
BBS MEMO

Ohio Board of Building Standards

October 20, 2011

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

Electrical/Plumbing Provisions in the Residential Code of Ohio

The current **Residential Code of Ohio (RCO)** continues to be based on the Ohio Building Officials Association's 2004 Residential Code of Ohio for One-, Two- and Three Family Dwellings which in turn is based on the 2003 International Residential Code (IRC). This publication had historically made reference to other existing Board rules (such as references to the Ohio Plumbing Code approved by the Board and electrical and energy standards referenced in the Ohio Building Code).

The Residential Construction Advisory Committee (RCAC) began working on an update to the current RCO in April 2009. The draft rules developed by the RCAC since then propose language that would break this connection to the Ohio Building Code (OBC) by removing the reference to the electrical provisions adopted in the OBC. (The connection between the OBC and RCO related to energy requirements was already broken in 2008). Upon adoption, the RCO would refer to its own energy conservation and electrical provisions apart from the OBC, and at the same time the Board will take action to clarify the application of the Ohio Plumbing Code to 1-, 2- & 3- Family Construction.

In the meantime, the updates to the Ohio Building, Plumbing and Mechanical Codes are effective on November 1, 2011. It is not the intent of the Board, however, that these updates affect 1-, 2-, & 3- Family Construction. The 2007 Ohio Plumbing Code (OPC) (based on 06 IPC) will continue to be the **ONLY** approved plumbing code for 1-, 2-, & 3- Family Construction. Furthermore, the 2008 National Electric Code (NEC) will continue to be the **ONLY** electrical standard that applies to 1-, 2-, & 3- Family Construction. The 2011 OPC (based on the 2009 IPC) and the 2011 NEC will apply **ONLY** to non-residential structures regulated by the OBC, OPC, and the Ohio Mechanical Code (which include 4-Family and above). **All building officials are directed to communicate this information to their plans examiner and inspection staffs to prevent any confusion in the application of these requirements.**

To provide additional clarification, the Board of Building Standards will take additional steps to ensure that the current electrical and plumbing provisions continue to apply 1-, 2-, & 3- Family Construction through modification to the OBC until such time that the RCAC finalizes its recommendation and the Board adopts the updates referenced above.

If the codes are enforced differently than as explained above or if code users have any questions, please contact the Board of Building Standards via E-mail at ***dic.bbs@com.state.oh.us*** or by phone at **614-644-2613**.