

BBS Newsletter



Bob Taft
Governor
Gerald O. Holland
Chairman

ICC Conference in Ohio in 2005

The 2005 International Code Council (ICC) Codes Forum in Cincinnati, Ohio, provides construction industry professionals with a "one-stop-shop" to improve code skills, participate in code development, and see new building technologies and products. This will be a unique opportunity for Ohio's building department personnel due to its close proximity. Code development hearings at the 2005 ICC Codes Forum will occur in two tracks. During the code development hearings, Feb. 22-Mar. 4, Code Development Committees will hear testimony on code change proposals submitted for the 2006 edition of the International Codes. Forum attendees can sign up for "Code Boot Camp," a full day of education on the 2003 I-Codes. Code Boot Camp, Feb. 21, offers a selection of four full-day technical sessions presented by industry experts. Participants can choose from the critical concepts of the 2003 International Building Code, 2003 International Fire Code, 2003 International Plumbing Code, or 2003 International Mechanical Code. Continuing education credit has been approved by the BBS. Codes Forum attendees will learn of the latest advances in building technologies at the ICC Expo on Feb. 21. Manufacturers and trade associations will showcase the latest building and construction technologies and products during this one-day event. The Millennium Hotel is the official hotel for the 2005 ICC Codes Forum. For reservations, call 1-800-876-2100. Ask for the special ICC rate (\$132/night + tax, plus \$10/each additional person). For more information on the 2005 ICC Codes Forum, to register for the code hearings and Code Boot Camp, call 1-800-214-4321, ext. 4229. To participate in the Expo, call 1-800-877-2224, ext. 5264. 

AFCI Recall

The United States Consumer Product Safety Commission announced a recall of Arc Fault Circuit Interrupters (AFCI) in voluntary cooperation with Schneider Electric of Palatine, Illinois. Consumers should stop using recalled products immediately unless otherwise instructed. About 700,000 of the products are being recalled.

An AFCI is an electrical circuit protection device (circuit breaker) that detects electrical arcs from cracked, broken or damaged electrical insulation and shuts off power to the circuit before the arcing leads to a fire. An electronic component failure inside the AFCIs can cause the devices to fail to detect an electrical arc. Although the AFCIs will function as regular circuit breakers, they may not detect an arc fault, posing a safety risk to consumers.

Schneider Electric is investigating one reported fire during a new home construction that may be related to this problem. No injuries have been reported.

The recalled Square D QO® and Homeline®

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New Appendix E

ENERGY CONSERVATION

The contents of this appendix to the Administrative Code is not adopted material but is approved by the Board of Building Standards (BBS) and provided as a reference for users.

The Board of Building Standards recognizes that a number of methods and compliance tools have been developed to aid in determining energy code compliance for commercial and residential buildings. The following methods and compliance tools have been reviewed by the BBS staff and are considered acceptable methods of demonstrating compliance with Chapter 13 of the Ohio Building Code (OBC):

Prescriptive Packages Method:

This method is, by far, the simplest and fastest method of demonstrating code compliance. However, it is also quite conservative, has several limitations and restrictions, and sometimes, is not the most economical.

The user simply selects a predefined package from a table, or group of tables. The table(s) lists the required R-values for ceilings, windows, wall, floors, basements, slabs, crawl spaces, based on varying glazing areas and HVAC equipment efficiencies. Chapter 6 of the 2003 International Energy Conservation Code (IECC) offers simplified predefined prescriptive requirements that can be used for detached one, two, and three family dwellings and for Group R-2, R-3, and R-4 occupancies less than or equal to 3 stories in height above grade. For all other occupancies, Chapter 8 of the IECC and Sections 5.3 and Chapters 6-10 of the ASHRAE 90.1-2001 offer predefined prescriptive packages for

the envelope and mechanical and lighting/electrical systems.

To demonstrate code compliance using the predefined prescriptive packages method, one would simply identify on the construction documents the package selected and ensure that sections and elevations are provided that adequately illustrate and identify glazing areas; insulation R-values, dimensions, and thicknesses; and equipment efficiencies that correspond to the components shown in the selected package. Prescriptive package worksheets are available on the website of the U.S. Department of Energy (DOE), Building Energy Codes Program (BECP), at www.energycodes.gov. These worksheets, along with the construction documents, must be submitted to the building department for approval.

The DOE website listed above also offers the user the option to create their own prescriptive packages on-line. Using the residential or commercial prescriptive package generators, the user can vary the insulation and glazing values and the on-line software will immediately calculate whether the generated package meets code.

Trade-off Method: This method is the most popular method of demonstrating energy code compliance. It is a bit more involved but less restrictive than the prescriptive packages method.

This method of compliance allows for limited building component trade-offs. In other words, the user is permitted to reduce energy efficiencies of certain building components as long as the efficiencies of other building components are increased to compensate for the reductions. Chapter 5 of the 2003 IECC offers a trade-off method called the Component Performance Approach that can be used for detached one, two, and three family dwellings and

for Group R-2, R-3, and R-4 occupancies less than or equal to 3 stories in height above grade. For all other occupancies, Section 5.4 of the ASHRAE 90.1-2001 allows for trade-offs between building envelope components only.

The previously popular paper trade-off worksheets that were used in the past to manually demonstrate compliance using the component Trade-off Method have almost completely been superceded by the more popular and easier to use software packages and convenient fill-in-the-box type on-line tools that have been developed to demonstrate compliance.

The most popular component trade-off software and on-line software packages are available at www.energycodes.gov. This site, as previously mentioned, has been developed by the DOE and offers free residential and commercial downloadable software and residential on-line software, which performs all required calculations based on user-provided insulation R-values and areas. Both the REScheck downloadable software and the REScheck-WEB on-line software tool permits residential building component trade-offs as described in Chapter 5 of the IECC. The COMcheck EZ software permits commercial building envelope component trade-offs as described in Section 5.4 of the ASHRAE 90.1-2001.

Performance Method: This method is the most time consuming of the three compliance methods. However, this method also allows for the most flexibility because it evaluates the big picture, the entire building system, not just the components. It takes into account many more variables that affect energy efficiency such as window orientation, shading coefficients, types of mechanical equipment and lighting/power systems and offers credit for renewable energy sources such as solar, fuel cells, thermal energy stor-

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age. This method is the only method that can be used to show energy compliance when using nontraditional or unusual building design features or components. It works by comparing the proposed building design to that of a known building design of acceptable annual energy usage. The proposed building is acceptable if it can be demonstrated that the proposed design is at least as energy efficient as the known design. Chapter 4 of the 2003 IECC offers a performance method called the Systems Analysis Approach that can be used for detached one, two, and three family dwellings and for Group R-2, R-3, and R-4 occupancies less than or equal to 3 stories in height above grade. For all other occupancies, Section 806 of the IECC offers a Total Building Performance approach and Chapter 11 of the ASHRAE 90.1-2001 offers the Energy Cost Budget Method or Whole Building Performance option.

