

CHAPTER 4

BUILDING AND CONSTRUCTION

- Article 1. Codes and Code Administration.
- Article 2. Flood Damage Prevention.
- Article 3. Miscellaneous Provisions.
- Article 4. Penalty.

Article 1. Codes and Code Administration

Section 4-1. Codes Adopted.

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

1. (Building Code) The construction, alteration, removal, demolition, equipment, use, occupancy, location and maintenance of buildings and structures:

Basic Building Code (recommended by Building Officials and Code Administrators International –BOCA), Current Edition;

2. (Plumbing Code) The installation or alteration of plumbing and drainage systems for buildings and structures:

Basic/National Plumbing Code (recommended by Building Officials and Code Administrators International-BOCA), Current Edition;

3. (Electrical Code) The installation or alteration of electrical equipment for buildings or structures:

National Electrical Code (National Fire Protection Association), Current Edition;

4. (Housing Code) the provisions of basic, minimum housing standards for the preservation of the health, safety and welfare of occupants:

Basic Housing and Property Maintenance Code (Building Officials and Code Administrators International –BOCA), Current Edition;

5. (Fire Prevention Code) the provision of basic safeguards to life and property from the hazards of fire and explosion:

Basic Fire Prevention Code (National Fire Protection Association), Current Edition;

6. (Safety Code)The use and occupancy of buildings or structures

Life Safety Code (National Fire Protection Association), Current Edition;

Reference: 11 O.S. § 14-107.A.

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Section 4-2. Modifications of Adopted Codes.

1. Wherever the words “City,” “Town” or “Municipality” are used in those Codes adopted, it shall mean the Town of Corn, Oklahoma.
2. Wherever the words “Inspector,” “Building Inspector” or “Administrative Official” are used in those Codes adopted, it shall mean the municipal official currently assuming the duties and responsibilities of Municipal Building Inspector for the Town of Corn, Oklahoma.
3. All official titles used in those Codes adopted shall be interpreted as defined in this Code of Ordinances.
4. Maximum penalties for violation of provisions of those Codes are provided in Section 9-20 of this Code.
5. Notwithstanding any provisions of those Codes adopted by this Chapter, wood shingles may be used for roofing.
6. All limits referred to in any of those Codes adopted by this Chapter are hereby established as the corporate limits of the Town of Corn, Oklahoma.

Section 4-3. Adopted Codes on File.

One (1) copy of those Codes adopted by the Town of Corn, Oklahoma, shall be retained in the Office of the Town Clerk-Treasurer.

Reference: 11 O.S. § 14-107.A.

Section 4-4. Codes in Effect.

From the date on which this Chapter shall take effect, the provisions of said Codes, as herein modified, shall be controlling within the corporate limits of the Town of Corn, Oklahoma.

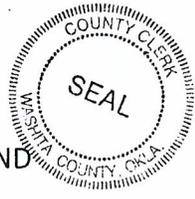
Section 4-5. Conflicts with Code of Ordinances.

Whenever any provision of those Codes adopted by this Chapter conflicts with the Code of Ordinances of the Town of Corn, Oklahoma, the latter provisions shall govern.

Section 4-6. Appointment and Duties of Building Inspector.

The Town Board of Trustees may appoint or designate a municipal official, employee, or other person to be responsible for enforcing the Codes adopted by these Ordinances. Said person may bear such titles as “Building Inspector,” “Gas Inspector,” “Plumbing Inspector,” “Electrical Inspector,” etc., as may be deemed appropriate to indicate their respective areas of concern. The Building Inspector shall:

1. Enforce all the provisions of this Code and shall act on any question relative to the mode or manner of construction and the materials to be used in the erection, addition to, alteration, repair, removal, demolition, installation of service equipment and the location, use, occupancy and maintenance of all buildings and structures, except as may otherwise be specifically provided for by statutory requirements or as provided herein.
2. Receive applications and issue permits for the erection and alteration of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.
3. Issue all necessary notices or orders to remove illegal or unsafe conditions, to require the necessary safeguards during construction, to require adequate exit facilities in existing buildings and structures, and to insure compliance with all the Code requirements for the health, safety and general welfare of the public.



AN ORDINANCE OF THE TOWN OF CORN, OKLAHOMA, REDEFINING BUILDING PERMITS, AND
DECLARING AN EMERGENCY;

WHEREAS, Section 4-7, Building Permits, of Chapter 4, Building and Construction, of the
Code of Ordinances of Corn, Oklahoma does not adequately provide for construction approval;

NOW THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF CORN,
OKLAHOMA;

1. That Section 4-7, Building Permits, of Chapter 4, Building and Construction, of the
Code of Ordinances of Corn, Oklahoma should be and the same is hereby amended
to read as follows:

Section 4-7. Building Permits

No person shall erect, enlarge, construct, relocate, substantially improve,
repair, place, alter, move or demolish any building, structure, mobile or
modular home, or other construction without first having the site
approved by the Town of Corn's utility superintendent and permission
granted by the same.

