

COCOA Code Consistency Committee  
February 18, 2009

**Question:** Mike Poirier, Village of Groveport, Safety Glazing, RCO 308.4. Last month, there was confusion about glazing adjacent to doors and the exception for walls perpendicular to the plane of the door. Mike Brady at BBS and the ICC interpretation group both agree that exception 4 to item 6 exempts safety glazing on a perpendicular surface. Researching the 1996 ORC, 1999 ORC, and the 2004 RCO, it appears item 4 was changed to the exception 4 language and appears to be a misprint. The 2006 IRC will require the hinge side glazing to be safety glazing.

**Discussion:** All jurisdictions represented agree that is the code language and will be adjusting enforcement accordingly.

**Discussion:** Peter Lenz, BIA of Central Ohio, Natural Gas Piping. Peter advises the Columbia Gas tariff has changed and they are now responsible from the gas main to the meter including its installation.

**Question:** Jeff Greetham, M2 Design, Floors Drains in Garages. Are floor drains permitted inside garages.

**Discussion:** They are permitted and will require an interceptor and connection to the storm sewer, per OPC. Columbus does not allow them per local ordinance. Upper Arlington has various requirements on discharge including to daylight. Some departments (like Health) require the drain be to daylight. Some public services or utilities have different requirements. Roger Eastep, Jim Stocksdale, and Tim Smith will look into their ordinances.

**Question:** Nick Montan, East Central Ohio Building Authority. Regarding the Ohio energy code amendments, does anyone know if they qualify for federal financial incentives.

**Discussion:** No one knows how the current code will affect getting these federal incentives.

**Question:** Joe Scheler, Delaware County. What is everyone enforcing as “immediately” when SER from the meter enters a building and must be immediately terminated inside a panel.

**Discussion:** Delaware County is enforcing 3’ to 5’, Pickaway County around 4’, and some are limiting it to 6’.

**Question:** Michael Reffitt, Logan County. When grounding CCST, must it be to the service disconnect or can the copper water pipe be used.

**Discussion:** Manufacturer's installation instructions should not allow it since the water line can be repaired with plastic and break the bonding of the system. Most require bonding to the panel. CSST clamps must also be on the material for the clamp's listing. Bonding to a brass coupling is normally not permitted.

**Question:** Stephen Welsh, Mifflin Township Fire Department. Are residential ranges permitted in commercial buildings without a Type I hood?

**Discussion:** Most jurisdictions agree they are permitted if they are not being used for commercial cooking. Examples would be office break rooms and dormitories with a central kitchen. Guardian hoods with integral suppression are not Type I and require adjudication if used for a commercial kitchen application.

**Question:** Mike Frey, Gahanna. For the hydrostatic pressure test inspection of an alteration of a sprinkler system with a fire pump, and the altered piping cannot be isolated, can the test be based on the city pressure taken as the working pressure.

**Discussion:** No, since the working pressure of the system is based on the fire pump pressure and not the pressure of the city supply line.

**Question:** Ken Fultz, Gahanna. Can an exhaust duct penetrate a dwelling unit separation.

**Discussion:** Yes and there are dryer vent dampers available for opening protection.

**Discussion:** Keith Wagenknecht, Columbus. The OMC has limits on the length of dryer exhausts, unless the dryer is listed for a longer exhaust. If a booster fan is used to allow different dry models, this must be adjudicated.

**Discussion:** Rod Durbin, Dublin. Reviewed the RCO 308.4 safety glazing requirements.

**Question:** Bill Sauder, Dealers Lumber. A plan he is looking at does not indicate a vapor retarder behind a tub enclosure. Is it required.

**Discussion:** RCO R702.4.2 does not require it if using a water-resistance wall covering. The cuts and joints require sealing.

**Question:** Don Phillips, Pickerington. Pickerington is now requiring permits for water heater/furnace/air conditioners replacement. Anyone not requiring these.

**Discussion:** Circleville was not requiring them when they had a building department.

**Question:** Don Phillips, Pickerington. Pickerington is now requiring permits for roof/siding/window replacement. Anyone requiring these.

**Discussion:** Columbus and Groveport are requiring them, and Zanesville requires them for window replacement.

**Question:** Roger Eastep, Upper Arlington. A 3000 sf mixed use A-2/B building. Would anyone allow maximum occupancy of 99 to avoid the installation of sprinklers.

**Discussion:** The jurisdictions present did not object to allowing the posting of 99 occupants and having the fire official enforce it.

**Question:** Jack Pryor, Newark/Licking County. Who are issuing demolitions permits and are you using the RCO or OBC for authorization.

**Discussion:** Most jurisdictions issue demolition permits for complete tear downs using local ordinances. Selective demolition and total demolition as part of an RCO/OBC project would normally be included on that application for that part of the project.

**Question:** Jack Pryor, Newark/Licking County. Type I hoods mounted on a metal finish over gypsum wallboard, over metal studs, over gypsum wall board, over wood studs. BBS staff says this is okay but appears to conflict with OMC 507.9.

**Discussion:** Most jurisdiction have been allowing this, but it would not appear to comply with the 18" clearance to combustibles requirements.

**Question:** Vern Tigges, Strait & Lamp. Can mechanical anchors be used instead of embedded anchors for foundations.

**Discussion:** Yes, if it is an engineered solution or if there are product evaluation reports showing they are equal to the embedded anchors, they can be used.

**Question:** Dave Daniels, Columbus. NFPA 13 does not require a hydrostatic test for alterations of 20 or fewer heads. If the alterations are limited to the arm over piping, the

hydrostatic test can be conducted at the system working pressure. If a portion exceeding 20 heads is being altered and it cannot be isolated, would it require a hydrostatic pressure test.

**Discussion:** It would be not recommended to test the whole system without the isolation, especially with older system that could be damaged by the high testing pressure. Disconnecting the portions being altered from the system and hydrostatically testing it, then reconnecting it to the main and testing it using working pressure seemed the more prudent option. Most jurisdictions present would accept a similar inspection procedure.

**Question:** Joe Scherler, Delaware County. An existing hot tub is being replaced with a new hot tub. Would the new tub require the equipotential grid.

**Discussion:** No jurisdiction would require the grid be installed for a replacement tub.

**Question:** Tim Smith, Zanesville. What is everyone enforcing for permanent bracing of wood trusses.

**Discussion:** Everyone is enforcing the TPI and BCSI manuals unless the bracing is identified on the approved truss drawings. Most truss drawings refer to the manuals.

**Question:** Michael Reffit, Logan County. If a feeder is run to a separate building, 4 conductors (2 line, 1 neutral, 1 ground) is an option. If there is not metallic connection between the buldings, would any one allow 3 conductors (2 line, 1 neutral) if a ground rod is installed at the separate building.

**Discussion:** Most jurisdictions would allow the 3 conductors plus a ground rod.

**Discussion:** Ken Fultz, Gahanna. He recently discovered a day care center in the basement of a single family residence with 11 kids, of which 6 were under 2½ years of age.

**Question:** Keith Wagenknecht, Columbus. Two lots with a single family dwelling on each lot. On the property line will be a detached garage to be shared by both dwellings. Which fire separation will be required; 2-1 hour walls or 1-2 hour wall.

**Discussion:** The majority of the jurisdictions would allow the foundation to be shared although they should independent. The walls would need to be 2-1 hour walls with no openings to meet the letter of the code and 1-2 hour wall is not provided for in the RCO.