Due to the complexity of the performance method analysis, various manufacturers representatives and governmental agencies have developed software packages that must be used to demonstrate compliance. For the residential Systems Analysis approach (IECC Chapter 4), REM/Design, REM/Rate, and DOE-2 are a few acceptable software packages available on the market. For the Total Building Performance Approach (Section 806 of the IECC) and the Energy Cost Budget Method-Whole Building Performance Option (Chapter 11 of ASHRAE 90.1-2001), the following are a few of the acceptable simulation tools used to demonstrate compliance: DOE-2, COMcheck-Plus, BLAST, EnergyPlus, ESP-r, Energy-10, Trane Trace, and Carrier HAP.

In all cases, whether using downloaded or online software, users must input the specific edition of the energy code referenced by the OBC (i.e. 2003 IECC or the 2001 ASHRAE 90.1). All of these packages should have the ability to print data input and compliance reports (which indicate the edition of the referenced energy code) to be submitted to the building official for approval. 



Getting Mechanical—Debbie Ohler, P.

Recycling back to energy!

Flash back, if you will for a moment, to the 1970's...I was in elementary and junior high school. Many of you were hippies in college or off fighting a war. Some of you may not have even been born yet!! In addition to the popular memories of peace, love, drugs, and rock and roll, one of the big news topics was the energy crisis. Energy conservation was a top priority for our country and also for our state. Our state legislators adopted statutes that required the Ohio Board of Building Standards (BBS) to adopt rules that identified minimum building energy conservation standards. The board responded by adopting CABO's Model Energy Code.

Since that time, over the last thirty years, the BBS has adopted model energy code provisions for all residential and commercial buildings in Ohio. At times, and even as recently as our current 2002 Ohio Building Code (OBC), we have also adopted unique Ohio provisions that offered alternatives to the model energy code requirements for detached one, two, and three family dwellings.

Now, as we quickly approach the March 1, 2005 effective date of the 2005 OBC, I wanted to alert you to a slight change in the Ohio energy conservation provisions. Consistent with the board's goals of striving for uniformity between our codes and those of other neighboring states, the board decided to eliminate the unique Ohio prescriptive packages for one, two, and three

family dwellings. This decision was made after talking with several local home builders and representatives of the Ohio Homebuilder's Association. We learned through these discussions that most builders were now using the REScheck (formerly called MECcheck) software or the prescriptive packages found in the International Energy Conservation Code (IECC), in lieu of the Ohio prescriptive packages, to demonstrate compliance with the energy code. Additionally, the U.S. DOE, through their website, offers users the option of creating their own prescriptive packages on-line. With all of the options found in the IECC and the free tools available through DOE, it's easy to see that the unique options found in our current OBC Chapter 13 and Appendix E are no longer necessary. When the 2005 code becomes available in late January, you will notice that OBC Chapter 13 has reverted back to the ICC model code text and simply references the 2003 IECC as the referenced standard for energy compliance. To clarify these changes and the many options available for demonstrating compliance, I have modified Appendix E and included it as part of this article for your reading pleasure.

As always, if you should have questions, please do not hesitate to contact our office. Happy Holidays!!!



Legally Speaking—John Brant, Esq.



HOUSE BILL 175

During the final weeks of the current session of the General Assembly, Amended Substitute House Bill No. 175 was passed by the Ohio Senate and sent to Governor Taft for his signature. As of December 21, 2004, Governor Taft had not yet signed this bill into law. If this bill does become law, Ohio will for the first time have a uniform residential building code—something which many residential developers and homebuilders have fought for during the past forty or more years.

The enacted bill creates the Residential Construction Advisory Committee which would have the responsibility to develop and recommend to the Board of Building Standards a uniform one-, two-, and three-family dwelling residential code that would be required to be enforced by local political subdivisions.

The Committee is composed of local building and fire officials and representatives of the construction and design industry. The membership is apportioned about equally between local government officials and construction industry representatives. The membership should provide a balance of interested parties.

While the Board of Building Standards has the rule-making authority for adopting this residential building code, the way the bill is written the committee only has the power to recommend the residential code to the Board. If the Board has difficulties with the recommendation, the Board must send the code back to the committee for additional work. Ultimately, the Committee and Board must reach agreement on the provisions of the residential build-

ing code before the Board goes through the revised Code Chapter 119 rule-making process.

The Board of Building Standards role appears to be one of quality control rather than the development of policy. Policy development was wisely left to the committee whose membership reflects both local government and the homebuilding construction industry.

An important second function of the committee is to recommend to the Board when making interpretations of the residential building code. Again, the Board of Building Standards will have oversight responsibility of the interpretation process, and the Board will have authority to ask the committee to reconsider interpretations.

Again, the Board accepts more responsibility in a checks and balances role on the committee's recommendations rather than actually being the final decision-makers. This allows for both industry and local government influence in both the development and interpretation of the residential building code.

BBS's staff has received several inquiries which will ultimately have to be resolved by the committee or the Ohio Attorney General. The first is whether plumbing inspections in the unincorporated areas of counties will be the exclusive domain of the county boards of health or whether county building departments will be able to enforce the plumbing provisions of the residential building code as they presently do in some of the residential county building departments. It appears that the new language makes that delegation but this issue needs to

be clarified. A second issue is whether the Ohio Board of Building Appeals and local certified Boards of Building Appeals will now have jurisdiction to hear appeals on the residential building code adopted by the Board of Building Standards. While the structure of the language appears to make this a possibility, the intent is most likely that local appeals mechanisms continue to be used. The final issue is whether the providing of contract building code enforcement services on both commercial and residential construction is now changed by the new revised code language and now limits the providers of such services to architectural of engineering forms. It appears that the attempt to simplify archaic or outdated language was the attempt when 3781.10(E) was modified. This attempt at simplifying the section may have inadvertently ignored the difference between plan review and inspections and the credentials required for each.

This last issue is very important because there are a large number of building departments that use contract personnel to provide the required staff for the operation of the certified building department. This issue is important to the operation of certified building departments and must be addressed by the Board of Building Standards when the bill becomes law.

The Board will continue to discuss the legislative intent with the bill sponsor, the Legislative Service Commission, and other proponents of the bill.

In any event, the residential code developed would not become effective until one year after the effective date of the bill (approx. 90 days after the Governor signs the bill).