2. It being necessary for the protection, health and safety of the citizens of Corn,
Oklahoma, an emergency is declared to exist and this Ordinance shall become
effective immediately upon its passage by the Town Board.
3. If any provision or clause of this Ordinance is held invalid, such invalidity shall not
affect other provisions or clauses of the Ordinance which can be given effect without
the invalid provision or clause, and to this end the provisions and clauses of this
Ordinance are declared to be severable.

Passed and approved this 9th day of August, 2014.



THE TOWN OF CORN, OKLAHOMA

BY: Barbara Nurnberg
BARBARA NURNBERG, MAYOR

ATTEST: Chris Loewen
CHRIS LOEWEN, TOWN CLERK

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4. Make all the required inspections, or the building official may accept reports of inspection by approved agencies or individuals; and all reports of such inspections shall be in writing and certified by a responsible officer of such approved agency or by the responsible individual. The building official may engage such expert opinion as may be deemed necessary to report upon unusual technical issues that may arise subject to the approval of the appointing authority.
5. Carry proper credentials of their respective office for the purpose of inspecting any and all buildings and premises in the performance of duties under this Code.
6. Have power as may be necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and regulations to interpret and implement the provisions of this Code to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions; but such rules shall not have the effect of waiving working stresses or fire resistive requirements specifically provided in this Code or violating accepted engineering practice involving public safety.
7. Keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records so long as the building or structure to which they relate remains in existence unless otherwise provided by other regulations.
8. Submit annually to the Town Board of Trustees a written statement of operations in the form and content as shall be prescribed by such authority.

Section 4-7. Building Permits.

1. No person shall erect, enlarge, construct, relocate, substantially improve, repair, place, alter, move or demolish any building, structure, mobile or modular home, or other construction without first obtaining a separate Building Permit for each such building or structure from the Office of the Town Clerk-Treasurer.
2. The Town Board of Trustees shall establish policies and procedures for the application and issuance of building permits. Said policies and procedures shall be provided to applicants of building permits at the time application for permit is made.
3. Fees for building permits shall be as established by the Town Board of Trustees.

Section 4-8 through 4-14. (Reserved for future use.)

Article 2. Flood Damage Prevention.

Section 4-15. Statutory Authorization.

The Legislature of the State of Oklahoma has in (statutes) 82 O.S. § 1601 et. seq. delegated the responsibility to local governmental units to adopt regulations designed to minimize flood losses.

Section 4-16. Findings of Fact.

1. The flood hazard areas of Corn, Oklahoma are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.
2. These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, flood proofed or otherwise protected from flood damage.

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Section 4-17. Statement of Purpose.

It is the purpose of this ordinance to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

1. Protect human life and health;
2. Minimize expenditure of public money for costly flood control projects;
3. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. Minimize prolonged business interruptions;
5. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;
6. Help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas; and
7. Insure that potential buyers are notified that property is in a flood area.

Section 4-18. Methods of Reducing Flood Losses.

In order to accomplish its purposes, this ordinance uses the following methods:

1. Restrict or prohibit uses that are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;
2. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
3. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of floodwaters;
4. Control filling, grading, dredging and other development which may increase flood damage;
5. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

Section 4-19. Definitions.

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

1. Appeal – means a request for review of the Flood Plain Administrator’s interpretation of any provision of this ordinance or a request for a variance.
2. Area of Special Flood Hazard - is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the Flood Hazard Boundary Map (FHBM). After detailed rate making has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AE, AH, AO, A1-99, VO, V1-3O, VE or V.
3. Base Flood - means the flood having a one percent chance of being equaled or exceeded in any given year.

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4. Critical Feature - means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.
5. Development - means any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.
6. Elevated Building - means a nonbasement building (i) built, in the case of a building in Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor, or in the case of a building in Zones V1-30, VE, or V, to have the bottom of the lowest horizontal structure member of the elevated floor elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the floor of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In the case of Zones V1-30, VE, or V, "elevated building" also includes a building otherwise meeting the definition of "elevated building", even though the lower area is enclosed by means of breakaway walls if the breakaway walls meet the standards of Section 60.3(e)(5) of the National Flood Insurance Program regulations.
7. Existing Construction - means, for the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures".
8. Flood or Flooding - means a general and temporary condition of partial or complete inundation of normally dry land areas from:
 - (1) the overflow of inland or tidal waters.
 - (2) the unusual and rapid accumulation or runoff of surface waters from any source.
9. Flood Map (FIRM) - means an official map of a community on which the Federal Emergency Management Agency has delineated the boundaries of the flood, mudslide (i.e., mud flow) related erosion areas having special hazard have been designated as Zone A, M, and/or E.
10. Floodplain or Flood-prone Area - means any land area susceptible to being inundated by water from any source (see definition of flooding).
11. Flood Protection System - means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the areas within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.
12. Levee - means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.
13. Levee System - means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.
14. Lowest Floor - means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a

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basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations.

