, City Attorney



77459
Published in the Tulsa World, Tulsa County, Oklahoma, September 1 & 8, 2022

IN THE DISTRICT COURT IN AND FOR TULSA COUNTY STATE OF OKLAHOMA

WILLIAM R WINES, Individually,
WILLIAM R. WINES and KAREN R WINES, Co-Trustees of the GARY BING WINES TRUST,
WILLIAM R. WINES and GARY BING WINES, Co-Trustees of the BONNIE KAYE WINES CONZALES TRUST,
and GARY BING WINES, Individually,

Plaintiff,

vs.

STRUCTURAL SOLUTIONS USA, INC. an Oklahoma Corporation and DEER GLEN PROPERTIES LAND TRUST.

Defendants.

Case No. CJ-2020-1515
Judge Cantrell, Deacon

NOTICE OF FOURTH ALIAS SALE OF LAND UNDER EXECUTION

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Notice is hereby given that on the day of OCT 04, 2022, at 10 o'clock, A.M., 218 W 4th St., Conference Room, Tulsa, Oklahoma, the undersigned Sheriff will offer for sale and sell for cash to the highest and best bidder, subject to red estate and veteran taxes, superior special assessments and all interests of record, if any, except the Mortgage and interests hereinafter described in the following described real property, to-wit:

The West Half of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter and the West Half of the Northwest Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of the Northwest Quarter of Section Twenty-two, Township Two, Range Three North, E. 12th Street East, NW/4 NW/4 and SW/4 NW/4 and SE/4 NE/4 NW/4 and SW/4 NE/4 NW/4-1325, Tulsa County, State of Oklahoma, all parties and other interests.

Fourth alias sale will be made pursuant to a Special Execution and Order of Fourth Alias Sale issued out of the office of the Court Clerk in and for Tulsa County, Oklahoma, and pursuant to said Judgment reserving the right of Plaintiff to recall said execution by and announcement and/or order of the Court, prior to the fourth alias sale, said Judgment entered in the District Court in and for Tulsa County, State of Oklahoma, in Case No. CJ-2020-1515, entitled William R. Wines, Individually; William R. Wines and Karen R. Wines, Co-Trustees of the Gary Bing Wines Trust; William R. Wines and Gary Bing Wines, Co-Trustees of the Bonnie Kaye Wines Conzales Trust; and Gary Bing Wines, Individually, Plaintiff, vs. Structural Solutions USA, Inc. an Oklahoma Corporation

and other parties.

First: The costs of said action accrued and accruing.

Second: The Judgment and first lien of the Plaintiff, Community Loan Services, LLC, in the sum of \$60,472.93 with interest thereon at the rate of 14.2% per annum, as outlined, if applicable, from August 1, 2021, until said advances for taxes, insurance and preservation expenses, accrued and accruing; abstracting expenses, accrued and accruing; bankruptcy fees and costs, if any; and an attorney's fee, plus costs, with interest thereon at the same rate, until paid.

Persons or other entities having interest in the property, including those whose actual addresses are unknown and persons or other entities who have or may have unknown successors and such unknown successors are hereby notified and advised that they should appear at the time and place set forth herein to assert their claims, interests, claims, and interests, if any, and to present evidence in support thereof.

The property has been duly advertised in the sum of \$132,800.00.

WITNESS MY HAND this day of AUG 25, 2022.

By: Dr. James Elby
Deputy

KIVELL, RAYMENT AND FRANCIS
A Professional Corporation,
Jason Howell, OBA #3129
1700 Center 1, Suite 530
7444 East 41st Street
Tulsa, Oklahoma 74120
Telephone (918) 254-0626
Facsimile (918) 254-7915
E-mail: jhowell@kivell.com

ATTORNEYS FOR PLAINTIFF

77473
Published in the Tulsa World, Tulsa County, Oklahoma, September 8 & 15, 2022

IN THE DISTRICT COURT IN AND FOR TULSA COUNTY STATE OF OKLAHOMA

COMMUNITY LOAN SERVICING, LLC,

Plaintiff,

vs.