Around the Code World with Mike Brady



FIRE WALLS AND DETACHED RESIDENTIAL,

A fictitious dialogue (any similarity to anyone living or deceased is purely accidental)—we pick up in mid conversation:

“Mr. Code Explainer: Okay. So far so good. Let's look at OBC section 101.2 where it....

Mr. Designer: Wait! Wait! I can't find it in my book!

Mr. Code Explainer: Okay. Look in the front of the book and...

Mr. Designer: Oh, I found it. Wait, everything looks strange. The pages are all stuck together, I don't believe I've ever read this part of the code before.

Mr. Code Explainer: Okay. Let's look at OBC section 101.2. You got it?

Mr. Designer: Yes, I found it.

Mr. Code Explainer: Section 102.1 provides for the application of this code to all buildings except for the following exceptions. Would you read exception number one?

Mr. Designer: Okay. It says "Exception: Detached one-, two-, and three-family dwellings and structures incidental to those dwellings which are not constructed as industrialized units shall comply with local residential codes ..." wait a minute. These units are condos and they have their own property lines. They're separate aren't they?

Mr. Code Explainer: I've never heard of fires stopping at property lines before. Never mind I said that. You're talking about an ownership issue.

This is about a building code issue. Property lines or lot lines created to determine ownership do not necessarily mean that compliance with the building code has been achieved. Physically, this is one structure and the units are still attached, right?

Mr. Designer: Yes.

Mr. Code Explainer: So that means that you cannot use the exception in section 101.2 and, therefore, you are still required to use the OBC, right?

Mr. Designer: Yes, but it doesn't use "detached" in section 310 or in any other part of the code.

Mr. Code Explainer: Even so, Chapter 1 contains the governing provisions for all the rest of the code.

Mr. Designer: But, the local building department said its okay and these things are being built all over the state with no problems.

Mr. Code Explainer: Who in the building department said it was okay?

Mr. Designer: I think I was talking with the building inspector.

Mr. Code Explainer: It looks like we have our work cut out for us.

Mr. Designer: Huh?

Mr. Code Explainer: Never mind. Regardless of what you have seen or been told, you now know what to do. Is everything clear now?

Mr. Designer: I guess so.”

We seem to get this one a lot. So, before you jump to your own conclusions, look to the code first and then, if you're still not sure, write us or give us a call. We'll do our best to help you find the answer.



Recall

(Continued from page 1)

Arc Fault Interrupter circuit breakers are used with 15- and 20-amp branch circuits. They are required to be installed in bedroom circuits in accordance with the 2002 National Electric Code. The recalled units were manufactured after March 1, 2004, and have a blue test button. The AFCI circuit breakers have one of the following date codes:

CN, DN, EN, FN, GN, HN, or JN.

These date codes are stamped in red on the breaker label located just above the wiring terminal. The recalled units also have one of the following catalog numbers printed on a label on the front of the breaker:

QO115AFI, QO115AFIC, QO120AFI, QO120AFIC, QOB115AFI, QOB120AFI, HOM115AFI, HOM115AFIC, HOM120AFI, HOM120AFIC, QO115VHAFI, QO120VHAFI, QOB115VHAFI, or QOB120VHAFI.

Electrical distributors and retailers sold the AFCIs between March 2004 and September 2004 for between \$30.00 and \$130.00.

Installed AFCIs will be replaced free of charge through electrical contractors. Consumers can return uninstalled AFCIs to the retailers or distributor from whom the unit was purchased for a free replacement unit.

Consumers can call Schneider Electric toll-free at (877) 202-9046 between 7:30 a.m. and 5 p.m. Eastern Time, Monday through Friday. Consumers can also log on to the company's Website at:

<http://www.us.squared.com/recallafci>

or the CPSC website at:

<http://www.cpsc.gov/cpsc/pub/prerel/prhtml05/05035.html>



News and Updates

OBOA Update

Our stated goal for the 2004 OBOA Board of Directors was to work on and complete as much unfinished business as possible and at the end of every administration term the same question comes up. "What did you get accomplished this year and did you meet your goals?" Well... I'll do my best at trying to paint the picture for you.

The action taken by OBOA over the course of any given year is difficult to measure.

The problem is that in a one-year time frame it is virtually impossible to completely pull a concept together and seldom is there an emphatic end to the concept's development. The Ohio Building Code Academy and HB175 are two examples of projects that have been a long time in the making.

When you take into consideration that a proposed action that appears to be beneficial to our membership has to be initiated in a way that everyone buys into it, you have to find out who the players are or will be through the course of development, talk to all of the right people and perform some kind of fact finding, draft a proposal that addresses everyone's needs, get the word out to all of the players and hope that you touched everyone in a way that tickles their fancy. It's no wonder that we end up with so many irons in the fire and so few projects to boast about as completed.

That being said, you know that it would be inappropriate for this administration to take credit for any particular plan that was initiated by an OBOA Board of Di-

rectors many years ago and literally each plan was touched by over a thousand hands on the way to completion, but we will.

Among the OBOA successes for 2004 there are two very important ones that I believe we can list. The Ohio Code Academy has finally come to fruition, the benefits of which we will begin to see in mid 2005. Additionally it appears that the passage of HB175 by the Ohio House and Senate in late November, will bring us a state wide One Two and Three Family Dwelling Code by the close of 2005.

No that's not all we did this year but we decided to leave a few things on the table for the next administration to claim.

Rick Schriewer
OBOA President

Property Maintenance Code

Central Ohio's Prairie Township, in response to an apartment fire that killed 10 people in September, passes a property maintenance code Tuesday night. The code includes provisions that restricts the number of people who can live in an apartment. Other portions of the code will deal with subjects such as noxious weeds and junk cars; restrictions which are disagreeable to some property owners.

The property maintenance code would, in addition to regulating things like fences, weeds, abandoned buildings and junk cars, would subject violators to fines. Most of the unusually large number of people attending the trustee meeting were reported to oppose the plan.

The maintenance code will allow for an informal administrative problem resolution process instead of taking disputes to the court system.

Electric Week in Ohio

Concurrent Resolution, No. 34, was approved recognizing the second week of February each year as Electric Week in Ohio.

This particular week was chosen because it encompasses Thomas A. Edison's birthday; Mr. Edison was born on February 11, 1847, in Milan, Ohio. Similar resolutions have been adopted by the following cities: Cincinnati, Dayton, Fairborn, Kettering, and Vandalia.

It was felt Electric Week in Ohio each year will recognize and support the combined efforts of the electrical industry as a whole and will promote the safe and proper use of electricity.

