



Guide to
Developing CNG Stations
in Tulsa, Oklahoma



TULSA AREA
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Compressed Natural Gas Fueling Station Development

Compressed natural gas fueling stations in Oklahoma are regulated by the Oklahoma Department of Labor. Stations within the city limits of Tulsa must be installed in accordance with City of Tulsa ordinances and manufacturer instructions. The following are permitting, review and inspection requirements for CNG fueling stations.

Codes

Regarding CNG fueling stations, the City of Tulsa utilizes International Building Code and International Fire Code, while the State of Oklahoma has adopted National Fire Protection Association (NFPA) 52-2013. The two codes sometimes conflict and contradict one another.



Ultimately, the local authority having jurisdiction will be the final determining factor in the station's development. As such, it is critical for developers to engage with the Fire Marshal (918.596.9422) and Building Permit Officials (see *Permits & Inspections* on page 2) as early as possible to ensure all parties have mutual expectations well before permits are requested.

For general information on codes, view the City of Tulsa's Codes, Ordinances and Standards Guide at tinyurl.com/COTcodes.

Required Certifications

Anyone who installs, services, modifies, repairs or renovates fill stations must obtain certification by the Oklahoma Department of Labor's Alternative Fuels Division (tinyurl.com/ODOL-altfuels).

Important! If you are working with a station builder, ensure that they have all required certifications and licenses. If you are doing the work yourself, contact ODOL about certification requirements.

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State Statutes

§17-306 Oklahoma Storage Tank Regulation Act
§68-2357.22 Oklahoma Revenue and Taxation-Tax Code-Income Tax
Oklahoma Administrative Code (Rules) OAC 380:80, OAC 580:55-1-21, OAC 580:55-9-1
40 O.S. § 142.1 Alternative Fuels Technician Certification Act

Permits & Inspections

Call the City of Tulsa's Permit Center at 918.596.9601 with building permit questions, or view the Commercial Construction Permit Procedure Guide online at tinyurl.com/COTpermits.

You must submit the following to the Oklahoma Department of Labor at least 30 days prior to construction to obtain an ODOL permit (Details available at tinyurl.com/ODOL-altfuels):

Form AF-1 (Alternative Fuels Permit Application); a plat drawing from the appropriate appraisal district identifying the facility's property boundaries; and a site plan that meets ODOL requirements.



After permits are issued, inspections are required by the City of Tulsa and Department of Labor. For general information on City of Tulsa inspections, call 918.596.9656 or visit tinyurl.com/COTinspections.

To request an inspection by the City of Tulsa, first view the guide at tinyurl.com/COTinspection-guide, then call 918.596.1720 to schedule the inspection.

Considerations Before Buying Land

Gas Supply

Call the natural gas utility, ONE Gas, to determine if adequate gas supply and infrastructure is available at your proposed fueling station location. Pressures in Tulsa are generally low, so it is critical to contact the utility to make those determinations early on.



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Electricity

Electrical power is a major factor in CNG station development because of the heavy loads required by compressors and dryers. Engage with the electric utility, AEP-PSO, early on to strategize peak load timing and pricing, and to determine if they can supply the amount of power required to operate the station.



888.216.3523
Press '5' and ask for Engineering.
Describe your project needs and potential location.



Considerations Before Buying Land *(continued)*

Zoning & Land Use

Refer to the City of Tulsa Zoning Map (tinyurl.com/COTzoningmap) to see if the parcel's current zoning allows fueling stations. Alternative fuel fueling stations are treated in the same manner as traditional fueling stations (City of Tulsa Zoning Code 35.050-Q.1 and 35.050-Q.3).

Fueling stations are permitted in the following zoning districts:
CS, CG, CH, CBD, IL, IM, IH, MX2, MX3, IMX



If a zoning change is necessary, or if there are general questions about land use, zoning, parking, landscaping, lighting or signage, contact Dwayne Wilkerson, Assistant Director Land Development Services at INCOG, at dwilkerson@incog.org or 918.579.9475.

Setbacks

In addition to setbacks established by national codes, facilities must also meet requirements as outlined in the City of Tulsa Zoning Code (tinyurl.com/COTzoningcode), specific to the zoning district of the property. Canopies are not considered buildings for setback purposes.

Parking

Fueling stations are also subject to minimum parking requirements set forth in Chapter 55.020 of the City of Tulsa Zoning Code (tinyurl.com/COTzoningcode). Required parking varies between zoning districts and uses, and is based on square footage.

Unstaffed locations with no retail component are not required to provide parking. Fueling stations with retail components are required to provide at least the following parking spaces:

CBD: No minimum requirements

CH, MX districts: 1.50 parking spaces per 1,000 square feet

All other districts: 1.80 parking spaces per 1,000 square feet

Landscaping, Screening, Lighting and Signage

Developments must meet all landscaping, screening and lighting requirements found in Chapter 65 of the Zoning Code (tinyurl.com/COTzoningcode), plus signage requirements as detailed in Chapter 60.

Comprehensive Plan & Land Use

Station developers should also consult the City of Tulsa's Comprehensive Plan (tinyurl.com/COTcomp-plan), Land Use Designations (tinyurl.com/COTlanduse), Stability & Growth Designations, and any Small Area Plans (tinyurl.com/COTsmallareaplans) that apply.

Help

If you need help navigating the process, call Tulsa Area Clean Cities (TACC) at 918.579.9494 or visit tulsacleancities.com. TACC is a resource for alternative fuels in the Tulsa area and can help guide you through the development procedure.



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