15. Manufactured Home - means a structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term "manufacture home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.
16. Mean Sea Level - means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.
17. New Construction - means, for floodplain management purpose, structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community.
18. Start of Construction - for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348), includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement is considered to occur when the alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.
19. Structure - means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.
20. Substantial Improvement - means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure either, (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition "substantial improvement" is considered to occur when the alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.
21. Variance - is a grant of relief to a person from the requirements of this ordinance when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this ordinance. (For full requirements see Section 60.6 of the National Flood Insurance Program regulations.)
22. Violation - means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Section 60.3 (b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

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23. Water Surface Elevation - means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitude and frequency in the floodplains of coastal or riverine areas.

Section 4-20. Lands to Which This Ordinance Applies.

The ordinance shall apply to all areas of special flood hazard within the jurisdiction of Corn, Oklahoma.

Section 4-21. Basis for Establishing the Areas of Special Flood Hazard.

The areas of special flood hazard identified by the Federal Emergency Management Agency on its Flood Hazard Boundary Map (FHBM), Community No. 400342, dated December 17, 1976, and any revisions thereto are hereby adopted by reference and declared to be a part of this ordinance.

Section 4-22. Establishment of Development Permit.

A Development Permit shall be required to ensure conformance with the provisions of this ordinance.

Section 4-23. Compliance.

No structure or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of this ordinance and other applicable regulations.

Section 4-24. Abrogation and Greater Restrictions.

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance, easement, covenant or deed restriction and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

Section 4-25. Interpretation.

In the interpretation and application of this ordinance, all provisions shall be; (1) considered as minimum requirements; (2) liberally construed in favor of the governing body; and (3) deemed neither to limit nor repeal any other powers granted under State statutes.

Section 4-26. Warning and Disclaimer of Liability.

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

Section 4-27. Designation of the Floodplain Administrator.

The Town Clerk-Treasurer is hereby appointed the Floodplain Administrator to administer and implement the provisions of this ordinance and other appropriate sections of 44 CFR (National Flood Insurance Program Regulations) pertaining to floodplain management.

Section 4-28. Duties & Responsibilities of the Floodplain Administrator.

Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:

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1. Maintain and hold open for public inspection all records pertaining to the provisions of this ordinance.
2. Review permit application to determine whether proposed building site will be reasonably safe from flooding.
3. Review, approve or deny all applications for development permits required by adoption of this ordinance.
4. Review permits for proposed development to assure that all necessary permits have been obtained from those Federal, State or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.
5. Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Floodplain Administrator shall make the necessary interpretation.
6. Notify, in riverine situations, adjacent communities and the State Coordinating Agency which is the Oklahoma Water Resources Board, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
7. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
8. When base flood elevation data has not been provided in accordance with Article 3, Section B, the Floodplain Administrator shall obtain, review and reasonably utilize any base flood elevation data and floodway data available from a Federal State or other source, in order to administer the provisions of Article 5.

Section 4-29. Permit Procedures.

1. Application for a Development Permit shall be presented to the Floodplain Administrator on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, and the location of the foregoing in relation to areas of special flood hazard. Additionally, the following information is required:

- a. Elevation (in relation to mean sea level), of the lowest floor (including basement) of all new and substantially improved structures;
- b. Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;
- c. A certificate from a registered professional engineer or architect that the nonresidential floodproofed structure shall meet the floodproofing criteria of Article 5, Section B (2) of this ordinance.
- d. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.
- e. Maintain a record of all such information in accordance with Article 4, Section B (1).

2. Approval or denial of a Development Permit by the Floodplain Administrator shall be based on all of the provisions of this ordinance and the following relevant factors:

- a. The danger to life and property due to flooding or erosion damage;
- b. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- c. The danger that materials may be swept on to other lands to the injury of others;

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- d. The compatibility of the proposed use with existing and anticipated development;
- e. The safety of access to the property in times of flood for ordinary and emergency vehicles;
- f. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;
- g. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
- h. The necessity to the facility of a waterfront location, where applicable;
- i. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
- j. The relationship of the proposed use to the comprehensive plan for that area.

Section 4-30. Variance Procedures.

1. The Appeal Board as established by the community shall hear and render judgment on requests for variances from the requirements of this ordinance.
2. The Appeal Board shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this ordinance.
3. Any person or persons aggrieved by the decision of the Appeal Board may appeal such decision in the courts of competent jurisdiction.
4. The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.
5. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this ordinance.
6. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in Section C (2) of this Article have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
7. Upon consideration of the factors noted above and the intent of this ordinance, the Appeal Board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objective of this ordinance (Article 1, Section C).
8. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
9. Prerequisites for granting variances:
 - a. Variances shall only be issued upon determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

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- b. Variances shall only be issued upon, (i) showing a good and sufficient cause; (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- c. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

10. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that (i) the criteria outlined in Article 4, Section D (1)-(9) are met, and (ii) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

Section 4-31. General Standards.