The following individuals and organizations supported the establishment of "Electric Week in Ohio":

Mr. John Brandt, Executive Secretary, BBS; Mr. Oran Post, Chairman, Electrical Safety Inspector Advisory Committee to the OBBS; Mr. John Humphrey, Past President of the Ohio Chapter of IAEI; The Adequate Wiring Committee of the Miami Valley and its member organizations; Mr. Gaylord Poe, Chairman of Southwest Division of the IAEI; Akron Division of the IAEI; Miami Valley Section of the Illuminating Engineering Society; Miami Valley Chapter of Master Electrical Contractors Association; Western Ohio Chapter of National Electrical Contractors Association; North Central Ohio Chapter of National Electrical Contractors Association; Greater Cincinnati Electrical Association, Dayton, Ohio; Chapter of Independent Electrical Contractors, Inc.; Ohio Valley Associated Builders and Contractors; International Brotherhood of Electrical Workers - Local 82.



AG Opinion: Private Business Activities of Code Enforcement Officials

A new Attorney General opinion, No. 2004-03, addresses a subject about which code officials have long sought a clearer explanation. Whether this is the conclusion sought remains to be seen. Here are the specifics:

What is the question addressed in the opinion?

Can a code enforcement official engage in private business activities?

What is the answer in the draft?

There are significant restrictions on outside employment for code enforcement officials under the Ethics Law. A code enforcement official is prohibited from receiving anything of value, including compensation for goods or services, from parties that are interested in matters before, regulated by, or doing or seeking to do business with the public agency she serves, unless the public agency, not the official, determines that the official is able to fully withdraw from consideration of matters that affect the interests of the party. Where these conditions are met, as specifically described in the opinion, the Ethics Law does not absolutely prohibit certain private business activity.

Even if the code enforcement official is able to fully withdraw from matters affecting her clients or outside employers, she will be required to adhere to a number of additional restrictions related to her outside employment activity.

To whom does this opinion apply?

This opinion applies to any person who serves with a public agency, including the state, or any county, city, village, township, health district, or other public entity, and whose assigned duties include the enforce-

ment of any building, plumbing, electrical safety, mechanical, or other code provisions.

How and when did the opinion become effective?

The opinion became effective upon acceptance by the Commission.

For More Information, Please Contact:

Ohio Ethics Commission,
8 East Long Street, 10th Floor,
Columbus, Ohio 43215
Phone: (614) 466-7090
Fax: (614) 466-8368

Below is a syllabus of the AG's opinion:

AG Opinion No. 2004-03: *SYLLABUS*:

- (1) Divisions (D) and (E) of Section 102.03 of the Revised Code prohibit a code enforcement official from engaging in private business activity if she will be paid by any party that is interested in matters before, regulated by, or doing or seeking to do business with the public agency she serves, unless the public agency determines that she is able to fully withdraw from consideration of matters that affect the interests of the party;
- (2) Division (D) of Section 102.03 of the Revised Code prohibits a code enforcement official who engages in private business activity from: (a) using public time, facilities, personnel, or resources in conducting a private business or while engaging in private employment; (b) using her official title or

identification on private business cards or other written materials or appearing in uniform while soliciting or conducting her private business; (c) using her relationship with other public officials and employees to secure a favorable decision or action by the other officials or employees regarding her private interests; (d) discussing, deliberating, or voting on any matter involving her private business, including recommending services to her own public agency; (e) receiving fees for providing services rendered on projects that she has recommended in her official capacity; (f) participating in decisions or recommendations regarding her competitors; and (g) using her public position or authority in any other way to secure a benefit for her private business;

- (3) In addition to the prohibitions in the Ohio Ethics Law and related statutes, the Ohio Building Code, Ohio Administrative Rules, and local ordinances, rules, and policies may contain provisions that limit the outside employment activity of code enforcement officials.

If you desire to read the opinion or obtain a copy, it is available at the following web site:

<http://www.ethics.ohio.gov/Opinions/2004-03.tml>



FBOA



Awards were made to: David Tiller, Code Official of the Year; Robert Miller, Building Official of the Year; and Franklin Information Systems, Associate Member of the Year. Three \$500.00 scholarships were awarded. Henry Green, ICC VP, administered oaths to Charles Huber, Pres.; Ernest Sellers, 1st VP; Tim Monea, 2nd VP; Terry Conner, Sec.; Mark Watson, Treas.; and Directors James Ergon, William Kraft, Rudy Hilliard, and Roger Houpt. Dan Gargas and Terry Conner led the production of a 30 sec. TV commercial. OBOA and other chapters have financially participated. FBOA authorized \$2,500 to air with WJW TV-8 during building safety week. The commercial is available to other OBOA chapters. FBOA made a \$212 (\$1 per member) grant to ICC Region V Chapter.

SWOBOA



Board of Directors for 2004:

James McFarland, President
Rick Helsinger, Vice Pres.
John Hester, Secretary
Michael Spry, Treasurer
Rafic Nakouzi,

Directors At Large:

Charlie Meyer, Brian Rose, Carl Phillipppo, Jerry Patterson, and Ronald Thomas, Past Pres.

Seminars:

41.5 CE hours; 2 evening seminars

Financial Report:

Income	\$ 26,278.00
CD's held	\$6,046.04
Expenses	(\$ 24,616.00)
Money Market	<u>\$11,099.82</u>
Net gain	\$1,662.00

Chapter Activities for 2004:

Golf Outing, Annual Picnic & Roundtable Seminars, Annual Dinner where one scholarship was awarded, Building Official of the Year to Ray Sebastian, Career Achievement Award, Tonia Edwards, Special Recognition Award, City of Cincinnati.

MVBOC



MVBOC held its annual meeting at Yankee Trace Country Club. John Brant, Esq. and Steve Regoli, AIA from BBS presented an update on current code news. Jeff Tyler, CBO for the State of Ohio, addressed the group about changes in State procedures. Bruce Larcomb presented an ICC update and swore in newly elected officers and directors.

Two Honorary Memberships were awarded to Bob Reynolds and Bob Farrier. Joe Mangan, was also given special recognition for 5 years of service as MVBOC treasurer.

Election Results:

Pres.: Will Crew; **VP:** Renee Snodgrass; **Treas.:** Jene Gaver; **Sec.:** Scott Young
Directors: Doug Fileseta, Chris Mastrino, Dewayne Jenkins, Dennis Rose, and Bill Mazur

COCOA



The annual fall meeting/holiday party was held on Nov. 18th at the Buckeye Hall of Fame. Election of the officers and board members for 2005 were held.

