

Ohio



Ohio Board of
Building Standards

Ohio Building Code Academy

Inspection Training-Session 2

Required Inspections

The Ohio Board of Building Standards

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“Better Codes, Better Buildings, Safer Ohio”

The world of inspections is changing!

Technology is changing the way we do inspections. It helps us do what is required efficiently, safely anddifferently!

New tools such as drones, tablets, smart phones and email through wireless devices are ushering in The Digital Age!

“We just need to learn, be patient and work the ‘Bugs’ out.”

A Drone camera shot at a SW Ohio warehouse project.

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Required Inspections:

- **OBC 108.2 Required inspections.**
- At the time that the certificate of plan approval is issued, the building official shall provide, to the owner or the owner's representative, a list of all required inspections for each project. The required inspection list shall be created from the applicable inspections set forth in sections 108.2.1 to 108.2.14. **What it means:** *A “Boiler plate inspection list” is not acceptable.*

Inspection Program.

- **OBC 108.2 Required inspections.**
- The building official, upon notification from the owner or the owner's representative that the work is ready for inspection, shall cause the inspections set forth in the required inspection list to be made by an appropriately certified inspector in accordance with the approved construction documents.
- **What it means:** *The right certified inspector shall perform the specific requested required inspection.*

Required Inspections. *Where to start.....*

- **107.5.2 Posting (of Certificate of Plan Approval)**
- The certificate of plan approval shall be posted in a conspicuous location on the site. The owner and the contractor shall preserve and keep the certificate posted until the final inspections have been completed.
 - *Look for it onsite at the first inspection.*
 - *Who would best know that the CPA is posted, if not you?*
 - *What are some examples of conspicuous places to post the CPA?*

Required Inspections. *Where to start.....Check for it each time.*

- **First, Verify that other items required on-site are with the Certificate of Plan Approval that is posted. They are:**
 - OBC 107.7 – The Building Official endorsed approved set of construction documents. (Required to know what you are checking!)
 - OBC 108.2 – Project specific list of Required Inspections.
 - OBC 108.5, 108.6.1.3 – On site inspection Record.

What it means: Remember! *If the On-Site inspection record and the Approved documents are not at the construction site, you cannot perform the inspection.*

Required Inspections.

OBC 108.2.1 Lot line markers required.

- Before any work is started in the construction of a building or an addition to a building to which the rules of the board are applicable under section 101.2, all boundary lines shall be clearly marked at their intersections with permanent markers or with markers which are offset at a distance which is of record with the owner.
- **What to check:** *Make sure to check other lot boundaries. (Public way, easements, etc.) Make sure the building is where it is to be on site.*

Required Inspections.

OBC 108.2.2 Footing or foundation inspection.

- Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with “ASTM C 94”, the concrete need not be on the job.
- **What to check:** *Verify soil bearing capacity verification; Forming: dimensions, depth, height, steps, cantilevers; Reinforcing ties & steel, dimensions to forms; Concrete quality-check if on-site. Check the unique design conditions.*

Required Inspections.

OBC 108.2.3 Concrete slab and under-floor inspection.

- Concrete slab and under-floor inspections shall be made after in-slab and under-floor reinforcing steel and building service equipment, conduit, insulation, vapor retarder, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.
- **What to check:** *Verify soil bearing capacity verification; Forming: dimensions, depth, height, steps, cantilevers; Reinforcing ties & steel, dimensions to forms; Concrete quality-check if on-site. Check unique designs.*

Required Inspections.

OBC 108.2.4 Lowest floor elevation.

- The elevation certification required in section 1612.5 shall be submitted to the building official.
- **What to check:** *Verify with the contractor any survey work that was done and review the certification* that is required to be submitted to the building official. (Refer to the OBBS Chapter 1-Commentary.)*
 - **Approved construction documents must indicate whether or not the building is to be located in flood hazard area....if it is, the documents will have the specified elevation of the lowest floor that must be verified.*

Required Inspections.

