
BBS MEMO

Ohio Board of Building Standards

May 12, 1998(rev5/14/98)

6606 Tussing Road, P.O. Box 4009, Reynoldsburg, Ohio 43068-9009

CODE CHANGES FOR BUILDING DEPARTMENTS & OTHER LOCAL AGENCIES PROCESSING APPLICATIONS FOR PROJECTS USING INDUSTRIALIZED UNITS

We apologize for any confusion or inconvenience caused by the delay in providing this information. The changes were included in public hearing drafts sent to the county commissioners and each certified building department last year but based on the number of phone calls we have received on the subject, this memo is necessary.

Some of the Rules related to Industrialized Units have changed

Based on building department and industry requests to simplify the process, several procedures and requirements related to Industrialized Units (closed construction) have changed:

- Effective March 1, 1998, the requirement to issue and receive *Letters of Certification* (otherwise known as the "red-ink stamped" letters) was deleted. As a result, **the Board of Building Standards is no longer issuing *Letters of Certification***. This means that applications for local approvals received after 3/1/98 will not include the red ink stamped *Letter of Certification*. Instead, we are asking that your focus be switched to assuring that the applicant provides you a copy of plans/documents approved by the board, as required in §4101:2-1-19 OBBC. Each of these BBS approved plans must bear the stamps as shown on page two of this *BBS Memo*.
- Insignias issued by the Board of Building Standards will continue to be affixed to the unit in the location indicated on the approved plans. These insignias allow us to track down the origin of the unit in cases where complaints are filed. The insignia fees are used to support BBS responsibilities pertaining to the IU program. Your job? ...just check to see that it's there.
- In accordance with paragraphs (F) & (G) of OBBC §4101:2-1-19, an application for placement of an industrialized unit must be accompanied by:
 - A copy of the construction documents approved by the board (these documents can be provided after initial application as long as they are received by the building department before the unit is installed/set); and
 - Construction documents describing all site work including details pertaining to the interconnection of modules.
- Contrary to popular belief, inspections, including tests that are otherwise performed on site-built construction, are expected for projects that include IUs. The most obvious building department activities that you won't perform are plan examination or rough-in inspection for work constructed offsite as part of the unit. Also, any type of inspection that would cause destructive disassembly is not allowed. Inspections and tests your department usually requires such as DWV and domestic supply pressure tests; electrical polarity, continuity and operation; fire protection system tests, etc. are to be conducted as necessary.
- When a unit is found to be constructed in a manner that doesn't match the BBS approved plans, the local building department is required to notify the board so that we can jointly determine the corrective action to be taken before the building is approved for occupancy. Changes to any portion of the unit approved by the BBS cannot be ordered by the building department without authorization of the board.
- BBS approved documents with dates before March 1, 1998 are valid until September 1, 1998. After 9/1/98, the documents must have a BBS approval stamp with a date of March 1, 1998 or later.

BOARD OF BUILDING STANDARDS APPROVAL STAMP



**OHIO BOARD OF
BUILDING STANDARDS**
FEB 27 1998
**INDUSTRIALIZED UNIT
APPROVED**

INDUSTRIALIZED UNIT SECTION
RECEIVED/APPLICATION NUMBER STAMP

RECEIVED



MAY 12 1998 52.290

IU SECTION