
BBS MEMO

Ohio Board of Building Standards

October 27, 2017

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

2017 CODE UPDATE INFORMATION

Effective November 1, 2017, the Ohio Building Code (OBC), Ohio Mechanical Code (OMC), and the Ohio Plumbing Code (OPC) will be updated to be based upon the 2015 International model codes. The new codes have been available on the Board of Building Standard's (Board) website for several months prior to the effective date. The Board receives many inquiries from designers and building department personnel inquiring which codes would apply to projects submitted for plan review prior to, on or after the effective date of new codes or amendments released by the Board. This memo will answer these questions.

Submittals to the building department prior to November 1, 2017: Proposed building designs (new buildings, additions, alterations, and changes of occupancy) which are submitted to the building department prior to the effective date of the new codes will be subject to the requirements of the codes in effect at the time of first application for plan review for that proposed building design. For example, an owner submits an application for phased plan approval along with foundation drawings for a new building design on October 30, 2017. The code that applies for the foundation and all subsequent approvals issued for the new building including all of the new building systems (mechanical, electrical, plumbing, and fire protection) would be the code in effect on October 30, 2017 (the 2011 OBC with amendments through January 1, 2017).

Submittals to the building department on or after November 1, 2017: All proposed building designs (new buildings, additions, alterations, and changes of occupancy) which are submitted to the building department on or after November 1, 2017 will be subject to the new codes.

The determining date is the date that application is made to the building department, not the date that application is made to any other political subdivision's department such as zoning, site work/engineering, utilities, etc.