OBC 1612.5 Flood hazard documentation. (Approval)

- The following documentation shall be prepared and sealed by a registered design professional and submitted to the building official:
 - **1. For construction in flood hazard areas not subject to high-velocity wave action:**
 - 1.1. The elevation of the lowest floor, including the basement, provided by a registered surveyor.
 - 1.2. For fully enclosed areas below the design flood elevation where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.6.2.1 of ASCE 24, construction documents shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.6.2.2 of ASCE 24.
 - 1.3. For dry floodproofed nonresidential buildings, construction documents shall include a statement that the dry floodproofing is designed in accordance with ASCE 24.
 - **2. For construction in flood hazard areas subject to high-velocity wave action:**
 - 2.1. The elevation of the bottom of the lowest horizontal structural member *provided by a registered surveyor.*
 - 2.2. Construction documents shall include a statement that the building is designed in accordance with ASCE 24, including that the pile or column foundation and building or structure to be attached thereto is designed to be anchored to resist flotation, collapse and lateral movement due to the effects of wind and flood loads acting simultaneously on all building components, and other load requirements of Chapter 16.
 - 2.3. For breakaway walls designed to resist a nominal load of less than 10 psf (0.48 kN/m²) or more than 20 psf (0.96 kN/m²), construction documents shall include a statement that the breakaway wall is designed in accordance with ASCE 24

Required Inspections.

OBC 108.2.5 Frame Inspection.

- Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved. (By the BO.)
 - **What to check:** *Verify removal of framing members for the installation / access of building service equipment systems. **Did the contractor follow manufacturer installation instruction for repairing access in framing?***

Required Inspections.

OBC 108.2.6 Lath or gypsum board inspection.

- Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.
- Exception: Gypsum board that is not part of a fire-resistive assembly or a shear assembly. ? WHY ?
- **What to check:** Only walls that are fire-resistant or shear assemblies.
- **Remember OBC 101.3 Intent:** *...Such requirements shall relate to the conservation of energy, safety, and sanitation of buildings for their intended use and occupancy ...*

Required Inspections.

OBC 108.2.7 Fire-resistant penetrations.

- Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.
- **What to check:** Verify the joints (firewalls, barriers, etc.), penetrations of pipes, ductwork, electrical, communication lines, etc. prior to installation and check for materials to be used in each application per the approved documents!
 - This includes specifications, drawings and details, UL docs, manufacturer installation instructions.

Required Inspections.

OBC 108.2.8 Energy efficiency inspections.

- Inspections shall be made to determine compliance with Chapter 13 of the “OBC” and shall include, but not be limited to, inspections for: envelope insulation “R” and “U” values, fenestration “U” value, duct system “R” value, infiltration air barriers, caulking/sealing of openings in envelope and ductwork, and “HVAC” and water heating equipment efficiency.
- **What to check:** The Approved construction documents including the Com/Res checks. Verify the ‘building envelope’ as detailed in the documents.

Required Inspections.

OBC 108.2.9 Building services equipment inspections.

- Inspections shall be made of all building services equipment to ensure that it has been installed in accordance with the approved construction documents, the equipment listings, and the manufacturer's installation instructions. Inspections shall include, but not be limited to, inspections for the following systems and their associated components: mechanical heating and ventilating systems, mechanical exhaust systems, plumbing systems, fire protection systems, and electrical systems.
- **What to check:** Remember, Systems are complex. The Approved construction documents must be relied upon for verification. Carry the documents with you to inspect the details of these systems. Check specifications often for accuracy.

Required Inspections.

OBC 108.2.9.1 Inspections of Elevators.

- Inspection of work related to elevators shall be coordinated with the division of industrial compliance and made in accordance with rules adopted pursuant to Chapter 4105 of the Revised Code and as required in Section 3006.1. A **completed inspection** form prescribed by the board shall be **provided to the superintendent of the division of industrial compliance** upon completion of the inspections.
- **What to check:** A completed inspection form .

Required Inspections.

OBC 108.2.9.1 Inspections of Elevators.

What to check:

A completed inspection form.

