

COCOA Code Consistency Committee
January 20, 2010

Question: Allyn Sheldon, Pickaway County. The OCILB sent a letter regarding property owners and how they are required to be licensed. For OMHC owned properties, are permits being required and requiring the owner to be licensed. Any one else requiring those permits.

Discussion: The jurisdictions present all require a permit, and the owner must be licensed. Some jurisdictions do not register contractors and report unlicensed trades to the OCILB.

Question: Geoff Davis, Pickaway County. We are requiring final air test on plumbing system. What are other jurisdictions doing.

Discussion: Most of the jurisdictions present require a final air test.

Question: John Kuss, Grandview Heights. RCO 106.3.1.1 requires a system description. Does everyone require detailed system descriptions.

Discussion: Most of the jurisdictions present require some form of the information be provided but not necessarily a drawing. Some jurisdictions have incorporated the information on applications, some have special forms, and some allow for it on the application.

Joseph Nimon, New Albany. Handed out a flyer that can be used to educate the community on generators during outages.

Question: Rod Durbin, Dublin. RCO 312.1 has an exception for guards for decks or porches that allows a horizontal bar, which is not in the IRC. Is it applicable to an open deck.

Discussion: The exception is in italics so it was added in the RCO. The intent appears to be for screened porches and not open deck. No of the jurisdictions present would allow a single bar be used on a deck where a guard is required.

Question: Jeff Tyler, Dublin. RCO 309.6. Dublin is requiring the exterior walls of garages supporting habitable rooms be protected with drywall. Some builders are saying

other jurisdictions are not requiring outside walls of garages be protected even if supporting floors of habitable rooms above. Are there any others requiring this.

Discussion: All of the jurisdictions present stated that is the requirement and if not being enforced, will be.

Question: Ken Bruen, Delaware County. How do you review a plan review being bid with options and alternates. Do you do multiple reviews in terms of fees and time.

Discussion: Most jurisdictions would charge more for the larger, more complicated projects, and would review all of the options whether they are built or not.

Question: Jim Waymer, Mid-East Zanesville. Is anyone requiring insulation values for roof replacements.

Discussion: Most jurisdictions present require the information to ensure it meets the current energy code requirements.

Question: Doug Wetzel, Powell. Is anyone requiring inspections for a change of occupancy.

Discussion: Some jurisdictions require an inspection and issue a certificate of occupancy. Some do not require the inspection and the new CO for the new tenant.

Question: Dave Daniels, Columbus. Columbus has issued cold weather concrete guidelines to protect footings, such as the ground cannot be frozen and there be no frost. ACI 318 has definitions for cold weather. Should additional protection be required to be on site, like blankets or straw, at the time of the footing inspection.

Discussion: Some jurisdictions have handouts, some are requiring the protection on site at the time of the footing inspection, and some either talk to the contractor at the inspection and/or note the protection requirement on the inspection card.

Question: Mike Portier, Groveport. Above ground LP tank for residential heating discussion continued.

Discussion: Steve Regoli advises the Ohio Fire Code and NFPA 58 applies to LP tanks for residential heating systems per the RCO. Tim Wakley advises the tank and regulator is under the jurisdiction of the Ohio Department of Transportation and the lines after the regulator are under the building code jurisdiction.

Question: Ken Fultz, Gahanna. Contractor was not licensed and was turned over to OCILB and Gahanna prosecutor would not pursue.

Discussion: Other jurisdictions have had similar results when unlicensed OCILB contractors are reported to the state.

Question: Mike Frey, Gahanna. Replacement windows on a project where the existing bathroom window is not tempered. Would the new window require safety glazing.

Discussion: Most jurisdictions present would require safety glazing for the replacement window, as required.

Al Sheldon, Pickaway County. OMHC has taken over jurisdiction of manufactured home parks from the local Health Department. Flood plain in manufactured home parks is still under the state Health Department.

Question: Doug Wenzel, Powell. Is anyone with contractor registration registering design professionals.

Discussion: No jurisdiction present registers design professionals.

Question: Ken Fultz, Gahanna. Whitehall at one time required a certificate for commercial uses that included an inspection by building and fire to track business turn over. Similar to a certificate of occupancy.

Question: Keith Wagenknecht, Columbus. Multiple trade work may require multiple inspectors for small projects. Is anyone sending multiple inspectors.

Discussion: Some jurisdictions take multiple inspectors to an inspection but typically these types of inspections are rare. Jan Solkonicky advised Pickerington that a mechanical/building inspector can do a water heater replacement inspection since the fuel gas work is more critical than the plumbing connections.