

COCOA Code Consistency Committee
May 19, 2010

Summer Recess Discussion – no meeting June, July & August unless the State adopts new codes. Next meeting September 22, 2010.

Committee would like to seek continuing education hours from BBS. Due to concerns with the potential for a large number of attendees, limiting attendance COCOA members who join the committee, or the Building Official or his designee and only 3 from a particular jurisdiction was discussed. IAEE submitted an agenda for the year for approval to the BBS for ESI hours. Roger Eastep will pursue credit hours.

Question: Tim Wakely, Union County. A stone drain in excess of 12” was installed without a filter membrane, as required by R405.1. A letter from ICC dated 4/26/10 appears no filter membrane is required if a tile is used. The commentary seems to require a membrane even if a tile is used. What is everyone requiring and what are people seeing as the filter membrane.

Discussion: Very few jurisdictions do not see a drain tile. Some builders use roofing felt. No jurisdictions present would require a filter membrane if a drain tile with stone is used. No jurisdiction present would not require a filter membrane if only a stone drainage system is installed.

Question: Allyn Sheldon, Pickaway County. Production builder is using I-joists but the drawings are not showing crush blocks for concentrated loads. What is everyone requiring.

Discussion: All jurisdictions present require the information in some form, some are requiring the information at plan review, some are requiring the manufacturer’s information at the time of the framing inspection, some are printing off the information from the manufacturer’s website to make them part of the approved plans, some are requiring sealed designs without the manufacturer’s information, and some are requiring sealed designs if the installation deviates from the manufacturer’s information.

Question: Tim Jewett, Westerville. OBC 1020.1.2 limits penetrations of rated stair enclosure. A tenant is placing cabinets and electrical outlets on the occupied side of the stair enclosure. Is anyone not allowing this.

Discussion: No jurisdictions present would not allow cabinets and outlets on the non-stair side of the rated stair enclosure.

Question: Doug Heath, Dominion Homes. How is adequate stair lighting being determined in the field. One jurisdiction required an additional light fixture at the

building final be added at the top of the stair although there is a light fixture in the center of the stair that can illuminate the landing at the top of the stairs.

Discussion: All jurisdictions present recommend that the requirement for an additional light fixture required by an inspector be in writing. The building official must determine if it is a serious hazard. Some jurisdictions have light meters to verify the lighting complies. The builder also can use their own light meter to show the lighting complies.

Question: Brian Donovan, Powell. Office tenant spaces, who is enforcing ADAAG requirements for side reach over sinks and lavatories.

Discussion: All jurisdictions present are enforcing these requirements, typically at plan review.

Question: Brian Donovan, Powell. Who is training electrical inspectors to comply with NFPA 70E to protect employees.

Discussion: Some jurisdictions present have been training employees and providing personal protective equipment, some are not aware of the new OSHA requirements. Some jurisdictions contract with electrical inspectors and some of those are individuals and would not be required to comply with OSHA requirements.

Question: Joe Amato, Delaware. Who is requiring a permit for an electric water heater replacement. How many permits are required for an HVAC replacement.

Discussion: Most jurisdictions present require a permit for an electric water heater and usually requires a plumbing permit. Most jurisdictions present only require one permit for HVAC replacement and usually send one inspector to inspect all disciplines.

Question: Alan Duffy, New Albany. Some contractors are not wanting to illuminate attics although there is an attic access, or the attic is to be used for storage, or even though the lighting is shown on the approved plans. What is everyone enforcing.

Discussion: All jurisdictions present would require the lighting be installed per the approved drawings or if the attic will be used for storage.

Question: Steve Welsh, Mifflin Township. Who is allowing residential stoves and no Type I hood in commercial buildings. BBA had determined that OBC 904.11 applies to all commercial buildings.

Discussion: All jurisdictions present allow these installations. Some jurisdictions will require a sign that there is to be no grease laden cooking. Some place the restriction on the Certificate of Occupancy. No jurisdiction present agrees the BBA interpretation is correct in requiring a Type I hood over all stoves and is not a liberal interpretation of the code.

Question: Mike Frey, Gahanna. Has anyone seen photo-voltaic equipment and what would anyone require.

Discussion: All jurisdictions present would require permits to ensure the equipment meets the building code including information on loading of roof members, securing the equipment against uplift, and all of the electrical code requirements.

Question: Ken Fultz, Gahanna. Demolition – how many are requiring asbestos reports. The Ohio EPA is interested in knowing when demolition is being performed and will follow up.

Discussion: No jurisdiction present requires a demolition permit for alterations and includes that work with the building permit. No jurisdictions are reporting demolition activity to the Ohio EPA.

Question: Roger Eastep, Upper Arlington. A screened porch addition next to an existing pool with no alarm on the existing dwelling door. Would anyone who has adopted Appendix G require an alarm on the screened door and/or the existing door .

Discussion: All jurisdictions present who have adopted Appendix G or some form of a swimming pool code would require the alarm on the screened door and not require it on the existing dwelling door.

Question: Allyn Sheldon, Pickaway County. Is anyone requiring permits and engineering on metal, hoop-type buildings.

Discussion: Most jurisdictions present would require enough information to ensure it complies with the intent of the code. Some require engineering, some will accept calculations. All are requiring permits if the area exceeds 200 sf.