State of Ohio Common Violation Reference List for NEW & ALTERED	
<p><i>Email: elevators@com.ohio.gov Fax: 614-644-2428</i></p> <ul style="list-style-type: none"> This checklist should be reviewed before the request for an inspection is submitted. The checklist is applicable for all new installations and most major alterations of Passenger, Freight and LULA elevators. Acceptance inspection will not be scheduled until all known violations are corrected. See ASME A17.1 2016 edition for the full text of the violations listed. In addition, see the referenced documents of NFPA #70, 2017 for electrical code, the Ohio Basic Building Code for fire rating and venting requirements, NFPA 13 and 72 for sprinkler and detector applicable code references. 	
✓ Quick reference	Common Violations (Building-related)
Machine Room/Space	
Elevator machinery/control space/room: A space inside or outside the hoistway, intended to be accessed with or without full bodily entry that contains elevator mechanical equipment, and could also contain electrical equipment used directly in connection with the elevator.	
Access to Machine Room	Access to and from machine room shall be safe and convenient. It is prohibited to allow access to a machine room to non-authorized personnel. Per A17.1 - 2.7.3.
Machine Room Door	The machine room door shall be self-closing and self-locking. The door shall be provided with a spring-type lock arranged to permit the doors to be opened from the inside without a key per A17.1 - 2.7.3.4.1.
7' Clear Headroom	The clear headroom in a machine room shall be not less than seven feet per A17.1 - 2.7.4.1. LULA elevator headroom clearances shall be not less than 79" per A17.1 - 5.2.1.7.1.
Non-Elevator	All non-elevator-related piping and equipment shall be prohibited from entering or passing through the machine room per ASME A17.1 - 2.8.
Maintenance Clearance	A clear path and a clearance of not less than 18" shall be provided in the directions required for maintenance access per A17.11 - 2.7.2.
"ABC" Fire Extinguisher	An "ABC" type fire extinguisher shall be located in the room or convenient to the space per A17.1 - 8.6.1.6.5. The fire extinguisher should be sized for the room/space dimensions.
Passage Across roofs	Access to Machine rooms/space across slope roofs exceeding 15deg or without a parapet or handrail require standard railing per A17.1 - 2.7.3.2. Hatch covers shall not be permitted
Temperature and Humidity	Machine/control room/space shall be provided with natural or mechanical means to keep the ambient air temperature and humidity in the range specified by the elevator equipment manufacturer to ensure safe and normal operation of the elevator. The temperature and humidity range shall be permanently posted in the machine/control room/space per A17.1 - 2.7.9.2, OBC 3005.2
Remote Machine Control	When provided, a permanent means of communication shall be provide between the elevator car and remote machine/control room per A17.1 - 2.7.8.4.
Sprinkler Machine Room/Space	Sprinklers may serve a machine room via a branch line, when the machine room is located above the roof of the building, risers, return pipes, and branch lines for the machine room sprinkler(s) shall be permitted to be located in the hoistway between the top floor and the machine room, but they shall not pass through the machine room per A17.1 - 2.8.3. Sprinklers shall not be installed on fire service access or OEO Elevators per OBC 3007, 3008
Emergency Power/Standby	Where an emergency or standby power system is provided to operate an elevator in the event of normal power failure shall conform. Per A17.1 - 2.27.2, OBC 3003
Electrical Clearances	All electrical clearances shall be provided and maintained in front of the controller and disconnect at all times. Advisory: It is interpreted that machine room doors that swing into the electrical clearance area endanger worker safety and are prohibited and they shall meet the provisions of NFPA 70 620.5.
Disconnects	Electrical disconnects shall be lockable in the open position and properly located within sight of the elevator devices as outlined in NFPA 70 620.51. All disconnects shall be properly fused or utilize a non-self-resetting circuit breaker. A lockable disconnect with over current protection shall be located in the machine/control room/space room serving the car lighting per NFPA 70 620.22 and 620.53. Advisory: The preferred location for electrical disconnects is near the jamb side of the access door in order to be readily accessible to qualified personnel.
Grounding	All electrical equipment, controllers, and machines shall be properly installed and grounded per NFPA 70 620.81 and A17.1 - 2.8.2.
Fed From Sign	All disconnecting means shall be provided with a sign to Identify the location of the supply side over current protective device. Per NFPA 70 620.54/ 620.53/620.51(D)
Machine Room Electric Source	A separate branch circuit shall supply the machine/control room/space, lighting/GFCI receptacle(s). Not less than 19ftc at the floor per NFPA 70 620.23 and A17.1 - 2.7.9
Workman Like Manner/Conduit	All electrical conduit shall be properly secured and routed in a workman like manner. See NFPA 70- 620.21.

Required Inspections.

OBC 108.2.9.2 Inspections of boilers.

- Inspection of work related to boilers shall be made in accordance with rules adopted pursuant to Chapter 4104 of the Revised Code.
- **4104.12 Inspecting boiler installation.** All boilers, except boilers mentioned in section 4104.04 of the Revised Code, shall be inspected when installed and shall not be operated until an appropriate certificate of operation has been issued by the superintendent of industrial compliance. The certificate of operation required by this section shall not be issued for any boiler which has not been thoroughly inspected during construction and upon completion, by either a general or special inspector, and which does not conform in every detail with the rules adopted by the board of building standards and unless, upon completion, such boiler is distinctly stamped under such rules by such inspector.
- **What to check:** Verification of install and a Department of Commerce inspection report and equipment stamp.

