

2011 NON-RESIDENTIAL CODES ADOPTED

The Ohio design & construction codes are being updated. The Board of Building Standards took action to incorporate the 2009 editions of ICC's Building, Mechanical, and Plumbing Codes as well as updating the associated standards to create the 2011 Ohio Building Code (OBC), Mechanical Code (OMC), and Plumbing Code (OPC).

EFFECTIVE DATES

Applicability: The new 2011 Ohio Building, Mechanical, and Plumbing Codes will be effective November 1, 2011. This means that applications for plan approval submitted to the state or local certified building departments on and after November 1, 2011 must be designed to the new codes.

Availability of New Codes

Two publishers intend to have versions of the new codes available by October, 2011. They can be purchased at:

1. Thompson Reuters

610 Opperman Drive
Eagan, Minnesota 55123
(800)328-9352

<http://store.westlaw.com/default.aspx>

Search for "Ohio Codes Collection"

2. International Code Council

4051 W Flossmoor Road
Country Club Hills, IL 60478-5771
(800)214-4321

<http://www.iccsafe.org/Store/Pages/default.aspx>

Select "State and Local Codes"

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**.

BBS MEMO

Ohio Board of Building Standards

February 23, 2011

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

CHANGES IN OHIO'S CODES

NEW VERSIONS OF THE COMMERCIAL OHIO BUILDING, MECHANICAL & PLUMBING CODES

At the Board's January 21, 2011 meeting, action was taken to file the new versions of the OBC, OMC and OPC incorporating the 2009 editions of the International Code Council's building, mechanical and plumbing codes. We are projecting a tentative September 1, 2011 effective date.

While the publication dates are not yet available, we are anticipating that the typical code update sequence of events will occur. One improvement will be that we are preparing an RFP (request for proposals) for bids to execute the code update continuing education sessions, and, this time, we have planned that the update sessions will be offered as a web-based on-line package. This method is being developed in response to those of you who have indicated that the travel expense and time lost in getting to off-location seminar sites be considered.

If you haven't already reviewed the 2009 ICC codes or the Board's proposed rules when they were offered initially, you can find them by accessing the Board's website:

<http://www.com.ohio.gov/dico/BBS.aspx>

Look down the page until you locate the following:

Code Information: Non-Residential Building Codes - Public Hearing Draft — Reconsideration of Amendments Group LXXXIII, Jan. 21, 2011

There are five files:

- 1.) The notice and table of contents;
- 2.) proposed new building code;
- 3.) proposed new mechanical code;
- 4.) proposed new plumbing code; and,
- 5.) the code scoring report.

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

ACCESSIBILITY PROVISIONS CHANGING MARCH 15, 2011.

The long awaited update to ADAAG and other federal accessibility rules has finally occurred. We are revising our accessibility provisions to be consistent with the ADA. 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 will continue to be equivalent and are to be enforced by the building departments.

What's changing?

When the new ADAAG is posted on the US Department of Justice's website (see OBC Section 3501.3), Ohio's reference standard for the specification elements of accessibility will change. This change introduces additional exceptions, revised dimensions and extensive advisory content. However, these changes are not immediately mandatory. To minimize misunderstandings and to allow time for those affected by the changes to learn correct application, the federal rules allow designs to meet either the old requirements or the new during a one year period, Ohio's rules will do the same. Starting on March 15th, 2011 and continuing until March 15th, 2012, an application for approval can conform to the old (existing today) accessibility provisions (in OBC Chapters 11 and 34 and the July, 1994 ADAAG) or the new provisions indicated in the downloadable document available on the US Department of Justice's website.

Applications for approval should indicate which accessibility provisions the designer or owner intends to be applied to the submitted construction documents. The option of either compliance method will continue until March 15th, 2012. After March 15th, 2012, Chapters 11 & 34 will be revised to coordinate with the new ADAAG and the old access provisions will not apply.

The Board is planning seminars to be offered in Ohio to help code users understand the changed accessibility provisions.