PENELOPE HARPER, THE HEIRS, PERSONAL REPRESENTATIVES, DEVISEES, TRUSTEES, SUCCESSORS AND ASSIGNS OF MICHAEL J. HARPER, DECEASED, AND THE UNKNOWN SUCCESSORS;

Defendants.

Case No. CJ 2021-3423
Judge Cantrell, Deacon H.

NOTICE OF ALIAS SALE OF LAND UNDER EXECUTION

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Notice is hereby given that on the day of OCT 11, 2022, at 10:00 o'clock, A.M., 218 W 4th St., Conference Room, Tulsa, Oklahoma, the undersigned Sheriff will offer for sale and sell for cash to the highest and best bidder, subject to red estate and veteran taxes, superior special assessments and all interests of record, if any, except the Mortgage and interests hereinafter described in the following described real property, to-wit:

Lot Two (10), Block Twenty (20), MAPLEWOOD ADDITION to the City of Tulsa, Oklahoma, County of Tulsa, State of Oklahoma, according to the recorded plat thereof, commonly known as 4348 E. Lusterin St., Tulsa, OK 74113 (The "Property")

Alias sale will be made pursuant to a Special Execution and Order of Alias Sale issued out of the office of the Court Clerk in and for Tulsa County, Oklahoma, and pursuant to said Judgment reserving the right of Plaintiff to recall said execution by and announcement and/or order of the Court, prior to the alias sale, said Judgment entered in the District Court in and for Tulsa County, State of Oklahoma, in Case No. CJ 2021-3423, entitled Community Loan Services, LLC, Plaintiff, vs. Michael J. Harper; Penelope Harper, et al.; Defendants, to-wit:

FIRST: The costs of said action accrued and accruing.

SECOND: The Judgment and first lien of the Plaintiff, Community Loan Services, LLC, in the sum of \$60,472.93 with interest thereon at the rate of 14.2% per annum, as outlined, if applicable, from August 1, 2021, until said advances for taxes, insurance and preservation expenses, accrued and accruing; abstracting expenses, accrued and accruing; bankruptcy fees and costs, if any; and an attorney's fee, plus costs, with interest thereon at the same rate, until paid.

Persons or other entities having interest in the property, including those whose actual addresses are unknown and persons or other entities who have or may have unknown successors and such unknown successors are hereby notified and advised that they should appear at the time and place set forth herein to assert their claims, interests, claims, and interests, if any, and to present evidence in support thereof.

The property has been duly advertised in the sum of \$132,800.00.

WITNESS MY HAND this day of AUG 25, 2022.

By: Dr. James Elby
Deputy

KIVELL, RAYMENT AND FRANCIS
A Professional Corporation,
Jason Howell, OBA #3129
1700 Center 1, Suite 530
7444 East 41st Street
Tulsa, Oklahoma 74120
Telephone (918) 254-0626
Facsimile (918) 254-7915
E-mail: jhowell@kivell.com

ATTORNEYS FOR PLAINTIFF

77473
Published in the Tulsa World, Tulsa County, Oklahoma, September 8 & 15, 2022

IN THE DISTRICT COURT IN AND FOR TULSA COUNTY STATE OF OKLAHOMA

COMMUNITY LOAN SERVICING, LLC,

Plaintiff,

vs.

PENELOPE HARPER, THE HEIRS, PERSONAL REPRESENTATIVES, DEVISEES, TRUSTEES, SUCCESSORS AND ASSIGNS OF MICHAEL J. HARPER, DECEASED, AND THE UNKNOWN SUCCESSORS;

Defendants.

Case No. CJ 2021-3423
Judge Cantrell, Deacon H.