Required Inspections.

OBC 108.2.10 Other inspections.

- In addition to the inspections specified above, the building official is authorized to cause to be made or require other inspections of any construction work to be made to ascertain compliance with the provisions of this code.
- **What to check:** Though not required, Roof system inspections are a good example of an optional inspections the BO authorizes.

Required Inspections.

OBC 108.2.10 Other inspections.

- Where applications are submitted for projects of unusual magnitude of construction, the building official may require inspections or full-time project representation by a registered design professional or inspection agency. This inspector/project representative shall keep daily records and submit reports as required by the building official
- **What to check:** Routine checking of these daily records are important. The inspector/project representative is to notify the BO when compliance is not established for the BO to enforce per section 108.

Required Inspections.

OBC 108.2.10 Other inspections.

- Exception: Where the building official requires full-time project inspection, the installation of a fire protection system may be inspected by a person certified under section 3781.105 of the Revised Code. The person shall be certified in the appropriate subfield of fire protection systems being inspected – water-based fire protection systems (formerly automatic sprinkler systems), fire alarm, or special hazards systems design.
- **What to check:** A **Board-certified Fire Protection System Designer may inspect**. This arrangement is the same as the special inspector who is the design professional of record. Requirements are the same, they shall keep an inspection log and notify the BO for non-compliance so that the BO can enforce the approval.

Required Inspections.

OBC 108.2.13 Industrialized unit inspections.

- Approved industrialized units and the on-site construction to complete the installation of the industrialized units shall be inspected. Such inspections shall include:
- **What to check:** (Notify the BO of non-compliance in order to enforce the approval per OBC 108.6.4)
 1. Connection to on-site construction, interconnection of modules, connection to utilities. The inspections and conducting of required tests shall not require the destruction or disassembly of any factory- constructed component authorized by the board. (The On-site work is reviewed and approved by the building department.)
 2. Inspection of the unit for damage resulting from transportation, improper protection of exposed parts from inclement weather or other causes. Damage shall be repaired as required by the building official to comply with the applicable provisions of the rules of the board;
 3. Inspection of the unit to determine if it is marked by an insignia furnished by the board; and
 4. Inspect the unit to determine if the floor plan, exterior elevations, and exposed details are in conformance with the plans approved by the board.

Required Inspections.

OBC 108.6.4 Industrialized units, observations of noncompliance.

- When an inspector from the department having jurisdiction finds that an industrialized unit has been constructed contrary to the plans approved by the board,
- the inspector shall report the nonconformance to the building official.
- The building official shall notify the board of all violations of section 108.2.13.
- The board or its designee and the building official shall determine the corrective action to be taken before the building is approved to be occupied.

Required Inspections.

OBC 108.2.13 and 6.4 Industrialized units.

- **What the inspectors of the building department do:**
- Inspect all site-built construction approved by the department for compliance to the approved construction documents.
- After delivery, Verify the unit per the Board's approved documents.
- If unit was not compliant, Corrective measures are enacted by the Board.
- Inspectors verify the unit has been made compliant. Report to the BO.

***The Building official must wait for verification of Board corrective measures before issuing the Certificate of Occupancy per OBC 108.6.4.**

Required Inspections.

OBC 108.9 Posting of occupant and structural loads.

- Postings required by Section 1004.3 (Assembly Occupancy Loads) and 1602.2 (Live Structural Loads) shall be verified.
 - OBC 1602.2 Live loads posted. *Where the live loads for which each floor or portion thereof of a commercial or industrial building is or has been designed to exceed 50 psf (2.40 kN/m²), such design live loads shall be conspicuously posted by the owner in that part of each story in which they apply, using durable signs. It shall be unlawful to remove or deface such notices.*
- **What to check:** Verify these placards are installed in the appropriate rooms where these conditions exist, prior to the CO is issued. Coordinate with BO.

Special Inspections:

- **106.1.1.2** Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall identify those special inspections needed during construction on the types of work listed under section 1704 of the OBC. (Not applicable to the RCO.)

*RCO *609.4.1(4) Reinforced hollow unit masonry for walls/pours > 8' in height shall require a special inspection and inspection report.

- (Prior to construction, another type of inspector produces reports and inspection records on projects.)

Required Inspections.

OBC 108.3 Inspection agencies.

