
BBS MEMO

Ohio Board of Building Standards

March 2, 2012

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CHANGES IN OHIO'S CODES

UPDATES FOR COMMERCIAL OHIO BUILDING & PLUMBING CODES

At the Board's January 4th, 2012 meeting, action was taken to adopt updates to the OBC and the OPC. While the publication dates from ICC and Thompson-Reuters are not yet available, we are anticipating that the typical code update sequence of events will occur.

March 11th, 2012, Update for Chapter 1 of the Ohio Building Code

Effective March 11th, Chapter 1 of the OBC is updated to include language to address several items dealing with building department jurisdiction, department and personnel certification procedures, continuing education approval, plan approval process, and product and materials approvals.

March 15th, 2012, Update for Commercial Ohio Building & Plumbing Codes.

Effective March 15th, updates have been made to OBC Chapters 11, 34, and 35; OPC Chapter 9; and several Elevator rules.

An important change to OBC Chapter 35 is the separation of the residential code from the non-residential codes. Consequently, even though the OBC, OMC, and OPC references standards have been updated, the *Residential Code of Ohio will continue using the 2007 Ohio Plumbing Code and the 2008 NEC for plumbing and electrical requirements, respectively.*

Viewing or Downloading These Updates

In the mean time, the text of these Building and Plumbing Code updates can be found on the Board's web page (<http://www.com.ohio.gov/dico/BBS.aspx>) under the heading, "*Code Information: Non-residential Building Code Proposed Rule Changes - Amendments Group LXXXV Public Hearing Draft - December 16, 2011 Public Hearing.*" Open "Part A" for Building Code Rules, "Part B" for the Plumbing Code Rule, and "Part C" for Elevator Rules.

Clicking on any of the files will provide a PDF version of the content for you to view or download.

ACCESSIBILITY PROVISIONS ARE CHANGING MARCH 15, 2012.

The OBC Chapter 11 update, mentioned above, is a particular code item about which users should be aware. Because the long awaited update to ADAAG and other federal accessibility rules has finally occurred, Ohio has worked to simplify the enforcement process when addressing accessibility.

As has been the case since Ohio first adopted accessibility requirements (1993) to coordinate with the Fair Housing Amendments Act and the Americans with Disabilities Act, Ohio building departments **have no responsibility** to enforce any part of the federal laws but our rules in the OBC have mirrored the federal requirements and the OBC requirements have been enforced by building departments. While this framework worked well, there has been some confusion caused by the application of ANSI A117.1 to residential occupancies and the application of ADAAG for other occupancies.

Ohio, in conjunction with ICC and representatives of the Federal Government, has developed a group of revisions to the accessibility requirements that are intended to streamline compliance. You will see a series of modification in Chapter 11 to ICC/ANSI A117.1 that brings this ANSI standard into line with the new ADAAG requirements. You will also notice that OBC Chapter 35, Referenced Standards, no longer references ADAAG but rather only ICC/ANSI A117.1 for accessibility requirements. Effective March 15th, using the accessibility requirements of OBC Chapter 11 and ICC/ANSI A117.1, code users will comply with the accessibility requirements and will no longer have to reference OBC Chapter 11 and two referenced standards. Now, code users can refer to OBC Chapter 11 and ICC/ANSI A117.1 for all the accessibility provisions. Code users will also find reference to OBC Chapter 11 and ICC/ANSI A117.1 in OBC Chapter 35 for existing buildings.

The Board has presented several seminars to help code users understand the changed accessibility provisions and will continue to provide training throughout the year.