NOTICE OF ALIAS SALE OF LAND UNDER EXECUTION

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Notice is hereby given that on the day of OCT 11, 2022, at 10:00 o'clock, A.M., 218 W 4th St., Conference Room, Tulsa, Oklahoma, the undersigned Sheriff will offer for sale and sell for cash to the highest and best bidder, subject to red estate and veteran taxes, superior special assessments and all interests of record, if any, except the Mortgage and interests hereinafter described in the following described real property, to-wit:

Lot Two (10), Block Twenty (20), MAPLEWOOD ADDITION to the City of Tulsa, Oklahoma, County of Tulsa, State of Oklahoma, according to the recorded plat thereof, commonly known as 4348 E. Lusterin St., Tulsa, OK 74113 (The "Property")

Alias sale will be made pursuant to a Special Execution and Order of Alias Sale issued out of the office of the Court Clerk in and for Tulsa County, Oklahoma, and pursuant to said Judgment reserving the right of Plaintiff to recall said execution by and announcement and/or order of the Court, prior to the alias sale, said Judgment entered in the District Court in and for Tulsa County, State of Oklahoma, in Case No. CJ 2021-3423, entitled Community Loan Services, LLC, Plaintiff, vs. Michael J. Harper; Penelope Harper, et al.; Defendants, to-wit:

FIRST: The costs of said action accrued and accruing.

SECOND: The Judgment and first lien of the Plaintiff, Community Loan Services, LLC, in the sum of \$60,472.93 with interest thereon at the rate of 14.2% per annum, as outlined, if applicable, from August 1, 2021, until said advances for taxes, insurance and preservation expenses, accrued and accruing; abstracting expenses, accrued and accruing; bankruptcy fees and costs, if any; and an attorney's fee, plus costs, with interest thereon at the same rate, until paid.

Persons or other entities having interest in the property, including those whose actual addresses are unknown and persons or other entities who have or may have unknown successors and such unknown successors are hereby notified and advised that they should appear at the time and place set forth herein to assert their claims, interests, claims, and interests, if any, and to present evidence in support thereof.

The property has been duly advertised in the sum of \$132,800.00.

WITNESS MY HAND this day of AUG 25, 2022.

By: Dr. James Elby
Deputy

KIVELL, RAYMENT AND FRANCIS
A Professional Corporation,
Jason Howell, OBA #3129
1700 Center 1, Suite 530
7444 East 41st Street
Tulsa, Oklahoma 74120
Telephone (918) 254-0626
Facsimile (918) 254-7915
E-mail: jhowell@kivell.com

ATTORNEYS FOR PLAINTIFF

77473
Published in the Tulsa World, Tulsa County, Oklahoma, September 8 & 15, 2022

IN THE DISTRICT COURT IN AND FOR TULSA COUNTY STATE OF OKLAHOMA

COMMUNITY LOAN SERVICING, LLC,

Plaintiff,

vs.

PENELOPE HARPER, THE HEIRS, PERSONAL REPRESENTATIVES, DEVISEES, TRUSTEES, SUCCESSORS AND ASSIGNS OF MICHAEL J. HARPER, DECEASED, AND THE UNKNOWN SUCCESSORS;

Defendants.

Case No. CJ 2021-3423
Judge Cantrell, Deacon H.

NOTICE OF ALIAS SALE OF LAND UNDER EXECUTION

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

77474
Published in the Tulsa World, Tulsa County, Oklahoma, September 2 & 9, 2022

**NOTICE TO BIDDERS
SEALED BIDS FOR
PROJECT NO. 19P45-131234**

Notice is hereby given that pursuant to an order by the Mayor of the City of Tulsa, Oklahoma, sealed bids will be received in Room 302 of the Office of the City Clerk, City of Tulsa, 173 E. 2nd Street, Tulsa, Oklahoma 74103 until 1:30 p.m. on the 20th day of September, 2022 for furnishing all materials and labor and performing the work necessary to be done in the construction of the following:

PROJECT NO. 19P45-131234 VENEEL SOUTH DRAINAGE IMPROVEMENTS PHASE 10 (ACCESS ROAD)

The entire cost of the improvement shall be paid from Account No. 2231F0005S-Storm Sewer/Flood, 5403.54(033)29-5(18)

A MANDATORY Pre-Bid Conference is scheduled for Tuesday, September 13, 2022 at 9:30 a.m. and will be held through video conferencing with Allstate Teams, invitation presented on the City of Tulsa's website at this link: <https://www.cityoftulsa.com/development/department/office-of-the-city-clerk/contracting>

Attendance of the Pre-Bid Conference is MANDATORY. Bids will not be received from contractors who did not attend the Pre-Bid Conference.