- The building official is authorized to accept reports of approved inspection agencies, provided such agencies are approved in accordance with the rules of the board of building standards.
- Special Inspections, Field evaluation services, Fabricator inspection agencies
 - An ‘inspection agency’ must be recognized by the Board and listed based on their accreditation for those services.
 - The registered design professional may be the architect or engineer of record or per Chapter 17 of the OBC.
- **What to check:** Verify the inspection agencies were the BO approved entities. Check reports and communicate to BO of items of non compliance.

Testing/Reinspection:

OBC 108.8 Acceptance, performance, and operational testing.

- Acceptance, performance, and operational testing shall be conducted as required in the applicable code or referenced standard. Advanced notice of the test schedule shall be given to the building official. The building official **may** require that the tests be conducted in the presence of the building official or certified inspector. Testing and inspection records shall be made available to the building official or inspector, upon request, at all times during the fabrication of the systems and the erection of the building.

Required Inspections.

OBC 108.8 Acceptance, performance, and operational testing.

Contractor Test Completion Certification for Plumbing Systems (OBC 108.8)

This certification document was prepared by the Ohio Board of Building Standards (BBS) staff as a tool for building departments and health departments that are charged with the responsibility for approval of building plumbing systems. The plumbing inspector cannot always be present to witness all required tests. As a result, to help ensure that the plumbing systems installed within their jurisdiction have been tested in accordance with the rules of the Board, this certification document must be completed prior to final system inspection and acceptance and issuance of the certificate of occupancy.

Instructions:

In accordance with OBC 108.8, advanced notice of the test schedule shall be given to the building official. If their schedule permits, the building official may require that the tests be conducted in the presence of the building official or the plumbing inspector.

Upon completion of the system installation, required tests shall be conducted by the contractor's representative and witnessed by the property owner or the owner's representative and, if required, the building official or the plumbing inspector. All leaks and/or defects shall be corrected and the system shall be re-tested prior to final system acceptance and issuance of the certificate of occupancy.

This certificate shall be filled out by the contractor's representative and signed by both the contractor's representative and the owner's representative. Insert N/A in all unused lines. Attach additional sheets, as necessary, to provide a complete record of the testing (i.e. for multiple story buildings). Copies of this test certificate shall be made available to the building department, health department, owner, and contractor. It is understood that the signature of the owner's representative on this certificate in no way prejudices any claim against contractor for faulty material, poor workmanship, or failure to comply with the Ohio Plumbing Code and/or the conditions of the contract.

Property Name & Description: _____

Owner's Name: _____ **Owner's Representative:** _____

Property Address: _____

Contractor: _____ **Contractor's Representative:** _____

Certificate of Plan Approval Number: _____ **[OBC 105.5]**

Are approved plumbing plans and manufacturer's installation instructions on site? [OBC 107.7]

Yes _____ No _____ If no, explain _____

Was the plumbing system installed in accordance with the approved plans and the manufacturer's installation instructions? Yes _____ No _____ If no, explain _____

Other certification forms and acceptance tests for other building systems are found in the referenced national standards such as NFPA 72, NFPA 13, ASHRAE 90.1, ASME 17.1

Types of systems Required for Testing and Inspections.

OBC 108.8.1 Fire protection system acceptance testing.

- Fire protection system acceptance tests shall be coordinated with the fire official in accordance with Sections 901.2.1.2 and 901.5.
- **OBC 108.8.2 New, altered, extended or repaired systems.**
- New systems and parts of existing systems, which have been altered, extended, renovated or repaired, shall be tested as prescribed herein to disclose leaks and defects.

Types of systems Required for Testing and Inspections. (Cont.)

OBC 108.8.3 Apparatus, material and labor for tests.

- Apparatus, material and labor required for testing a system or part thereof shall be furnished by the owner or the owner's representative. Required tests shall be conducted by and at the expense of the owner or the owner's representative.
- **What to check in Testing :** It is not required to witness the testing. The *contractor is required to certify these systems per the referenced standard*. However, You may review them by request.

Reinspection.

OBC 108.8.4 Reinspection and testing.

- Where any work or installation does not pass an initial test or inspection, the inspector shall proceed as outlined in section 108.6.
 - When these systems are not passing performance tests or undergo some modifications to the systems to pass, an inspection is required. Furthermore, the inspector is required to document the findings and communicate to the BO for enforcement. Follow the same guidelines in the on-site inspection record per 108.6 to document the non-compliance and the owners decision exercised for compliance.

