
BBS MEMO

Ohio Board of Building Standards

October 12, 2001

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

Update on Ohio's Industrialized Unit Program

OUR SUMMER MEETING

The July 31st meeting was well attended by manufacturers and inspection agencies. The open-forum format seemed to be appreciated by those attending and worked well to foster discussions on old and existing problem areas & provided an opportunity to dispel misunderstandings about Ohio's position on systems approval. We gave an overview of Ohio's plan for future web/electronic-based processing (in the development stage) and introduced staff involved in the IU program. Those attending completed surveys and the results indicated which areas of our process manufacturers preferred improvement in: 1. more on-line access; 2. resubmittal turn-around time; 3. consistency in plan review; 4. faster plan review.

In response, we've adjusted personnel assigned to plan review activities, Ted Conn has been appointed as administrator for the program (Al retired just before our meeting), and we have been experimenting with some changes related to how we handle resubs. We hope you have noticed some level of improvement in service as a result.

We discussed **system submittals** at some length and we've concluded we need to reaffirm our position that we do allow and encourage system submittals. However, there are significant differences in what folks think should be acceptable to satisfy the requirements for document review based on their experience with other states. This seems to be part of the basis for some out-of-state manufacturers believing we don't allow system submittals. To clarify Ohio's position: construction documents must be submitted and sufficient so that the plans examiner can determine compliance. The plans must be organized so that it's clear what is going to be constructed and that the details and specifications are clear enough so that we can determine if the design is in compliance. If you want Ohio to approve a design, the submittal must be understandable so that we know what parts fit together. We have received a few submittals where the applicant expected an approval for drawings that didn't cross-reference one another and it was impossible for us to understand the end design. The applicant responded by indicating that the "system" was approved by other states. Based on conversations with our counterparts in other states, our requirements are the same as theirs regarding the degree of required documentation. So, what we're asking you to do is, let us know how our approach to system approval is different. Maybe over time, we can eliminate the confusion and differences.

CURRENT & FUTURE CODES

Based on input at the meeting, we concluded there is confusion over what requirements are applicable for manufacturers of single-family units. There was also significant interest in how to prepare for the 1/1/02 scheduled code changes.

For manufacturers that use the **Ohio Residential Code for One, Two and Three Family Dwellings**, not much changes if your units have been designed to the current version of this code (1999 edition). As it turns out, we understand some of you may not have known that a change was made last year to update this code. To be fair, we are going to allow an extended compliance date thru November 15th, 2001. After this date, we will not process applications unless they include reference to the correct edition - 1999. After the new Ohio Building Code takes effect on January 1, 2002, the 1999 edition of the Ohio Residential Code will continue to be referenced.

Most residential manufacturers are aware of the **arc-fault circuit-interrupter (AFCI) protection** requirement that becomes effective 1/1/2002 (see NEC, NFPA 70-1999, §210-12). This section requires that receptacle outlet circuitry be protected by an AFCI device. All dwelling unit bedrooms manufactured after 1/1/2002 must have the circuitry protected as required.

As we have in past code update years, the board will again be allowing a **transition period before manufacturers are required to comply with the new set of codes scheduled to become effective 1/1/2002** (the Ohio Building with reference to the 2002 NEC, Mechanical and Plumbing Codes). We will be sending out a memo within the next 30 days specifically outlining the process we will be using. At this time, we are considering a scheduled process for those manufacturers intending to replace existing system and multiple model approved documents. We will probably assign submission deadline dates (beginning early next year) for each manufacturer and we'll also probably offer in-office appointment times so manufacturers will have an opportunity to verify compliance of existing designs to the new codes.

As we have always pleaded with you in the past, **please..please only submit what you know you will be building...**we have limited resources and cannot keep up (with the turn-around time you expect) if we must review drawings for units that only serve to expand the "portfolio" of approved models.