

COCOA Code Consistency Committee

April 21, 2010

Question: Maureen Brady, Powell. What are everyone's typical commercial plan review turn around times.

Discussion: The jurisdictions present average from one week to three weeks on average. Some jurisdictions work to reduce the turnaround time of resubmissions.

Brian Donovan, Powell. Zoo project is nearing completion and they are having some problems with the animals adapting to their new environment. There is a potential for future code consistency meetings at future projects.

Question: Tim Wakely, Union County. Should a basement egress window with a ladder require safety glazing.

Discussion: No jurisdictions present would require safety glazing nor would prohibit safety glazing if installed.

Question: Tim Wakely, Union County. A California investment company hired a Michigan company to work on repossessed homes purchased in blocks of 10 properties. Work was started work without permits. Is anyone seeing similar activity.

Discussion: No jurisdiction present has seen similar activity but some jurisdictions have seen individual contractors do similar work on individual properties. Notifying the owner would be prudent.

Question: Allyn Sheldon, Pickaway County. Are eating areas of kitchens required to be arc-faulted protected or are they part of the kitchen circuits.

Discussion: No jurisdictions present would allow the outlets to be on the kitchen circuit and must be arc fault protected.

Question: Joe Schelerer, Delaware County. Is anyone doing expedited plan reviews.

Discussion: Most of the jurisdictions present do not have a formal process.

Question: Joe Amato, Delaware County. Anyone seeing solar or wind power applications. How are they being processed.

Discussion: Most jurisdictions present do not have special permitting and fees for solar and wind power projects and are processed like other permits.

Question: Douglas Heath, Dominion Homes. They are following some of the “eco” standards in the industry. Are all jurisdictions requiring seed and straw at the time of the final inspection.

Discussion: Most jurisdictions present advised that Ohio and federal storm water quality standards are driving the need for seed and straw for erosion control. Some jurisdictions use the building department for enforcement and some use other departments for enforcement.

Question: Gene Law, DSA. How is the 20% accessibility rule being enforced when an owner is unjustly enriched to accommodate a tenant.

Discussion: No jurisdictions present would not enforce the accessibility requirement since it is the owner who is responsible to comply with the code, and the jurisdiction is not a party to the owner/tenant contract.

Question: Steve Welsh, Mifflin Township. Passed out information on a proposed fire department connection cap with a hole drilled in it to comply with the ball drip requirement of NFPA 13.

Discussion: No jurisdictions present have seen similar issues and most feel the listing of the cap has been violated when the hole is drilled.

Question: Bruce Larcomb. Involved in a wrongful death suit. Most jurisdictions have probably dealt with work being done on a project that was not required by the code, and completed without a permit. In his particular case, it involves attic draft stopping on an existing multifamily building. It was originally approved with no draft stopping. The local fire department wrote a letter requiring drafting stopping complying with the building code be installed. Building department records show an application was made but no permit issued or inspections conducted. A fire occurred, the fire traveled into the attic, and a person in an adjacent apartment perished. The family is claiming the contractor is at fault.

Discussion: No jurisdictions present would agree a partially or improperly installed attic draftstop would be worse than no draftstop, and even if a permit were issued, would not have changed the outcome of the fire.

Question: Roger Eastep, Upper Arlington. Have any jurisdictions experienced single family home additions with no entrance from the interior and only accessible from an exterior door. The intent of the addition is for outside storage of lawn furniture, grill, children's toys, lawn equipment etc. If so would you review it as a garage and enforce all requirements pursuant to a garage.

Discussion: Some of the jurisdictions present have had this and have not required them to meet the garage requirements. No jurisdictions present would review it as a garage even if they store lawn equipment and/or gasoline in the room.

Allyn Sheldon, Pickaway County. Advised that beginning April 22, 2010 new EPA lead paint rules go into affect.

Allyn Sheldon, Pickaway County. Ralph Reeb, Ohio's plumbing inspection supervisor, gave a seminar and stated the following: a 4" sewer is the minimum required for a typical single family dwelling based upon the total number of fixture units; Air Admittance Valves are not being allow for washing machines nor permitted in a stack as the sole vent. The OPC required all buildings to have at least 1 vent through the roof.