Inspection Process Completion.

- **Re-inspection. Remember, there are no final inspections except for FPSs.**
 - The Purpose of inspections is to complete the verification of all outstanding items that were in violation (non-compliance) while inspecting per the required inspections called. If the work is inspected and compliant, it is complete.
- Successive inspections may be required to complete the required inspections.

Required Inspections.

OBC 108.2.12.1 Fire protection system **final** inspections.

- Fire protection system final inspections shall be coordinated with the fire official in accordance with Section 901.2.1.2.
- *901.2.1.2 Coordination. When the building official or the fire official has indicated an intention to have personnel witness acceptance testing conducted in accordance with Section 901.5 or during the final inspection process, it is the responsibility of the owner or the owner's representative to provide advance notice of when the tests are scheduled to both the building official and the fire official.*
- **What to check:** Inspector notifies BO that all required inspections are done, which includes the coordination of the fire protection systems designer who may be the FPS inspector. Remember, the FPS designer may be that inspection agent.

Inspection Process Completion.

- *If a Final inspection is required by the building official under 108.2.10 for the project, you are not permitted to re-inspect items already having been verified as compliant, meaning matching the Approved construction documents. (You do not get a 2nd bite at the apple!)*
- *IF a final inspection is required by the BO, it should merely verify completion of required inspections for the building to be occupied. (Some officials call this inspection an Occupancy inspection.)*

Completion:

OBC 108.2.12 Inspections, completion.

- When all the required successive inspections have been satisfactorily completed and the inspectors have verified compliance with the approved construction documents, the inspectors shall communicate their findings to the building official. The building official, after review of the findings, shall issue the certificate of occupancy or the certificate of completion as described in section 111.

Inspection Program. [The Overall process for inspection.]

- **What to check:** Inspector notifies BO that all required inspections are done.
- Remember, the building may not be completed in every aspect of its scope. You are not performing a contractor punch list.
- The CO indicates it can be occupied safely even if it is not painted, finishes in, etc.

Inspection Process Completion.

OBC 111.1.1 Certificate of occupancy.

Note paragraph 2 from this section.

- When a building or structure is entitled thereto, the building official shall issue a certificate of occupancy provided there are not violations of the rules of the board or orders of the building official pending or as permitted in this section.
- **What this means: ...Entitled thereto...**When all required inspections are complete, the building is safe to occupy.
- Remember: *“A Code compliant design became a code compliant building.”*

When things go differently than expected during required inspections:

[There are '3' conditions.]

When things go differently than expected: Condition 1

OBC 108.6.1 Communication process for work contrary to approved construction documents.

1. Communicate the nature of the differences to the owner or the owner's on-site representative and offer the following options;
 - 1.3 The items of noncompliance will not be brought into compliance and will be referred to the building official as indicated in item 4 below.
 4. If the owner or the owner's on-site representative indicates that the work will not be brought into compliance with the approved construction documents, the inspector shall submit a report to the building official for the final determination of noncompliance in accordance with section 108.7.

When things go differently than expected: Condition 2

OBC 108.6.2 Observation of violations not shown on plans.

- If an inspector, in the course of performing the assigned or requested inspections, observes a code violation that was either shown incorrectly or not adequately addressed or detailed in the approved construction documents, the inspector shall communicate the finding to the building official so that the building official can make a determination of whether the code violation is of such significance to warrant communicating the finding to the owner or the owner's representative as a notice of recommended change. **[NOTE! This is not an adjudication order!]**

When things go differently than expected: Condition 2

OBC 108.6.2 Observation of violations not shown on plans.

A communication recommending a change from the building official shall be issued when a code violation is not a serious hazard and the code violation was omitted or in error in the approved documents. **Bottom line: The owner decides to change it or not. -That decision is final.**

Office of the Building Official / Name of the Department
123 Main Street
Somewhere, Ohio 43000-0000

Notice of Recommended Change
Ohio Building Code, Section 108.6.2

Date: July 1, 2015

Project: Certificate of Plan Approval No. 15-07
Columbus Important Project
Columbus Road
Columbus, Ohio 43000-0000

Owner/Owner's Authorized Agent: M.Y. Property / Built to Code, Inc.
123 Building Avenue
Somewhereville, Oh 43000-7777

On 6/30/15, Roger T. Inspector observed during a routine required inspection that a code violation that was not addressed during plan review was incorporated into the Approved construction documents dated 2/15/15. It was determined upon evaluation by the building official that the code violation is not an unsafe condition or serious hazard per OBC 108.6.3.