Election results:

Jack Pryor - President
Mike Boso - First V.P.
Sharon Myers - Second V.P.
Jim Stocksdale - Secretary;
Chet Hopper -Treas.
Ed. Chair - Jerry Warner
Past President - Joe Busch;
Directors - Peter Lenz, Gerald Burg and Martin Strayer.

Annual awards were also presented as follows:

President's Award - Chet Hopper
Code Official of the Year - Tim Schaffner
Fire Official of the Year - Asst. Chief Greg Paxton
Associate of the Year - Kendra Sickles.

Last but not least, the ICC Merit Award to COCOA was shared with the general membership.

NWOBOA



NWOBOA held their annual business meeting on November 17th, 2004. The following officers were elected:

President—Thomas Hall, City of Wauseon
Vice-President—Mike Billmaier, Wood County
Secretary-Treasure—Rob Cendol, City of Toledo.

We will be helping out at the Region V meeting to be held on January 11, 2005 in Rossford Ohio. (refer to the details on the Region V "Mock" Code Hearings Training Session on BBS Newsletter page 11)

Wishing you all a Happy New Year .

BOCONEO



95 members attended the Ohio Code Academy presentation by Billy Phillips at the December monthly meeting.

The education committee has planned CE courses for the 2005 monthly meetings. Lunch and continuing education are provided at each meeting.

Dale Grabfelder was elected treasurer and Dave Hocevar was elected secretary for a 3 year term and have both already provided years of service. Dale and Dave will be officially installed at an installation dinner January 16, 2005.

BOCONEO's website will be available in mid January; please visit at www.boconeo.org. Members can post email addresses on the website.

BOCONEO exec. committee decided not to raise dues for '05 as a result of a request from Region 5 for financial support. The exec. committee will submit a check to Region 5 for \$233 (\$1 for each 2004 BOCONEO member).

OBOA Information Update



PROPOSED BY-LAW CHANGES

The OBOA Board of Directors has recommended three by-law changes to be presented to the General Membership for approval at the General Business Meeting to be held at the OBOA/SWOBOA Joint Conference in Southwest Ohio on January 31, 2005.

The first change will allow all members to vote on floor motions during the committee hearings for changes to the Residential Code of Ohio. This change will make the OBOA process consistent with the ICC process. Final approval of

the code changes will still be voted on by Active Members only.

The second change will eliminate the office of Second Vice-President, and split the duties of the Secretary/Treasurer. Proposed Officers will be President, Vice-President, Secretary and Treasurer. The reason for this change is to better distribute the duties and responsibilities of the officers.

The third change will define Retired Active and Retired Associate membership. It will further expand voting privileges on association business and on final action of

residential code changes to Retired Active Members.

The full text of these changes is available on the OBOA website at www.oboa.org or by requesting a copy from Bill McErlane, Secretary/Treasurer at (513) 346-5730 or by E-mail wmcerlane@springdale.org.

OBOA ACCOUNT BALANCES AS OF 12/15/04

Bank Accounts	
CD#91	5,726.31
CD#68	6,122.87
CD#97	11,755.51
Checking	17,207.29

TOTAL	40,811.98

ODPCA

The ODPCA Board of Directors met on November 17th and charted out a program for 2005. The next meeting of the Board of Directors will be on Wednesday, January 19th at 6:00 PM at the Columbus Marriott NORTHWEST (Columbus), just east of I-270 at the Tuttle Crossing exit between Hilliard and Dublin.

ODPCA will hold a General Membership meeting and conduct a 3-

hour CE seminar on Wed., March 16th at the City of Columbus, Department of Building Regulations. That same date the renowned 10-week (30-hours) course entitled "Ohio Building Code - 2005" will begin its first night at 6:00 PM. Enrollment is open to members and non-members for any one or all ten of the weekly seminars. The first night's presenter will be Steven Regoli from BBS.

The ODPCA Board authorized payment of one dollar/member for year's 2004 and 2005 in support of the ICC

NCOBOA



Membership meetings are the 3rd Thursday of each month at 6:00 PM at DeLuca's In The Park in Lorain, Ohio. For 2004, NCOBOA continued a \$500.00 scholarship at Lorain County Community College and provided 49 hrs. of CE seminars. NCOBOA presented an 8 hr. seminar for contractors and Inspectors on code changes in the 2004 RCO (40 attendees) last November. Three Board of Directors were elected to two year terms: incumbents, Tom Carleton and Tim Golden, and newly elected Gerald Klein. Bruce Larcomb will install directors at the January 20, 2005 NCOBOA meeting. On March 9, 2005 NCOBOA will sponsor a BBS seminar for City Officials. Check our website: ncoboa.org.

SWOFSC

During the past year SWOFSC has made strides in communications with our fellow Building Officials (SWOBOA, OBOA and MVBOD), BBS, the State Fire Marshals Office, the Ohio Fire Chiefs, and with OFOA.

Our commitment remains strong to the ICC Codes and our continued hope is to see the IBC and IFC work hand in hand for our future.

Average attendance at our monthly meetings has been 25-30 and growing.



In 2004 more members attended the Annual OBOA conference as well as the ICC Hearings. Education has been a priority from field trips to classes offered through ICC, NFPA, NSA, and other code related entities.

As we look to 2005 we are optimistic that former relationships will continue and new relationships will be started. Our membership has asked me to continue to serve as President of the SWOFSC during 2005. We are proud to be a part of the Ohio Building Officials Association.

OBOA Information Update



Hurricanes Strikes Ohio

It may be difficult to conceive a hurricane striking Ohio but in effect that is what happened when the remnants of Francis, Ivan and several other storm systems converged on the eastern part of our state in late September. Unlike the 1997 flood that affected the stretch of river bordering Cincinnati, the eastern counties were hit hard and fast with the water climbing too eighteen feet above flood stage in less than a 48 hours period.

Three years ago the Ohio Chapter of The National Institute of Building Sciences, was approached by the Ohio EMA to help develop a solution to a reoccurring problem as a result of such storms. It seems that there was never enough qualified help, readily available, to perform damage assessment at the time when disaster strikes.

Utilizing the resources within, OEMA, The Ohio Building Officials Association and the experience of all of Ohio's Building Departments, The National Institute of Building Sciences fostered an in-depth plan to train inspectors to expeditiously perform damage assessment and put in place a state wide mutual aid agreement that would eliminate the red tape associated with borrowing help from other jurisdictions with out a contract for reimbursement in place. To date, Ohio is the only State that has taken on the task of providing qualified, trained inspection assistance at the time of a disaster by developing the Emergency Response Team (ERT).