Bids will be accepted by the City Clerk from the holders of valid pre-qualification certificates from the City of Tulsa in one or more of the following classifications: A, C, or D

Drawings, specifications and contract documents for construction of said public improvements of the said project have been obtained by the Mayor of said City. Copies of same may be obtained at the Office of the Director of Engineering Services of the City of Tulsa Engineering Services, 2117 South Jackson, Room 183, North Building, for a non-refundable fee in the amount of \$15.00, made payable to the City of Tulsa by check or money order.

Contract requirements shall include compliance as required by law pertaining to the practice of nondiscrimination in employment.

The overall estimated Small Business Enterprise utilization goal for this project is ten (10) percent.

Attention is called to Resolution No. 18145 of August 23, 1988, requiring bidders to commit to the goal of employing in the project at least fifty percent bona fide residents of the City of Tulsa under MSA in each employment classification.

Attention is called to Resolution 7464 of November 8, 2004, requiring bidders, their subcontractors and their lower-tier subcontractors to hire only citizens of the United States.

The City of Tulsa (itself) is exempt from the payment of any sales or use taxes, and pursuant to Title 48 O.S. Section 1354(f)(1), direct vendors to the City are also exempt from those taxes. A bidder may include from his bid separate sales taxes, which he will not have to pay while acting for and on behalf of the City of Tulsa.

A Certified or Cashier's Check or Bidder's Surety Bond, in the sum of 5% of the amount of the bid will be required from each bidder to be retained on (deducted) monies in the event the successful bidder fails, neglects or refuses to enter into said contract for the construction of said public improvements for said project and furnish the necessary bonds within thirty days from and after the date the award is made.

The bidder in whom a contract is awarded will be required to furnish public liability and workmen's compensation insurance; Performance, Security, and Maintenance bonds acceptable to the City of Tulsa, in conformity with the requirements of the proposed contract documents. The Performance, Security, and Maintenance bonds shall be for one hundred percent (100%) of the contract price.

All bids will be opened and considered by the Bid Committee of said City at a meeting of said Committee to be held in the City Council Room of City Hall in said City at 9:00 a.m. on the 20th day of September, 2022.

Dated at Tulsa, Oklahoma, this 2nd day of September, 2022.

(SEAL)
Christina Chowell
City Clerk

77474
Published in the Tulsa World, Tulsa County, Oklahoma, September 2 & 9, 2022

**NOTICE TO BIDDERS
SEALED BIDS FOR
PROJECT NO. SP 21-41**

Notice is hereby given that pursuant to an order by the Mayor of the City of Tulsa, Oklahoma, sealed bids will be received in Room 302 of the Office of the City Clerk, City of Tulsa, 173 E. 2nd Street, Tulsa, Oklahoma 74103 until 1:30 p.m. on the 20th day of September, 2022 for furnishing all materials and labor and performing the work necessary to be done in the construction of the following:

PROJECT NO. SP 21-41 Tulsa Performance Arts Center Stage Floor Replacement

The entire cost of the improvement shall be paid from Account No. 145330.84(453).542(10).453(2)24-541(10)

A MANDATORY Pre-Bid Conference is scheduled for Tuesday, September 13, 2022 at 9:30 a.m. and will be held through video conferencing with Allstate Teams, invitation presented

on the City of Tulsa's website at this link: <https://www.cityoftulsa.com/development/department/office-of-the-city-clerk/contracting>

Attendance of the Pre-Bid Conference is MANDATORY. Bids will not be received from contractors who did not attend the Pre-Bid Conference.

