



Department of Commerce

Ohio Board of Building Standards Understanding its Role and Recent Code Updates

The Board of Building Standards

[Ohio Revised Code (RC) 3781.07]

- Fifteen members appointed by the governor for four year staggered terms
 - 1 Attorney admitted to Ohio bar
 - 2 Ohio Registered Architects
 - 2 Ohio Professional Engineers (1 ME, 1 SE)
 - 1 Fire Service member
 - 1 Industrialized Unit member
 - 1 member specializing in codes/standards and construction materials
 - 1 General Contractor
 - 2 Homebuilders
 - 1 Renewable Energy member
 - 1 Energy Conservation member
 - 1 member with broad experience in construction
 - 1 Mayor of a municipality
- Independent, however, housed in the Ohio Department of Commerce
- Twelve staff members
 - 1 Board Secretary appointed by Board (Attorney)
 - 3 Staff Architects
 - 1 Staff Engineer
 - 1 Industrialized Unit Plans Examiner (Architect)
 - 1 Continuing Education Specialist
 - 5 Support Staff



Board of Building Standards Duties

[RC 3781.10, 3781.105, 4104.02, 4104.43, 4105.011]

- Promulgate building, plumbing, mechanical, and residential codes
- Certify city, county, and township building departments and their personnel to enforce the codes
- Promulgate boiler and elevator rules (enforced by the Division of Industrial Compliance)
- Administer Ohio's Industrialized Units Program
- Certify Fire Protection System Designers
- Board does not regulate contractor licensing/registration
 - Ohio Construction Industry Licensing Board (commercial trades)
 - Local governments may require registration for commercial and residential contractors
- Board does not set plan review/ inspection fees for local governments



How are the building codes developed?

- Ohio's building, plumbing, mechanical and residential codes are based on a family of national model codes developed by the International Code Council (ICC)
- ICC updates the model codes every 3 years
- Current Ohio Building Code (OBC), Ohio Plumbing Code (OPC), and Ohio Mechanical Code (OMC) based on 2009 I-Codes
- Next OBC, OPC, OMC based on 2015 I-Codes – Effective November 1, 2017



The Code Development Process

How YOU can get involved

- International Code Council (ICC) code development process open to anyone desiring to propose a code change at the national level.
- Ohio Board of Building Standards administrative rule change petition process open to anyone desiring to propose a code change at the state level. See OBC Section 116 and on BBS Web site under the "CODES" tab.



Where to find the building codes online?

- BBS website: <http://www.com.ohio.gov/dico/bbs/default.aspx>
- ICC website: <http://www.iccsafe.org/>
- LAWriter website: <http://codes.ohio.gov/>
 - Codes are adopted as Ohio Administrative Code (OAC) Rules
 - Ohio Building Code – OAC 4101:1
 - Ohio Mechanical Code – OAC 4101:2
 - Ohio Plumbing Code – OAC 4101:3
 - Ohio Boiler Rules – OAC 4101:4
 - Ohio Elevator Rules – OAC 4101:5
 - Certification Rules – OAC 4101:7
 - Ohio Residential Code – OAC 4101:8



Where to purchase hardcopies of the building codes?

- **International Code Council (ICC)**
 - (800)786-4452 or <http://www.iccsafe.org>
- **Thomson Reuters**
 - (844)209-1086 or <http://legalsolutions.thomsonreuters.com>



Code Concepts

- **Front End Enforcement**
 - Building code administration process is designed to ensure proposed work will comply with code requirements prior to commencement of construction
- Codes establish "Acceptable" Thresholds for *Managing Risks*
 - Sleeping
 - Familiarity with surroundings
 - Long distances or many floors to safety
 - Capability of Occupants to respond to an emergency
 - Number of occupants in space
 - Sensory impairments or limitations
 - Likelihood of panic in an emergency
 - Exposure to combustibles
 - Exposure to potential hazards



Authority/Role of Local Certified Building Departments

- Enforce codes adopted by the Board
- OBC - Prohibited from enforcing provisions in conflict. [RC 3781.01]
- RCO - Prohibited from enforcing provisions in conflict with or that address subject matter regulated by. [RC 3781.01, 3781.10]



Building Department Personnel

- Building Official
 - Responsible for overall administration of the building department
 - Only the building official has authority to interpret the code
 - Issues *all* adjudication orders/stop work orders
- Plans Examiners
 - Registered architects/engineers that review construction documents for compliance with the building codes
- Inspectors
 - During construction, inspectors audit work to confirm that the work conforms to the approved construction documents



Plan Approval Process

Application/Plan Submission

When do plans have to be sealed by a registered design professional?