The results of this effort were put

to the test recently in eastern Ohio. The team was called out for the first time to Washington County and Marietta, Ohio on September 27, 2004, to assess flood damage. Twenty FEMA trained, Damage Assessment inspectors were deployed from various Ohio Building Departments and over a two and a half day period, ten two-man teams performed damage assessment inspections, issued permits, and provided emergency assistance information to owners of over 1,200 flood-damaged structures.

The waters had barely receded and another plea for assistance was directed to all Ohio Chief Building Officials. The Emergency Response Team was called out a second time on October 18th to assist with flood damage evaluations in Belmont County, Ohio. The team, when finished, performed damage assessments on more than 500 structures.

A building inspectors may not always be the person that you want to see standing on your front porch, knocking on the door but, with the commencement of the ERT, these inspection professionals have an opportunity to be viewed in a different light, as experts that make a difference in the built-environment.

ICC Congratulates Communities

If your community has adopted (or plans to do so soon) the 2003 ICC fire, property maintenance, zoning, residential codes or the 2004 Residential

Code for Ohio, please contact:

Bruce Larcomb, 1245 Sunbury Rd., Suite 100, Westerville, Ohio, 43081 (phone : 1-888-422-7233; e - mail : blarcomb@iccsafe.org) with the effective date(s).

A follow up call will be made to you to confirm the information. Subsequently, a letter will be sent from James Lee Witt, CEO of the International Code Council, to you and whomever you designate congratulating the community for making this public safety effort.

2003 IFC Training Available

The ICC Codes Forum will be held in Cincinnati (Millennium Hotel), Feb. 21st through Mar. 6th, 2005. On February 21st a "Code Boot Camp" will be offered which will include one day training on the 2005 IFC. The 2005 Ohio Fire Code which is expected to be effective March 1, 2005 is based on the 2003 IFC.

For further information log on to www.iccsafe.org and go to the item titled "2005 ICC Code Forum"; then, go to "Code Boot Camp". You can register on line or call the Ohio Field Office at 1-800-323-1103, option 4, ext. 10.

The Code EXPO held on February 21 and the code change sessions held Feb. 22-Mar. 6 are open to the public at no charge. Anyone can comment on the code changes and all members of ICC can vote when appropriate.



ICC Update

Participation in code development is key to improving building and public safety

The 2005 International Code Council Codes Forum in Cincinnati, Ohio, provides construction industry professionals with a "one-stop-shop" to improve code skills, participate in code development and see new building technologies and products.

"Code development is the foundation for building safety and safeguarding the public," said International Code Council CEO James Lee Witt. "We have a record 2,000 suggested code changes on the table. Such active participation ensures that the International Codes address public safety for everyone and that the code change process works."

Code development hearings at the 2005 ICC Codes Forum will occur in two tracks. During the code development hearings, Feb. 22-Mar. 4, Code Development Committees will hear comments on code change proposals submitted for the 2006 edition of the International Codes. Forum attendees can sign up for "Code Boot Camp," a full day of education on the 2003 International Codes. Code Boot Camp, Feb. 21, offers a selection of four full-day technical sessions presented by industry experts. Participants can choose from the critical concepts of the 2003 International Building Code, 2003 International Fire Code, 2003 International Plumbing Code or 2003 International Mechanical Code. Continuing education units recognition is pending from state licensing boards.

Codes Forum attendees will discover the latest advances in building technologies at the International

Code Council Expo on Feb. 21. Manufacturers and trade associations showcase the latest building and construction technologies and products during this one-day event.

The Millennium Hotel is the official hotel for the 2005 ICC Codes Forum. For reservations, call 1-800-876-2100. Ask for the special ICC rate (\$132/night + tax, add \$10 for each additional person).

For more information on the 2005 ICC Codes Forum and to register for the code hearings and Code Boot Camp, visit www.iccsafe.org/codesforum, call 1-800-214-4321, ext. 4229, or e-mail escott@iccsafe.org. To participate in the Expo, visit www.iccsafe.org/codesforum, call 1-800-877-2224, ext. 3264, or e-mail bcampbell@iccsafe.org.

NOTICE OF TRAINING OPPORTUNITY—ICC REGION V (INDIANA, KENTUCKY, MICHIGAN, OHIO)

Course: "Mock" Code Hearings Training Session

When: January 11, 2005 @ 10:00 a.m. - 2:00 p.m. EST

Where: Joint Apprentice Training Center (JATC), 708 Lime City Rd., Rossford, OH 43460 (Toledo area)

Continuing Education Credits: Ohio Approved 3 hours (Indiana, Kentucky, Michigan Pending)

Cost including lunch: \$25.00 (ICC Members) \$35.00 (Non-Members)

Purpose: This year the ICC Spring 2005 ICC Codes Forum and code change hearings will be held in Cincinnati with the final vote to be held in Detroit in the fall.

Learn how to effectively participate in ICC code hearing process.

A panel of ICC Staff and Region V members will conduct a sample ("mock") code hearing session similar to that which you will witness in Cincinnati at the 2005 ICC Codes Forum and code change hearings. Testimony will be given and discussed on several issues that will be heard at the actual ICC hearings. Training will be given on how to effectively give testimony, present your case, and cast your votes. Come and meet your newly elected Board of Directors and address any concerns you may have.

Who Should Attend: All ICC members and code officials who have never experienced the method in which our model codes are created. Architects, Engineers, Contractors, and Material Suppliers who deal with codes on a regular basis should participate to gain a full knowledge of the process. Learn how to submit code changes. Come and share your thoughts.

For more information, contact:
Roger A. Westfall (Ohio)
 Phone: 330-430-7800 E-mail: rawestfa@ci.canton.oh.us
Dale Van Winkle (Kentucky)
 Phone: 859-986-8528, E-mail: dale@cityofberea.com
Mark Stimac (Michigan)
 Phone: 248-680-7229, E-mail: stimacms@ci.troy.mi.us
Shelly Wakefield (Indiana)
 Phone: 317-233-3561, E-mail: rwakefield@sema.in.us

SPACE IS LIMITED TO THE FIRST 75 APPLICATIONS. DEADLINE IS JAN. 7, 2004.

Making it Understandable - Jan Sokolnicki



So how will the accessibility provisions change in the 2005 OBC?

THE NEW CODE DOES NOT REFERENCE A NEW ADAAG!!!!!! As we've mentioned several times in previous articles and seminars, the accessibility provisions in Ohio are those that are adopted as rules in the OBC. While the Access Board in Washington continues to develop different versions of ADAAG, the only correct and applicable version for national and state application is the one adopted by the US Dept. of Justice. That is why we have included the website address as part of our OBC 3504.1. When (and only when) the US DOJ finally adopts a new version of ADAAG, it will be posted on the website we've got in the rule.

