

BBS MEMO

Board of Building Standards

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2323 West Fifth Ave., Box 825, Columbus, Ohio 43216

RELOCATING BUILDINGS & INDUSTRIALIZED UNITS

The staff at the Board of Building Standards (BBS) has received inquiries regarding the requirements for industrialized units (IU) and what provisions to apply when an owner wants to sell or otherwise move a used IU. Many have asked if §4101:2-1-19, Paragraph (G) applies to relocated IUs, i.e., if the building official must request a copy of approved plans, and the original "Letter of Certification" that was issued by the BBS.

The IU program rules are in §4101:2-1-55 to 4101:2-1-65 of the OBBC. The IU program is intended to provide the owner with some assurance that the building he will occupy has been built in accordance with the OBBC. It provides an inspection mechanism, similar to site-built construction, for work performed at the factory.

The IU manufacturer is required to present a letter of certification and the approved plans to the building official before the building is shipped. (See §4101:2-1-19 and 4101:2-1-62). The building official is required to review site-work and perform inspections in accordance with §4101:2-1-31. When the work is completed, and the building is found to be built in accordance with the approved plans, the building official issues a certificate of occupancy.

Once any building is occupied, it becomes an existing building regardless of whether or not it was at one time an IU. When any existing building is relocated, it must be treated in accordance with the requirements of rule 4101:2-1-15 and Chapter 34 of the OBBC. The owner must notify the building official prior to relocation of the existing building, and must provide plot plans showing the proposed location and distances to lot lines and all other buildings on the same lot. The building official is required to inspect the existing building to determine if it "... can be safely relocated, ... and that the proposed new location ... will conform to the provisions of the OBBC applicable to new buildings, and that the new building will not be in conflict with a provision of the OBBC and is in conformity with Chapter 34, ..."

To summarize: Industrialized Units stop being Industrialized Units when they are first occupied (receive a certificate of occupancy). Any future movement of the building requires the provisions applicable for relocated buildings; therefore §4101:2-1-19 (F) & (G) would not apply.

Contact the Board of Building Standards, Mr. Jan Sokolnicki, at (614) 644-2613, if you have any questions or comments.