- Residential – Plans do not have to be sealed by a registered design professional
- Commercial – Exceptions listed in OAC 4101:1-1-01 Section 106.2.1
- Building Departments are not authorized to enforce seal law
 - Refer to Architects/Engineers Registration Board



Plan Approval Process - Continued

Plan Review/Approval

- Plans must be reviewed within 30 days of submission. [ORC 3791.04]
- Items of non-compliance must be communicated to the owner and offer the following options:
 - Owner will revise drawings and resubmit to the department
 - The items of non-compliance will not be brought into compliance and the owner requests an adjudication order issued by the building official
- Items of non-compliance/variances?
 - Ohio Board of Building Appeals
 - Local Certified Board of Building Appeals (commercial only)
 - Local Board of Building Appeals (residential only)



Plan Approval Process - Continued

Plan Approval

- Certificate of Plan Approval Issued
- Plan Approval is a license to proceed with construction [ORC 3791.04]
- *In absence of fraud or a serious hazard, any structure built in accordance with approved plans shall be conclusively presumed to comply with Chapters 3781 and 3791 of the Revised Code and the rules of the Board.* [OAC 4101:1-1-01]



Inspections

- Inspector's role is to confirm that construction is in accordance with approved plans and report any unsafe conditions/serious hazards.
- Owner is responsible for notifying the building department when work is ready for inspection and to cause the work to remain accessible for inspection purposes
- Failure of inspectors to inspect the work within 4 days (excluding weekends and holidays) after the work is ready for inspection, allows the work to proceed.
- When an inspector identifies work contrary to the approved construction documents, the owner has the following options:
 - Bring work into compliance and approved plans
 - Revise plans and resubmit to department
 - If work will not be brought into compliance it will be referred to the building official to issue an adjudication order.



Adjudication Orders

- Every adjudication order shall include the following:
 - Clear identification of the section of law violated
 - What actions must be taken to comply with the order
 - A reasonable time in which to bring item(s) into compliance
 - A notice of procedure for appeal and right to hearing
 - The signature of the building official



Certificate of Occupancy or Certificate of Completion

- Authorizes the use of the building subject to the conditions/limitations set forth in the certificate and as long as the building is maintained in accordance with the approval.



Significant OBC & OMC Changes Updates of interest to ASHRAE members

OBC

- OBC 101.2 – New exceptions from the scope of the code (gas pipeline structures; wind turbines, pumps, site lighting, flagpoles that are not connected to building services equipment; among others)
- OBC Ch 2 – New definitions (care facility, commercial food service establishment, corridor damper, among others)
- OBC Ch 3 – Group I and Group R simplification (removed licensing requirements, added vacation rentals)
- OBC Ch 4 – Group I-2 cooking facilities permitted, Group I-2 smoke compartment size increase, storm shelters required in schools



Significant OBC & OMC Changes Updates of interest to ASHRAE members

OBC-continued

- OBC 717.1.1 – Ducts now permitted to exit a shaft, transition horizontally, and enter another shaft (continuous shaft protection no longer required)
- OBC 717.5.2 & 717.5.4 – Ohio clarification allows flexible air connectors in fire barriers & fire partitions under certain conditions
- OBC 717.5.3 – New Ohio exception that allows omission of smoke dampers at shaft penetration in sprinklered bldgs.
- OBC 717.5.4.1 – New Corridor damper requirements



Significant OBC & OMC Changes Updates of interest to ASHRAE members

OBC-continued

- OBC 908.7 – Beverage dispensing CO₂ systems now require ventilation & emergency alarm system
- OBC 909.21 – Elevator hoistway pressurization requirements relocated and modified (moved from Section 708.14.2)
See also Section 3006
- OBC 910 – Smoke & heat vent requirements modified to allow mechanical smoke removal as an alternative
- OBC 915 - CO alarms required in certain Group E, I, and R occupancies



Significant OBC & OMC Changes Updates of interest to ASHRAE members

OBC-continued

- OBC 1203.1 – Mechanical ventilation required for dwelling units when blower door test results are less than 5 air changes per hour.
- OBC Ch 13 – Energy Conservation requirements are not changing from Jan. 2017 updates
- OBC 3004 – Elevator hoistway venting requirements eliminated
- OBC Ch 34 – 2012 adopted, modified and updated (didn't adopt IEBC)
- OBC Ch 35 – Updates to many referenced standards



Significant OBC & OMC Changes Updates of interest to ASHRAE members

OMC

- OMC Ch 2 – New/modified definitions (commercial food service establishment, conditioned space, domestic cooking appliances, flexible air connector, among others)
- OMC 306.1 – Clarifies that controls, heat exchangers, and other energy using HVAC equipment needs to be accessible.
- OMC 304.11 – Clarified guard requirements and adds an exception if fall-arresting restraint is installed
- OMC 401.2 - Mechanical ventilation required for dwelling units when blower door test results are less than 5 air changes per hour.



Significant OBC & OMC Changes Updates of interest to ASHRAE members

OMC - continued

- OMC 505 – Ohio-ized to clarify when domestic range hoods are required over domestic cooking appliances
- OMC 507 – Clarifies that Type 1 hoods are required only where commercial cooking appliances are installed.
- OMC 607.5.2 & 607.5.3 - Ohio clarification allows flexible air connectors in fire barriers & fire partitions under certain conditions
- OMC 607.5.5 – New Ohio exception that allows omission of smoke dampers at shaft penetration in sprinklered bldgs.



Significant OBC & OMC Changes Updates of interest to ASHRAE members

OMC - continued

- OMC 1001.1 – Clarifies that Chapter 10 (boilers) is only applicable for Group R occupancies with 4 or 5 dwelling units
- OMC Ch 15 – Updates to many referenced standards



THANK YOU!

- Thank you for the opportunity to speak to the ASHRAE Columbus Chapter!
- Questions?

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