In general, the accessibility provisions have not substantially changed. On the commercial side, there is **one valuable addition to the assembly occupancy provisions** that should help both designers and plans examiners. We've changed some subsections within section 1108 to reference the new ANSI A117.1 (2003 version). This reference provides much needed graphic detail on the line-of-sight requirements. The vagueness in the ADAAG and previous Chapter 11 resulted in major lawsuits being filed with resulting damages being paid by design firms and developers. We expect that these graphics clarify what was intended and they were developed specifically to represent the court's conclusions.

The only other application of the new ANSI standard (2003) is where Type A or Type B units are required to be constructed in R-2 or R-3 occupancies. When looking at this new version of ANSI Chapter 10, you will find (much needed & over-

due) added graphics that clarify the intent of the provisions. Be sure to review this chapter & added graphics carefully when reviewing projects after the new code is in place.

Been hearing rumors about the ADAAG and the IBC evaluation being conducted by US DOJ & HUD???? Well, so has everyone else in the country. We here in Ohio will be given plenty of warning before any new standard is adopted or any determination is made about what provisions no longer are equivalent. Please do not react to rumors. Call us if someone is telling you that new or updated standards are pending or should be applied. We'll help you respond and keep you informed before you'll have to apply new provisions. In the meantime, stick with what is in the OBC, it is correct.

Other stuff: *Chapter 34, Existing Buildings*, isn't changing in the new code. During the evaluation of the 2003 ICC provisions, we received input from several code officials regarding suggestions/preferences for what should be done to improve the OBC provisions for existing buildings. Some folks liked some of what they saw in the new ICC *Existing Buildings Code* while others didn't. There's generally a significant difference of opinion between those in rural areas, bedroom communities, and urban jurisdictions. Also, Ohio's statutory provisions on existing buildings make adopting this new code without changes impossible. So, the Board's code committee has decided to postpone revising the existing buildings provisions until we can adequately study the issues and put together some proposals that will improve the provisions equitably for all areas across Ohio. We will be creating an Ad Hoc group to work on options. If interested and you can contribute, contact me.



Training News— Billy Phillips

Time To Submit For New or Updated Board Approved Continuing Education Courses

For The 2005 Ohio Codes. Effective March 1, 2005, the Board has adopted the new building, mechanical, plumbing and the NFPA 70, National Electrical Code. As a result of this adoption of the 2005 Ohio Building, Mechanical, Plumbing and the NFPA 70, National Electrical Code, all previously Board approved continuing education courses will now have to be updated to the new codes.

During the last three year the Board approved 510 continuing education courses for the 2002 Ohio codes. The previously approved course using the pre-fix BBS2002 can still be used until March 1st. All new Board approved continuing education courses for the 2005 Ohio codes will be identified by the pre-fix BBS2005. The Board has already approved some 2005 courses that will be used at the Southwestern Ohio Building Officials /Ohio Building Officials Association Joint Annual Conference that will be held in West Chester at the end of February.

Anyone who would like to update their previously approved course must submit a new application to the Board. The Application for Continuing Education Course Approval can be obtained by going to the BBS Web Page (www.com.state.oh.us/dic/dicbbs.htm) under BBS Web Document Catalogue, Document # 216.

All new application must be filled out completely with any and all references and course ma-

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Training News

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material referencing the new 2005 Ohio codes. If the Application for Continuing Education Course Approval is not filled out completely and with the proper information the Board will send it back to the applicant for re-submittal for another month.

The Board continuing education course approval schedule for 2005 will be as follows: January 31st, March 4th, April 22nd, June 3rd, July 15th, August 26th, September 30th, November 4th, and December 16th. All applications for continuing education course approval must be submitted to the no later than the Tuesday preceding the Board meetings referenced above. For example, the Board must receive an application submitted for the month of January no later than January 25th. If the application is not received by the preceding Tuesday the application will be held for the next Board meeting. The Board has established criteria for submitting continuing education courses for BBS Certifications and must be used for the approval and course instruction of Board approved courses.

The BBS approves Continuing Education Courses for building department personnel. The courses may be used for the attainment of goals that are connected with technical and professional development as they relate to enforcing and interpreting the Ohio State Building Codes. Board approval is granted only on course instruction pertaining to OBC & OMC requirements and such other content areas directly related to the responsibilities of the certification for which credit is being requested.

Instructors: Anyone or any organization promoting an approved course, is required to make full and

accurate disclosure regarding course title, course approval number, number of credit hours, certifications for which the BBS has approved the class, and fees in promotion materials and advertising. ***The Board does not grant retroactive approval. It is recommended that courses be submitted for approval well in advance of any scheduling of classes and advertising.*** Advertising shall not disclose improper approval information to the public.

Course sponsors/co-sponsors: Provide participants a certificate of completion containing the following information: name of participant, title of approved course, BBS approval #, date and location of the continuing education program, number of approved credit hours awarded, and signature of authorized sponsor or instructor.

Anyone or any organization administering an approved course shall provide the Board with advanced written information on scheduling of the course(s) (date and place) and provide to the Board a legible list of participants who completed the course with the name of course, date, and location.

Participants: Must attend the complete course as presented by the instructor to receive credit hours approved by the Board. No partial credit shall be given to any participant who failed to complete the entire course as approved. The sponsor/co-sponsor or instructor shall formulate a method to verify the individual's attendance and completion of the course.

Board approval: Remains in effect during the current code edition. Upon the Board's adoption of a new edition of the codes, course sponsors must update their course and submit to the Board for approval. The Board does not grant retroactive approval for courses

presented prior to approval date.

Facility/training area: Shall be capable of comfortably and safely seating at least the number of attendees with writing surfaces for each attendee; accessible to/and usable for people with disabilities; sized and provided with audio/visual equipment adequate so that each attendee can see the instructor(s), projection screen, and hear the content of the training programs; illuminated for writing and the content on any screen can be seen easily by all attendees; capable of being climatically controlled to maintain approximately 68°F; be non-smoking; sound controlled so that outside noise will not interfere with the training.

Additional Electrical Safety Inspector Course Criteria:

ESI Trainees: During the first year shall attend an approved thirty-hour course on the "Fundamentals of Electricity" and pass a test upon completion of the course. A second approved thirty-hour course and test covering the "National Electrical Code" shall be successfully completed prior to the examination for a certificate of competency. ESI trainee courses shall be designated as either of the following: ESI TRAINEE COURSE - PART I - FUNDAMENTALS OF ELECTRICITY (Theory), ESI TRAINEE COURSE - PART II - ESI REFRESHER COURSE

ESI course instructors: Shall hold a current certificate of competency as an electrical safety inspector.

