



Department of Commerce

Division of Industrial Compliance
Board of Building Standards

John R. Kasich, Governor
David Goodman, Director

History of BBS

The Ohio legislature first authorized construction regulation in 1911 through legislative action, and although very limited, it covered various aspects of construction, repair, sanitation, and fire protection. In 1955 the legislature authorized adoption of a state building code by administrative, rather than legislative, procedure and designated the Board of Building Standards as the responsible administrative agency. Ohio wrote and maintained its own building code, the Ohio Building Code, using the Board of Building Standards, the Board's staff, and a few outside consultants. The state legislature specifically exempted 1-, 2-, 3-family dwellings and agricultural buildings.

In 1973, the [Ohio Building Officials Association \(OBOA\)](#) requested the Board of Building Standards to adopt a national model code in place of the Ohio Building Code (OBC). The OBC had originally been developed by the Board in conjunction with several professors at Case Western University and the University of Akron in the 1950's. OBOA made this request because the Board had not continued to update the building code since 1971. After receiving the request, the Board decided that it would explore having the Building Construction Laboratory at Ohio State University update the existing code.

In 1976, there was a change in administrations. OBOA again requested the Board to adopt one of the national model building codes. The Board instructed staff to compare the [ICBO](#) uniform code, the [BOCA](#) national code, and the [SBCCI](#) southern standard code. In 1977, the Board held a series of open hearings (hearings open to the public, but not mandated by the Ohio Administrative Procedures Act) to get input from the building construction industry and from the code enforcement agencies. In 1978, the Board decided to use the BOCA National Building and Mechanical Model Codes. Staff changed those sections of the basic model codes that conflicted with the Ohio Revised Code ([statutory law](#)) to bring it into compliance with the General Assembly's legislation. Rule filings were then done in accordance with Sections 119.03 and 119.04, Ohio Revised Code, and a public hearing was held. After public hearing, the Board adopted the BOCA codes as the Ohio Basic Building Codes on September 29, 1978. The Board set an effective date of July 1, 1979, for the OBBC.

The July 1, 1979, effective date was set to allow the building construction industry, design professionals, and enforcement agencies to familiarize and educate themselves concerning the code. The Board also made several major changes to the original adoption in May and June, 1979, as a result of industry input. The enforcement agency at the state level (Ohio has a dual enforcement system; i.e., local governments have the option of being certified to enforce the state code and, if they don't, a state agency does the enforcement) allowed plans to be submitted between July 1, 1979, and September 30, 1979, under either OBC (the outgoing code) or under OBBC, the new code. This allowed for a smooth transition.

Since that time the Ohio Board of Building Standards has adopted model building code requirements based upon BOCA model codes, which were subsequently replaced by the International Code Council (ICC) family of model codes in the mid 1990's through early 2000. Upon adoption, the Board modifies the model codes to be consistent with Ohio law. The resulting modified model codes complete the Ohio family of building, mechanical, and plumbing codes. The adoption history for the codes has been as shown in the table below.

Functions of the Board of Building Standards

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| A. Formulate , adopt, and amend the Building, Mechanical, Plumbing, Elevator, Boiler, and Pressure Piping Codes. |
| B. Certify municipal, county, and township building departments to exercise enforcement authority and to accept and approve plans and specifications, and make inspections and to inspect power, refrigerating, hydraulic, heating, oxygen and other gaseous piping, and liquefied petroleum gas piping systems. |
| C. Conduct hearings, make investigations as deemed necessary or desirable in the discharge of its duties. |

OBBC HISTORY

Effective Date:	Code	OBBC & OMC Based Upon:
1 July 1979	Building Mechanical	1978 BOCA - 7th Edition 1978 BOCA - 3rd Edition
1 January 1981	Supplement	1980 BOCA
1 July 1982	Building Mechanical	1981 BOCA - 8th Edition and 1982 Supplement 1981 BOCA - 4th Edition and 1982 Supplement
1 March 1985	Building Mechanical	1984 BOCA - 9th Edition 1984 - 5th Edition
1 March 1986	Supplement	1985 BOCA
January 1989	Building Mechanical	1987 BOCA - 10th Edition 1987BOCA - 6th Edition
1 September 1992	Building Mechanical	1990 BOCA - 11th Edition 1990 BOCA - 7th Edition
1 July 1995	Building	1993 BOCA -12th Edition

	Mechanical	1993 BOCA - 8th Edition
1 March 1998	Building Mechanical Plumbing	1996 BOCA - 13th Edition 1996 IMC - 1st Edition 1995 IPC - 1st Printing
1 January 2002	Building Mechanical Plumbing	2000 IBC – 1 st Edition and March 2001 Supplement and ICC Errata 2000 IMC – 1 st Edition and March 2001 Supplement and ICC Errata 2000 IPC – 1 st Edition and March 2001 Supplement and ICC Errata
1 March 2005	Building Mechanical Plumbing	2003 IBC – 1 st Printing 2003 IMC – 1 st Printing 2003 IPC – 1 st Printing
1 July 2007	Building Mechanical Plumbing	2006 IBC – 1 st Printing 2006 IMC – 1 st Printing 2006 IPC – 1 st Printing