Bids will be accepted by the City Clerk from the holders of valid pre-qualification certificates from the City of Tulsa in one or more of the following classifications: A, C, or D

Drawings, specifications and contract documents for construction of said public improvements of the said project have been obtained by the Mayor of said City. Copies of same may be obtained at the Office of the Director of Engineering Services of the City of Tulsa Engineering Services, 2117 South Jackson, Room 183, North Building, for a non-refundable fee in the amount of \$15.00, made payable to the City of Tulsa by check or money order.

Contract requirements shall include compliance as required by law pertaining to the practice of nondiscrimination in employment.

The overall estimated Small Business Enterprise utilization goal for this project is ten (10) percent.

Attention is called to Resolution No. 18145 of August 23, 1988, requiring bidders to commit to the goal of employing in the project at least fifty percent bona fide residents of the City of Tulsa under MSA in each employment classification.

Attention is called to Resolution 7464 of November 8, 2004, requiring bidders, their subcontractors and their lower-tier subcontractors to hire only citizens of the United States.

The City of Tulsa (itself) is exempt from the payment of any sales or use taxes, and pursuant to Title 48 O.S. Section 1354(f)(1), direct vendors to the City are also exempt from those taxes. A bidder may include from his bid separate sales taxes, which he will not have to pay while acting for and on behalf of the City of Tulsa.

A Certified or Cashier's Check or Bidder's Surety Bond, in the sum of 5% of the amount of the bid will be required from each bidder to be retained on (deducted) monies in the event the successful bidder fails, neglects or refuses to enter into said contract for the construction of said public improvements for said project and furnish the necessary bonds within thirty days from and after the date the award is made.

The bidder in whom a contract is awarded will be required to furnish public liability and workmen's compensation insurance; Performance, Security, and Maintenance bonds acceptable to the City of Tulsa, in conformity with the requirements of the proposed contract documents. The Performance, Security, and Maintenance bonds shall be for one hundred percent (100%) of the contract price.

All bids will be opened and considered by the Bid Committee of said City at a meeting of said Committee to be held in the City Council Room of City Hall in said City at 9:00 a.m. on the 20th day of September, 2022.

Dated at Tulsa, Oklahoma, this 2nd day of September, 2022.

Notice is hereby given that pursuant to an order by the Mayor of the City of Tulsa, Oklahoma, sealed bids will be received in Room 302 of the Office of the City Clerk, City of Tulsa, 173 E. 2nd Street, Tulsa, Oklahoma 74103 until 1:30 p.m. on the 20th day of September, 2022 for furnishing all materials and labor and performing the work necessary to be done in the construction of the following:

PROJECT NO. 19P45-131234 VENEEL SOUTH DRAINAGE IMPROVEMENTS PHASE 10 (ACCESS ROAD)

The entire cost of the improvement shall be paid from Account No. 2231F0005S-Storm Sewer/Flood, 5403.54(033)29-5(18)

A MANDATORY Pre-Bid Conference is scheduled for Tuesday, September 13, 2022 at 9:30 a.m. and will be held through video conferencing with Allstate Teams, invitation presented on the City of Tulsa's website at this link: <https://www.cityoftulsa.com/development/department/office-of-the-city-clerk/contracting>

Attendance of the Pre-Bid Conference is MANDATORY. Bids will not be received from contractors who did not attend the Pre-Bid Conference.

Bids will be accepted by the City Clerk from the holders of valid pre-qualification certificates from the City of Tulsa in one or more of the following classifications: A, C, or D

Drawings, specifications and contract documents for construction of said public improvements of the said project have been obtained by the Mayor of said City. Copies of same may be obtained at the Office of the Director of Engineering Services of the City of Tulsa Engineering Services, 2117 South Jackson, Room 183, North Building, for a non-refundable fee in the amount of \$15.00, made payable to the City of Tulsa by check or money order.

Contract requirements shall include compliance as required by law pertaining to the practice of nondiscrimination in employment.