ESI course: ESI course applicants must give location(s) and date(s) of course(s). Any qualified person or organization may submit an application for a continuing education course approval by using the criteria set forth above. If you have any questions regarding continuing education course approval please call 614-644-2613.



Ohio Board of Building Standards Calendar

JANUARY 2005

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

FEBRUARY 2005

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

MARCH 2005

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

1—New Years Day

17—Martin Luther King Day

31—Board of Building Standards Conference Meeting

30Jan.-1Feb.—OBOA/SWOBOA
Join Conference



30Jan.-1Feb.—OBOA/SWOBOA
Join Conference

9—Ash Wednesday

14—Valentine’s Day

21—President’s Day

21Feb.-Mar. 4—ICC Codes Fo-
rum; Millennium Hotel; Cin-
cinnati, OH

24—Flag Day

21Feb.-Mar. 4—ICC Codes Fo-
rum; Millennium Hotel; Cin-
cinnati, OH

**4—Board of Building Standards
Public Hearing and Confer-
ence Meeting.**

17—St. Patrick’s Day

27—Easter

30Mar.-April 2—ACCA-PHCC
Ohio Convention; Columbus
Hilton; Easton

Manufactured Housing or Industrialized Unit?

Industrialized Units/Modular/Special Construction/Manufactured Housing We’ve had an increasing number of phone calls from property owners and building department personnel related to approval and inspection processes for off-site construction. I thought I’d try to clarify the different types of pre-constructed parts and rules that apply to each.

MANUFACTURED HOUSING: (previously called mobile homes)—This is not a generic term. It relates very specifically to the federally regulated single family homes designed and constructed under the HUD program. All HUD approved **MANUFACTURED HOUSING** units have a steel chassis and a metal plate approximately 1-1/2” x 3” attached on the exterior of the end wall. This plate

indicates HUD conformance and approval numbers.

HUD approved **MANUFACTURED HOUSING** units are authorized to be used *exclusively as single family homes*. Any proposal to use a HUD unit (old or new) for any other purpose (car dealership office, beauty shop, classroom, etc.) voids the HUD approval and the exemption from the OBC.

No state or local agency has authority related to code enforcement of the factory constructed portion of these units when they are used as single family homes. The OBC does not apply to these units at all. Under the HUD program, these units are required to be constructed in accordance with the documents approved by 3rd parties authorized

under the HUD program. Local agencies (including building departments that regulate single family homes, can require submission of the HUD approved drawings to check if the unit appears to match the approval. When a local agency finds details that don’t match the approved documents, a call should be made to IBTS (Institute for Building Technology & Safety) (703) 481-2000.

Currently, regulation of foundations, set-up of the unit, connection of utilities, as well as proposals for alterations and additions are left up to local jurisdictions that have single family codes.

But..... SB 102 was passed and made effective in August, 2004. This bill created an **Ohio Manufactured Homes Commission** that will

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IU or What

(Continued from page 14)

have exclusive authority for adopting regulations applicable to the on-site set-up (including foundations) of these units. The bill gives the Commission authority to certify local building departments to enforce the rules they adopt. The Commission has not yet completed the development of the rules, and, when they do, we will try to pass on the information to you. If you want to read the specifics of the bill, look up the final version of SB 102.

INDUSTRIALIZED UNITS:

What is an "Industrialized Unit (IU)"? Simply put, an IU is a portion of building, that is constructed away from the location of its ultimate use, in such a way that *all* the inspections cannot be performed without some disassembly or destruction of the parts (also see definition of *closed construction & industrialized unit* in OBC Section 117.2). There are some **exceptions: Manufactured Housing** (see above); panels, components and **construction methods provided for in OBC section 1704** (like: pre-cast concrete panels; glue-lam beams, etc.); **foam plastic insulation panels assembled, listed and labeled in accordance with OBC section 2603 (without additional elements** in them, also see OBC section 117.1 exception 3); and, any other **material, device, etc., listed Table 118.3 directories** used for building service equipment systems in accordance with the listing and other provisions of the code. Also, it should be noted, that buildings or components previously approved as IUs but subsequently occupied or used, cease to be IUs. In other words, an authorized IU becomes an existing building once it is ready for occupancy...after that point, it is treated/regulated as any other exist-

ing building (see section 3408, Moved Structures).

The singular purpose of the law and rules written for off-site construction is to assure compliance for the portion of the construction occurring off-site. To assure even and fair application of the code throughout the state, the legislature has given the Board exclusive authority for evaluation of submitted design documents for the closed construction. Also, the inspections necessary for the parts assembled in the factory are conducted in the factory by inspectors certified by the board (same as certifications for building department personnel). But, this is where the differences end. When dealing with projects containing IUs, contrary to popular belief, **building departments have almost the same enforcement responsibilities that they have with on-site construction.** The following is an overview list of building department responsibilities related to projects with IUs:

- Plan review: in addition to the construction documents required to be submitted for all on-site construction, assembly, site development, utilities, etc., the **documents approved by the board must also be submitted** to the local building department. These documents must be current (after 6/30/05, all locally submitted board approved documents must have reference to the 2005 OBC or, for 1, 2 & 3 Family Dwellings, the 2004 Residential Code of Ohio).
- The plans examiner/Building Official must determine if the project, as proposed for the site, complies with the code. It is essential that a determination of compliance be made to assure proximity to lot line, construction type, adequate plumb-

ing facilities, site accessibility, etc. based on the project's projected use of the approved IU.

- Inspections: While the building department is not allowed to order destruction or damage to the unit in order to determine compliance with the approved documents, **all other inspections and tests are required to take place.** In addition to the typical and any unique inspections or tests necessary, the local building department must:
 - Check each unit for transportation damage
 - Check each unit for a board issued insignia
 - Determine if the unit/component matches the approved documents
 - Conduct or cause to occur, such tests to assure that water supply and sanitary lines are leak proof, electrical circuitry and conductors are secured and connected properly, devices are secured and operational and all appropriate tests have been conducted for fire protection systems/devices.
- What to do when:
 - the unit is damaged
 - the unit doesn't match the board approved documents
 - the unit has non-functioning/defective systems
 - the unit is by definition an IU but isn't approved by the board?

ANSWER: Contact Board staff and report the condition (see OBC sections 109.7, 109.7.1 & 109.8). In most cases, the local building department will be directed to write an order regarding the area of non-compliance. In consultation with the building official, we will determine who has responsibility (the owner or manufacturer) for resolving the issue.





Ohio Board of Building Standards

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Enforcement and Building
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