It is recommended that the owner consider making the following change(s) to the construction documents for code compliance and safe occupancy of the building. If the owner chooses to comply, please submit revised construction documents to the extent of the change to the building department for review to ensure the code violation has been eliminated. The approval will be amended and issued to reflect the recommended change. If the owner determines to not proceed with the recommended change, a note will be added as a condition to the certificate of occupancy indicating the choice in this matter. Please see below for observation of items not shown on plans.

Item #	OBC Section	Issue of Non-Compliance	Action required
1	ICC/ANSI A117.1-09 Section 604.2	Restroom 220, end toilet fixture is positioned 22" from the wall.	Centerline of toilet required to be 16" minimum and 18" maximum from sidewall or partition.
2	Chapter 27, NFPA 70 Article 110.16, & 110.26	Electrical Rm 243, Electrical Panel #2 clearance depth is reduced by 3 inches due to angled wall. Prohibits 90 deg. Door opening in corner.	Adjust location to East to increase depth of working space, which allows panel door to open to 90 degs.

Provide **3** sets of the corrected plans to our office for review if intending to comply. Please identify the changes made by 'clouding' the revision or otherwise indicate how resolution was made to the items of non-compliance.) Please respond within **30** calendar days in order for the building official track the decision. **(Bldg official can set a reasonable amount of time for the owner to bring into compliance.)**

Reviewed by: _____ Building Official: _____
I.C. Plans, Master Plan Examiner, Cert.# ____ Bill D. Official, BO, Cert. # ____
project.)

Revised: 7/6/15

When things go differently than expected: Condition 3

OBC 108.6.3 Observation of unsafe conditions or serious hazards.

- If an inspector, in the course of performing the assigned or requested inspections, observes an unsafe condition or a serious hazard, the inspector shall communicate that condition to the owner or the owner's on-site representative and shall report the findings immediately to the building official so that the building official can make a final determination of whether the violation constitutes a serious hazard which requires the issuance of an adjudication order as required in section 109.

When things go differently than expected: Condition 3

Remember the Definition of a Serious Hazard?

- A hazard of considerable consequence to safety or health which has been established through experience to be of certain or probable consequence or which is obviously such a hazard
- In other words, ‘someone will be injured or killed’.

When things go differently than expected: Condition 3

Reporting Serious Hazards to the Building Official for **determination.**



When things go differently than expected: Determination by BO.

OBC 108.7 **Building official determination** of noncompliance.

- The building official shall evaluate the inspector's report and **render a final determination** as to whether the items of non-compliance are to be communicated to the owner in the form of an **adjudication order complying with section 109 or whether any additional approvals are necessary.** (Remember 108.6.2 does not result in an 'AO'.)
- The building official shall make the determination within four days of the inspector reporting as required in sections 108.6.2 and 108.6.3, exclusive of Saturdays, Sundays, and legal holidays.

