

COCOA Code Consistency Committee
February 17, 2010

Question: Allyn Sheldon, Pickaway County. Laundry circuit for first floor laundry. Does it require to be ground fault protected.

Discussion: All jurisdictions present agree if there is no sink within 6' of a receptacle, it does not require to be protected.

Question: Allen Duffy, New Albany. New OSB and flashing product information was passed around similar to other below grade water barrier products.

Discussion: Allen will research if there is an ES report to see if it complies and if so, Allen will ask if someone will be willing to make a presentation to the group.

Question: Joe Scherler, Delaware County. Blanket permits for condo developments include plan reviews for multiple buildings and individual permits are issued. Anyone else do this.

Discussion: Pickerington and Columbus do a single review on all the buildings and issue permits per building. The last building must be started before the plan approval expires otherwise a re-review will be required.

Question: John Kuss, Grandview Heights. Blown in cellulous insulation – does it require a vapor retarder or can paint serve as the vapor retarder.

Discussion: This question had been asked a number of times and the majority of jurisdictions present believe the code requires a 1 perm barrier and paint does not comply under the current code. Until the 2009 IRC is adopted, the latex paint cannot serve as the vapor retarder.

Question: Brian Donovan, Powell. Locally, the builders are not wanting exposed foundations and are trying to comply with R703.6.2.1 requiring weep screeds for exterior plaster systems. Some are using ropes in the brown coat with portions of the plaster below grade. The commentary is not appear to allow this. Is anyone else accepting this detail as meeting this requirement.

Discussion: All the jurisdictions present do not believe this detail meets the intent of the code.

Keith Wagenknecht, Columbus. OBOA is working on pole barn requirements and Jim Stocksdale is collecting ideas for Friday's meeting.

Question: Roger Eastep, Upper Arlington. Are any jurisdictions signing off for final certificates of occupancy during the heavy snow days when roofing, grading, and flat work is not visible.

Discussion: Some jurisdictions present issue partial CO's until the weather allows the work to be completed and inspected, including setting an expiration date for the PCO's.

Question: Don Phillips, Worthington. IECC 505.2.2 has additional lighting reduction control requirements. Is anyone else requiring these additional controls.

Discussion: None of the jurisdictions present are not requiring the 50% reduction controls and should be picked up at plan review.

Question: Allyn Sheldon, Pickaway County. Does a horse boarding stable qualify for the agricultural exemption from approval.

Discussion: Some of the jurisdictions present request information from zoning to ensure it qualifies for the exemption. The ownership of the livestock is typically not a consideration when applying the exemption.

Question: Joe Amato, Delaware County. Under floor electrical radiant systems – is anyone inspecting these at the rough.

Discussion: All the jurisdictions present require the inspection and many are not getting calls for inspections. Some jurisdictions are asking for testing reports, and some are asking the testing report be replicated for the inspector to verify proper installation. The majority of the systems installed in most jurisdictions are hydronic and not electrical.

Question: Allyn Sheldon, Pickaway County. Experiencing truss lift for center, non-load bearing walls and cracks are developing – typically seen in short span trusses.

Discussion: None of the jurisdictions present knows of a solution unless a clip is used to allow movement of the drywall when the truss moves.