The overall estimated Small Business Enterprise utilization goal for this project is ten (10) percent.

Attention is called to Resolution No. 18145 of August 23, 1988, requiring bidders to commit to the goal of employing in the project at least fifty percent bona fide residents of the City of Tulsa under MSA in each employment classification.

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The City of Tulsa (itself) is exempt from the payment of any sales or use taxes, and pursuant to Title 48 O.S. Section 1354(f)(1), direct vendors to the City are also exempt from those taxes. A bidder may include from his bid separate sales taxes, which he will not have to pay while acting for and on behalf of the City of Tulsa.

A Certified or Cashier's Check or Bidder's Surety Bond, in the sum of 5% of the amount of the bid will be required from each bidder to be retained on (deducted) monies in the event the successful bidder fails, neglects or refuses to enter into said contract for the construction of said public improvements for said project and furnish the necessary bonds within thirty days from and after the date the award is made.

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All bids will be opened and considered by the Bid Committee of said City at a meeting of said Committee to be held in the City Council Room of City Hall in said City at 9:00 a.m. on the 20th day of September, 2022.

Dated at Tulsa, Oklahoma, this 2nd day of September, 2022.

(SEAL)
Christina Chowell
City Clerk

77474
Published in the Tulsa World, Tulsa County, Oklahoma, September 2 & 9, 2022

IN THE DISTRICT COURT IN AND FOR TULSA COUNTY STATE OF OKLAHOMA

COMMUNITY LOAN SERVICING, LLC FKA BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY,

Plaintiff,

vs.

LYNN YBANDLE, et al.

Defendants.

Case No. CJ 2022-148
Judge Marston, William

NOTICE OF SALE OF LAND UNDER EXECUTION

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Notice is hereby given that on the day of OCT 11, 2022, at 10 o'clock, A.M., 218 W 4th St., Conference Room, Tulsa, Oklahoma, the undersigned Sheriff will offer for sale and sell for cash to the highest and best bidder, subject to real estate and veteran taxes, superior special assessments and all interests of record, if any, except the Mortgage and interests hereinafter described in the following described real property, to-wit:

Lot One (1), Block Eight (8), CENTURY 21 EAST to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, commonly known as 1823 S. 14th Street, Tulsa, OK 74118 (The "Property")

Sale will be made pursuant to a Special Execution and Order of Sale issued out of the office of the Court Clerk in and for Tulsa County, Oklahoma, and pursuant to said Judgment reserving the right of Assignee of Plaintiff to recall said execution by and announcement and/or order of the Court, prior to the sale, said Judgment entered in the District Court in and for Tulsa County, State of Oklahoma, in Case No. CJ 2022-148, entitled Community Loan Servicing, LLC FKA Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, Plaintiff, vs. K. Lynn Yeandle, et al.; Defendants, to-wit:

FIRST: The costs of said action accrued and accruing.

SECOND: The Judgment and first lien of the Assignee of Plaintiff, Hendershot Mortgage LLC, in the sum of \$11,449.20 with interest thereon at the rate of 8.2% per annum, as outlined, if applicable, from August 1, 2022, until said advances for taxes, insurance and preservation expenses, accrued and accruing; abstracting expenses, accrued and accruing; bankruptcy fees and costs, if any; and an attorney's fee, plus costs, with interest thereon at the same rate, until paid.

Persons or other entities having interest in the property, including those whose actual addresses are unknown and persons or other entities who have or may have unknown successors and such unknown successors are hereby notified and advised that they should appear at the time and place set forth herein to assert their claims, interests, claims, and interests, if any, and to present evidence in support thereof.

The property has been duly advertised in the sum of \$76,800.

WITNESS MY HAND this day of SEP 14, 2022 at 10 AM at the MIAMI HIGH SCHOOL, 2886 EAST CENTRAL AVENUE, MIAMI, OKLAHOMA 7354.

The Owner reserves the right to waive any informally, or to reject any or all bids.