

COCOA Code Consistency Committee
August 19, 2009

Question: Rod Durbin, City of Dublin. Floor joists within 13” of a concrete slab. Does it need to be treated lumber. Does it need to be accessible.

Discussion: The general discussion is the concrete would not require the joists to be treated since it is not within 18” of exposed earth. The space would be concealed and not a crawl space and would not require access.

Question: Mike Poirier, Village of Groveport. Meter box replacement is part of the service and AEP is requiring an inspection tag prior to re-energizing. This maintenance work does not appear to need building department approval. What is everyone else seeing and doing.

Discussion: Most jurisdictions do require inspection and tagging of the replacement meter box, and some classify it as a service permit. Some jurisdictions are inspecting the interior equipment to ensure the interior protections, like panel terminations and grounding, are in place and no serious hazards exist inside. OBC/RCO 111 has a provision that building official must approve utility connections. If there is a violation, correction can be required prior to energizing the service.

Question: Joe Schuler, Delaware County. Time limit on plan approvals for new homes sitting vacant but are mostly complete.

Discussion: Most jurisdictions allow the owner to complete the work assuming the work had not been abandoned for 6 months.

Question: Jim Wymer, Zanesville. Pole building adjudication was not served for construction without a permit. Building is complete with a no trespassing sign. What would be the next step.

Discussion: There should be enough evidence to seek an administrative search warrant to gather further evidence and possibly seek an injunction so that legal action can be started. County records may reveal multiple addresses and agents for the owner. If mailed certified and regular mail simultaneously with the certified being returned as unclaimed but the regular mail not returning, it is considered served.

Question: Mike Frey, City of Gahanna. Single family added screen porch with 3 risers with a screened door. Does it require a landing.

Discussion: R311.4.3 requires a landing for this door.

Question: Steve Welsh, Mifflin Township Fire Department. What provisions are being installed to start a Type I exhaust when cooking operations begin.

Discussion: Most jurisdictions are seeing heat detection like thermostats. Some pre-engineered hood systems are pre-wired with this feature.

Question: Mike Poirier, Village of Groveport. Four family building with exterior fences. Our ordinances require each fence have its own permit tied to that address.

Discussion: Some jurisdictions interpret the master parcel as the property and would issue one permit for the fencing project. It would appear the building official has to determine how to interpret Groveport's ordinance.

Question: Joe Schuler, Delaware County. In ground swimming pool with in-pool lights wired to supply the required general purpose outlet. The lights and outlet are switched so the outlet is energized only when the lights are on. NEC 680.22 does expressly prohibit this. Does anyone allow this.

Discussion: Those jurisdictions present would not prohibit this outlet being fed from the light circuit.

Question: Mike Frey, City of Gahanna. Some contractors are using non-galvanized fasteners on treated lumber in dry locations. Anyone allowing this.

Discussion: The code is very specific that these fasteners must be galvanized, even though some treatments do not require coated fasteners.

Keith Wagenknecht, City of Columbus. Cold storage operating between -20°F to 20°F, requires suppression. Owner made a good case for not requiring suppression. Building official could not grant a variance and requirement was adjudicated to the Board of Building Appeals and was denied. A lawsuit was filed against city and CBO for wrongfully denying a variance. The suite should have been filed against the BBA and the case was ultimately dismissed against city and CBO.