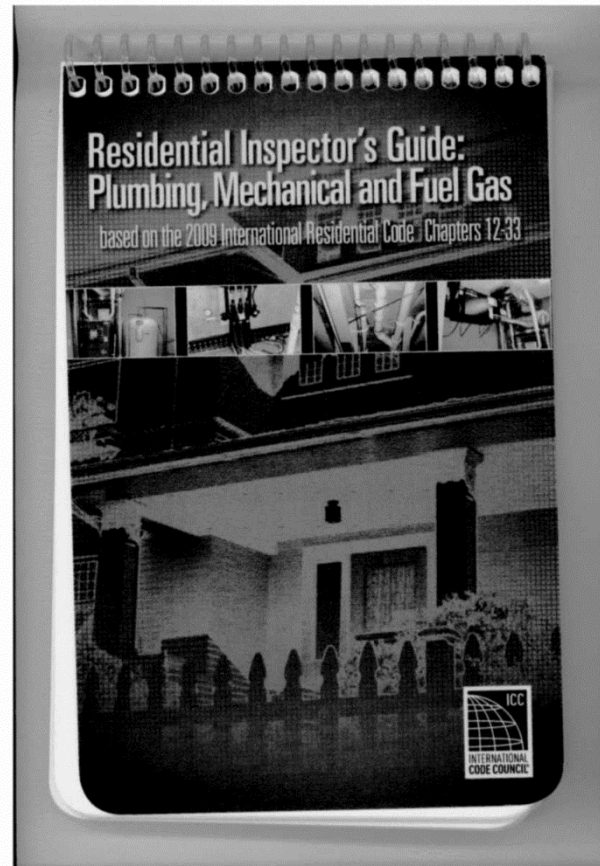
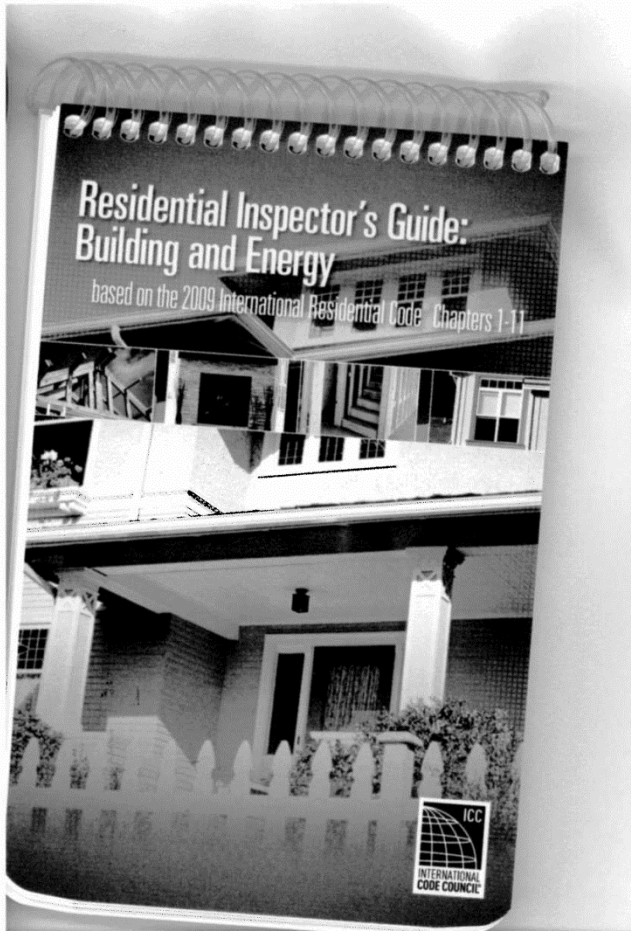
Resources:



OHIO BOARD OF BUILDING STANDARDS

2011 OBC Building Department Resource Package Index

- 0-1 Introduction -2011 OBC Building Department Resource Package
- 0-2 2011 OBC Chapter 1 with Commentary ([Refer to OBBS website 'Document Catalog/ Building Department Support Documents/ Form #414 to download'](#))
- 1-1 Building Department Processes Flow Chart
- 1-2 Application for Plan Approval 107.2
- 2-0 Plan review process
- 2-1 Plan Examination Check List 107.4-5
- 2-2 Document Examination Review Record and Report 107.5-6
- 2-3 Certificate of Plan Approval 105.5
- 2-4 Project Permit Sign Off Sheet 105.5
- 3-1 Adjudication Order Process Flow Chart
- 3-2 Adjudication Order 109.1
- 4-1 Required Inspections Check List 108.2
- 4-2 On Site Inspection Record 108.5
- 4-3 Owner Compliance Options Matrix 108.6.1, 108.7
- 4-4 Inspector Report to Building Official 108.7
- 4-5 Contractor Test Completion Certification for Plumbing Systems 108.8
- 5-1 Certificate of Occupancy 111.1
- 5-2 Time Limited Certificate of Occupancy Process 110.1.5
- 5-3 Posted Occupant Load Sign 1004.3
- 5-4 Type A Family Daycare Required Inspection Standard 101.2 Ex.5
- 5-5 Posted Live Load Placard 3403.3.1



Resources:

- **2017 Ohio Building Code & 2017 OBC Building Department Resource Packet (Refer to the OBBS website)**
- **2019 Residential Code of Ohio & 2019 RCO Building Department Resource Packet (Refer to the OBBS website)**
- **Ohio Accessibility Pocketbook: 2013 RCO (ICC publication)**
- **ICC Residential Inspector's Guide: 2015 Building and Energy**
- **ICC Residential Inspector's Guide: 2015 Plumbing, Mechanical and Fuel Gas**
- **ICC Energy Inspector's Guide: Based on the 2015 International Energy Conservation Code and ANSI/ASHRAE/IES Standard 90.1-2013**

Ohio



Ohio Board of
Building Standards



Have Questions? Contact us.

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**Thank you and have a
great day!**