

COCOA Code Consistency Committee
March 18, 2009

Question: Dave Daniels, Columbus. OBC 712 governs membrane penetrations of rated assemblies and 712.3.2 exception 1 covers steel electrical boxes while exception 2 covers any listed box. Would anyone allow the mixing of the two exceptions in a particular assembly. UL has not tested different boxes used together and offer no comment.

Discussion: All jurisdictions represented agree they would allow the mixing of the two exceptions, or even two listed boxes, if one listing's installation did violate the other's. For instance, if exception 1 is more restrictive on opening size and spacing, then that more restrictive requirement would apply to the listed product under exception 2, or vice versa. If one were used instead of another, either would be permitted, and if one would be more restrictive, applying the most restrictive to both seemed reasonable and the meets the intent of the code; especially since there is no language stating they are not prohibited.

Discussion: Peter Lenz, BIA of Central Ohio. Peter advises he is putting on an educational program on June 1 at the BIA on the 2009 IECC.

Discussion: Peter Lenz, BIA of Central Ohio. Peter advises the BBS, OBOA, OHBA, and ICC recently met in an attempt to more effectively work together in the future.

Discussion: Peter Lenz, BIA of Central Ohio. Peter advises the BBS may be requiring a 3 hour or 6 hour mandatory class prior to the 6/30 certification renewal.

Question: Jeff Greetham, M2 Design, RCO R404.1.3. Concrete foundations require blocking perpendicular to joists running parallel to foundation walls and some engineered wooden joist designers are not designing the joists for this lateral load. Without the blocking, the foundation wall must be designed as a retaining wall.

Discussion: Most jurisdictions present are looking for this at plan review and no building inspectors present recall no this not being done in the field. Some inspectors recall the blocking is sometimes extended to a second, third, and sometimes forth joist.

Discussion: Bob Schutz. A new PUCO tariff requires Columbia Gas to be responsible for the gas line to the meter and typically the first 100' is paid for by Columbia Gas. For very service runs, this new requirement will be costly to developers.

Discussion: Bob Schutz. There will be tax credits forthcoming for energy conservation. The governor's office is looking to adopt the 2009 IECC to qualify for some federal funding.

Discussion: Bob Schutz. The BBS has been asked to issue a moratorium on the adoption of the 2009 I-codes.

Discussion: Bob Schutz. The City of Dublin's appeal of the Franklin County court decision that the 2006 RCO must be enforced and personnel must be certified by the BBS had been denied. It is not sure if the case will be further appealed.

Question: Mary Sampsel, Union County. RCO Chapter 11 requires air barriers, especially behind tubs and fireplaces. Sometimes films are used but they need a substrate. What is a suitable air barrier. What is not a suitable air barrier.

Discussion: There is concern when an air barrier that is also a vapor retarder is placed behind a tub wall. Some insulation systems, like some cellulose, can be an air barrier. Otherwise, no one really had information to offer or where to look. Ann Misiolek will research to find some information and all in attendance was asked to think about the many different types of air barriers they had experience with.

Question: Nick Montan, East Central Ohio Building Authority. A merchantile occupancy is proposing a ventless unit heater as the primary heating source. OMC 920.1 references ORC 3701.82 which specifically requires them to be vented to the outside if used in any enclosed building or space that is occupied.

Discussion: Most jurisdictions in attendance have been allowing them if listed for the use. The specific language of OMC 920.1 refers to portable heaters, which would not apply to permanently installed unit heaters.

Question: Tim Smith, Zanesville. A product brochure for a composite deck footing system called FootingPad was passed around. The literature had different spacings for these pads to be used for load transfer to the soil based on soil bearing and span of the deck. Would anyone accept this product for decks in lieu of the required concrete footing indicated in RCO R403.4.

Discussion: The literature makes no reference to a product evaluation report. Without additional information or a seal from a design professional, no jurisdictions present would accept the literature as presented.

Question: Al Sheldon, Pickaway County. Factory built direct vent fireplaces are typically installed in bump outs. The walls are typically insulated and inspected. Does anyone inspect the “roof” of the bump out for insulation. One installation recently inspected did not have the roof insulated and the room was colder than expected without an operating fireplace.

Discussion: No inspectors in attendance recall specifically looking at the roof but do look at the walls during an insulation inspection.

Question: Nick Montan, East Central Ohio Building Authority. Would everyone consider a building storing steam locomotives to be an S-2 use.

Discussion: All jurisdictions in attendance would considered locomotives to be similar to other vehicles stored in buildings, such as aircraft and automobiles, and S-2 appeared to be the appropriate group.

Question: Tim Smith, Zanesville. An existing dwelling was being altered without approval and the work in place does not meet the prescriptive framing requirements of the RCO. What are options for the homeowner.

Discussion: Most of the jurisdictions present would require the work comply with the RCO. In lieu of the prescriptive requirements, the homeowner can submit structural calculations, per 301.1.3, which indicate compliance with accepted engineering practice, or provide a letter from a design professional indicating such compliance.

Discussion: Ken Fultz, Gahanna. Groveport has purchased the ICC Building Safety Week campaign brochures in the past and found them helpful in promoting the annual program. Grove City and Newark are hosting something that week and Upper Arlington typically is involved. NFPA and FEMA have online brochures that can also be distributed.