

BBS MEMO

Board of Building Standards

August 30, 1995

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

SEAL LAW EFFECTIVE NOVEMBER 24, 1995

Under current Ohio Revised Code, certified building departments are required to accept construction documents from any individual, if they "... bear the identification of the person primarily responsible for their preparation..." The OBBC currently prohibits a certified building department from refusing for plan review construction documents that have not been prepared by a registered design professional. (Finn v. Krumroy Construction Company, and Ohio Attorney General's Opinion Nos. 84-100 and 72-012.)

Effective November 24, 1995, Section 3791.04 of the Ohio Revised Code (ORC) will be changed. A registered design professional's seal will be required on all construction documents submitted for approval. The BBS has developed a rule that reflects these changes. The November 4, 1995, public hearing will include rule 4101:2-1-20 (attached), which reads, in part, "Construction Documents, ..., shall bear the seal of a registered design professional..." Registered design professionals **do not** have to seal drawings submitted for maintenance and minor repair work, work relating to 1-, 2-, and 3-family dwellings, or sprinkler system designs completed and signed by automatic sprinkler system designers. These rules will not become effective until approximately January 1, 1996.

Between November 24 and the effective date of OBBC revisions that will be discussed at the fall hearing, all certified building departments and the Division of Factory and Building Inspection are required to enforce the new ORC requirements. Therefore, effective November 24, 1995, all construction documents submitted must bear the seal of a registered design professional.

A copy of this BBS Memo has been sent to all certified building departments, the Division of F&B, BOCA, and Banks Baldwin law publishing company. Building officials are encouraged to notify builders in their jurisdiction of the upcoming effective date of the seal requirements.

4101:2-1-20 Plans CONSTRUCTION DOCUMENTS, required evidence of responsibility.

(A) Required plans CONSTRUCTION DOCUMENTS, when submitted for inspection as required under rule 4101:2-1-17 of the Administrative Code, shall bear the identification of the person primarily responsible for their preparation and for the provisions for safety and sanitation shown therein.

(B) CONSTRUCTION DOCUMENTS, WHEN SUBMITTED FOR INSPECTION AS REQUIRED UNDER RULE 4101:2-1-17 OF THE ADMINISTRATIVE CODE, SHALL BEAR THE SEAL OF A REGISTERED DESIGN PROFESSIONAL PURSUANT TO SECTIONS 3791.04, 4703.12, AND 4733.14 OF THE REVISED CODE.

EXCEPTION: THE SEAL OF A REGISTERED DESIGN PROFESSIONAL IS NOT REQUIRED ON CONSTRUCTION DOCUMENTS FOR:

- (1) BUILDINGS OR STRUCTURES CLASSIFIED IN USE GROUP R-4.
- (2) ENERGY CONSERVATION DESIGN FOR BUILDINGS OR STRUCTURES CLASSIFIED AS ONE-, TWO-, OR THREE-FAMILY DWELLINGS; AND
- (3) AUTOMATIC SPRINKLER SYSTEM DESIGNS SUBMITTED UNDER THE SIGNATURE OF AN INDIVIDUAL CERTIFIED IN ACCORDANCE WITH PARAGRAPH (D) OF RULE 4101:2-1-22 OF THE ADMINISTRATIVE CODE.

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