

COCOA Code Consistency Committee
June 17, 2009

Question: Dave Daniels, City of Columbus. Exposing gas lines during excavation. Columbus allows sleeve or bulkhead footing on either side of the gas line. This practice meets code requirements and is not generally within their jurisdiction. Columbia Gas's Rob Smith indicates the gas line should be rerouted around the garage. Columbus does not have jurisdiction over this gas line installation. Gas lines used to be the property owner's responsibility but are now owned by Columbia Gas. Columbia Gas will need weeks of lead time to reroute the gas line.

Discussion: The jurisdictions present will only enforce the requirements of the code and not enforce the utility company requirements and the gas line passing through a building does not violate the code if properly installed per code.

Question: Jack Pryor and Troy, City of Newark/Licking County. NEC 680.26(C) How are people grounding a pool's water when the pool is not made of metal.

Discussion: Some are bonding to the pump motor, some are bonding to the skimmer, some the niche lighting.

Question: Ken Bruen, Delaware County. Revised OBC Chapter 1 was heard on May 1 and adds extra steps in the building inspection process. Does anyone know the effective date.

Discussion: No formal date was found on the BBS website but several have heard it is effective July 1. It was pointed out that similar requirements are required for plan reviews.

Question: Alan Duffy, Village of New Albany. Tub deck access to maintain whirlpools. What are people doing to enforce 'readily accessible'.

Discussion: No one would allow the removing of the tub as meeting 'readily accessible' and all require some sort of accessibility to the motors. If no access is proposed, then it must be adjudicated.

Question: Jack Pryor, City of Newark/Licking County. Proposed amendments to the exemptions in RCO 105 that allows the adopting jurisdiction to increase or decrease the amount of items requiring approval.

Discussion: Some jurisdictions would not support allowing local jurisdictions to pick and choose what to enforce. It was suggested that existing certified departments not be allowed to pick and choose, and perhaps phase in stepped enforcement for new departments.

Question: Allyn Sheldon, Pickaway County. Hot tubs on existing slabs require an equipotential grid. Would everyone allow a wooden slat board deck on the slab to isolate the slab from the hot tubs.

Discussion: Some jurisdictions allow a nonconductive surface be placed to isolate the surface including wooden slats.

Question: Ken Fultz, Gahanna. Any one have expiration dates for their permits.

Discussion: Most jurisdictions agree the RCAC and the RCO will not allow a permit to expire, since the plan approval is valid as long as construction continues. Some jurisdictions have expiration provisions in their local ordinance.

Question: Mike Frey, Gahanna. Does anyone require visual alarms in stairways. ADAAG 4.28.1.

Discussion: No jurisdictions are specifically requiring them but have seen them in buildings.

Question: Joe Scherler, Delaware County. Is anyone recording with the county the results of appeals.

Discussion: No one is recording appeal results with the county but placing the information on the certificate of occupancy.

Question: Jeff Greetham, M2 Design. Is anyone not accepting the Ohio option for energy code compliance.

Discussion: Everyone is accepting the Ohio option but the option must be identified on the plans.

Question: Vince Benedetti, City of London. A wind turbine is proposed for a single family dwelling. Would R105.2 exempt the structure from approval? Is the electrical exempt at the disconnect? Is it a utility per NEC 90.2(B)(5)?

Discussion: Some jurisdictions would consider the wind turbine process equipment and would inspect the electric up to the disconnect and would not be considered a public utility. Some jurisdictions would not consider a 35' high structure as exempt under R105.2. Some jurisdictions would consider it exempt but would inspect all of the electrical work.

Question: Ken Bruen, Delaware County. Where is everyone requiring the energy code sticker.

Discussion: Most jurisdictions are enforcing the sticker as required in the 2006 IECC.

Question: Alan Duffy, Village of New Albany. Is anyone permitting low voltage work.

Discussion: Most jurisdictions do not permit low voltage work but some are. The OBC specifically excludes wiring less than 25 volts or less than 50 watts.

Alan Duffy, Village of New Albany. There is information on CSST, www.nahbrc.org report on CSST bonding, report number 5737-01-080307.

Question: Jim Wymer, Zanesville. What is the tolerance for the 18" for water closets placement.

Discussion: Most jurisdictions do not state a given tolerance but use judgment.

Keith Wagenknecht, City of Columbus. Using NEC 90.2 exception, primary and secondary service, and site lighting can be exempted from NEC, but have been requiring them to follow NESC standards. Private companies are running the primary and secondary and claiming to be a utility. Columbus is regulating the primary and secondary and requiring a special inspection per NESC, and the site lighting per NEC with Columbus inspectors. More information is forthcoming.