In all areas of special flood hazards the following provisions are required for all new construction and substantial improvements:

- 1. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
- 2. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
- 3. All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
- 4. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
- 5. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;
- 6. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters; and,
- 7. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

Section 4-32. Specific Standards.

In all areas of special flood hazards where base flood elevation data has been provided as set forth in (i) Article 3, Section B, (ii) Article 4, Section B (8), or (iii) Article 5, Section C (4), the following provisions are required:

- 1. Residential Construction - new construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated to or above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standard of this subsection as proposed in Article 4, Section C (1)a., is satisfied.

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2. Nonresidential Construction - new construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to or above the base flood level or, together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are flood proofed shall be maintained by the Floodplain Administrator.
3. Manufactured Homes
 - a. Require that all manufactured homes to be placed within Zone A, shall be installed using methods and practices which minimize flood damage. For the purpose of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.
 - b. All manufactured homes shall be in compliance with Article 5, Section B (1).

Section 4-33. Standards for Subdivision Proposals.

1. All subdivision proposals including manufactured home parks and subdivisions shall be consistent with Article 1, Sections B, C, and D of this ordinance.
2. All proposals for the development of subdivisions including manufactured home parks and subdivisions shall meet Development Permit Requirements of Article 3, Section C; Article 4, Section C; and the provisions of Article 5 of this ordinance.
3. Base flood elevation data shall be generated for subdivision proposals and other proposed development including manufacture home parks and subdivision which is greater than 50 lots or 5 acres, whichever is lesser, if not otherwise provided pursuant to Article 3, Section B or Article 4, Section B (8) of this ordinance.
4. All subdivision proposals including manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.
5. All subdivision proposals including manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

Sections 4-34 through 4-49. (Reserved for future use.)

Article 3. Miscellaneous Provisions

Section 4-50. Fire Limits. (Reserved for Future Use.)

Section 4-51. Movement of Frame Buildings.

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

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Section 4-52. Plumbing and Electricians; Licenses Required.

No person, firm, corporation, or partnership shall engage in the plumbing or electrical business with the Town of Corn without obtaining a license(s) from the State of Oklahoma.

Section 4-53. Galvanized Metal Prohibited.

No galvanized metal shall be used hereafter for construction of any building, fence, roof or other structure within the Town Limits.

Section 4-54. Reconstruction of Damaged Property; Limits.

No structure receiving damage from fire, wind, storm or other incident in excess of seventy percent (70 percent) shall be reconstructed or repaired but shall be removed and disposed.

Section 4-55. Set-backs Required.

No structure shall be erected within twenty-five feet (25') of the front property line

Section 4-56. Officers and Employees Not Liable.

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

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

Section 4-57. House Numbering System.

1. All buildings and houses in the Town of Corn, Oklahoma, shall be numbered. The Mayor shall be responsible for designating the proper numbers for houses and buildings.

2. The north and south base line shall be Santa Fe Avenue; buildings west of the base line shall be known and numbered as west.

3. The east and west line shall be Main Street; all buildings south of this base line shall be known and numbered as south.

4. There shall be one hundred (100) numbers applicable to each block, commencing with "one" (1) on the odd side and "two" (2) on the even side of the street.

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

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

7. The odd numbers shall be on the east side of the streets extending north and south, and on the north side of the streets extending east and west; the even numbers shall be on the opposite side of such streets. Except on all east/west streets between Sixth Street and Seventh Street, the numbers shall be as follows: beginning at Sixth Street, numbers shall begin at 600 and increase towards the west to 650, ending at Broadway. Thence from Broadway, numbers shall begin at 650 and increase to the west to 699, ending at Seventh Street.

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8. The affix "one-half" (1/2) shall be added to the last proceeding number in designating stairways or garage apartments.

9. It shall be the duty of the owner of any house or building in the Town of Corn, Oklahoma, to have such house or building numbered in accordance with this Section.

10. In situations where the plat or pattern of the area does not fit this numbering system, the Town Board of Trustees shall study and determine for adoption by Ordinance an appropriate amendment to this Section.

Section 4-58 through 4-69. (Reserved for future use.)

Article 4. Penalty

Section 4-70. Penalty.

Any person, firm or corporation who violates any provisions of this Chapter shall be guilty of an offense and, upon conviction thereof, shall be punished by fine and costs as provided for in Section 9-20 of this Code. Each day upon which a violation continues shall be deemed a separate offense.

THE UNIVERSITY OF CHICAGO

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