

COCOA Code Consistency Committee
March 17, 2010

Question: Tim Jewett, Westerville. Is anyone accepting Canadian standards for safety glazing especially for commercial construction. Has anyone heard of large sheets of tempered glass being cut to size.

Discussion: No jurisdictions present would accept the Canadian Standards. No one present has heard of tempered glass not shattering when cut.

Question: Alan Duffy, New Albany. Continued research for a liquid applied moisture barrier being proposed. No Evaluation Service report was found but a report issued by IAPMO was passed around. The product appears to be approved for use under ground.

Discussion: Reportedly, one dwelling is under construction in Dublin using this product on the OSB as a moisture barrier. The jurisdictions present are not satisfied the product is approved and are not ready for a product presentation.

Question: Gene Law, DSA. A 6,000 sf, 2 story, Use Group B, is required by OBC 1104.4 to have an accessible route on all levels. There used to be elevator exemption in the 2005 OBC but it is no longer in the OBC.

Discussion: No jurisdiction present is aware that 2 story buildings are exempt from elevator requirements.

Question: Brian Donovan, City of Powell. Window U-values are typically inspected at the framing inspection. Some ResCheck are requiring $U=0.38$ and the calculations are barely passing. One window manufacturer is not consistently labeling the windows. Anyone else having similar issues.

Discussion: The majority of the jurisdictions present are inspecting the windows looking for the proper U-value and will look for missing labels.

Question: Jack Pryor, Licking County. Fire official is wanting a building to be suppressed. The land is not zoned agricultural. The use of the building is agricultural and the income derived from the sale of the agriculture exceeds 50% of the land's gross sales. The code appears to be clear it is the use of the land and building and not the zoning of the property.

Discussion: No jurisdiction present would solely use the zoning of the land to determine if a building meets the agricultural exemption. In this particular case, no building permit would be required.

Question: Jeff Greetham, New Avenue Architects and Engineers. When are pole barns requiring permits and engineered drawings.

Discussion: The majority of the jurisdictions present first look at the use of the pole barn to determine if it falls under the agricultural exemption, and which code it falls under.

Question: Keith Wagenknecht, Columbus. Significant changes made to a commercial project and the design professional withdrew from the project. Columbus is requiring a new design professional become the responsible party.

Discussion: Most of the jurisdictions present would require a new design professional for the project.

Question: Allyn Sheldon, Pickaway County. Some pole barn builders do not want to use hurricane clips for 4' or 8' truss spacing and are asking to allow spikes for the connection. Anyone allowing this.

Discussion: Some jurisdictions would accept a sealed detail showing spikes, and some are allowing it for residential uses.

Question: Bill Felger, City of Grove City. For inspection of fuel gas piping, the local gas company is not allowing the valve to be closed by the contractor. How are people inspecting the fuel gas piping.

Discussion: Some jurisdictions are accepting the gas company test. Some jurisdictions are requiring the lines be tested before the meter is connected. Some jurisdictions are requiring the inspection at the final.

Question: David Daniels, City of Columbus. While performing a framing inspection in a vacant home being repaired, should mold found on the framing be allowed to remain.

Discussion: No jurisdiction present can think of a building code reference that would allow the inspector to not approve the framing. Some jurisdictions think it is an unsafe condition and would probably use Chapter 1 of the building code to declare a serious hazard. Some would report it to their local Board of Health.

Question: Mike Boso, City of Grove City. How detailed are jurisdictions requiring the applicants to describe the systems at the time of application.

Discussion: Some jurisdictions present are asking for very little information, and some jurisdictions are asking for more detailed information including schematics, calculations, etc.

Question: Mike Frey, City of Gahanna. Are any jurisdictions doing hydronic inspections.

Discussion: Most of the jurisdictions present are conducting hydronic inspections.

Question: Ken Fultz, City of Gahanna. Anyone having problems getting adequate construction documents from tent suppliers.

Discussion: Most jurisdictions present have problems getting adequate construction documents from tent suppliers.

Question: Nick Montan, ECOBA. Fire official is requiring an older, existing educational structure to replace its existing fire alarm system and is requiring it meet the current requirements. The system was not being maintained and was not fully functional.

Discussion: Most jurisdictions present would allow the existing system to be maintained, or replace portions of the existing system, so it would function as it was previously approved.

Question: Don Phillips, City of Worthington. OBC 1008.1.5 requires a landing on each side of a door. Does a door that is not part of the required means of egress system require a landing on both sides of the door.

Discussion: No jurisdictions present would allow any door to not meet the landing requirements of 1008.1.5. OBC 1008.1 requires all doors, whether part of the required means of egress or not, comply with Section 1008.

Gene Law advises the 2009 IBC no longer allows a 400' travel distance and the maximum will be 250'. This may require horizontal exits in some buildings.

Question: Allyn Sheldon, Pickaway County. A production builder using I-joists is not using crush blocks in some locations. Anyone requiring sealed drawings to allow this.

Discussion: All jurisdictions present would require the joists be installed per the manufacturer's instructions or a design professional would require to detail a bearing condition without a crush block.

Question: Mike Frey, City of Gahanna. Drive approaches in the public right of way. How many inspections are being required.

Discussion: Most jurisdictions present require an inspection prior to concrete placement and a final inspection when the work is complete.