

# Building Codes Discussion

OHIO MHAS RECOVERY HOUSING  
UNIVERSITY

2018

# Ohio MHAS Recovery Housing University - 2018

## Zoning vs. Building Codes:

“The important distinction between zoning codes and building codes is that, while zoning codes and zoning permits are concerned with land use, building codes and building permits deal exclusively with the structure itself. For instance, you might have received a zoning permit for permission to build a car dealership, but you will still need a building permit that allows you to actually build it.”\*

**Zoning answers the “What”; Building Codes answers the “How”**

\* intuit quickbooks

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## Building Codes:

- Importance:
  - Building codes are in place to ensure the safety and wellbeing of tenants, residents and other individuals who occupy buildings and structures.\*

\* intuit quickbooks

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## Building Codes:

- Purpose:
  - Building codes comprise a set of rules that specify the minimal quality and safety requirements that developers must meet. Different sections of a building or structure are divided into numerous chapters or classifications to determine the level of risk they pose to occupants. These include:
    - The function of a building (e.g. a factory, museum, residential home, etc.)
    - The number of people or occupant load of the building or structure
    - The size and location of rooms, walls, floors, roof structures, stairs, hallways, plumbing and light fixtures within the building or structure \*

***Two building codes (OBC or RCO) govern the design and construction requirements for all buildings in the State of Ohio.***



***1-, 2-, & 3-family  
dwelling buildings***



***Commercial buildings  
& residential buildings  
≥ 4-family dwelling***

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## Quantity of Residents General Guidelines\*

- 5 or Fewer = RCO – No Commercial Plans
- 6 – 16 = OBC – Determination of Residential “R” Class (R1; R2; R3; R4) Importance? – Each class could trigger somewhat different requirements
- > 16 = OBC – Possibly “Institutional” or “I” Class

\* Projects may vary – please consult your architect and/or building official





**Assign provisions to a building based on the risk factors associated with the building**

**Use occupancy purpose**

**Use group classification: A, B, E, F, H, I, M, R, S, & U (Chapter 3 OBC)**

**Building construction type**

**How the building is constructed: 1A, 1B, 2A, 2B, 3A, 3B, 4, 5A, & 5B (Chapter 6 OBC)**

**Size & height of the building**

**Number of stories, height and total floor area of a building (Chapter 5 OBC)**

**No. of occupants in the building**

**How many people are occupying the building in the normal occupancy condition**

**Contents in the building**

**Type & quantity of materials and/or type of occupants in the building**

# Possible types of building permit:



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<b>Type of permit</b>	<b>Applicable code</b>	<b>General guidelines for code compliance</b>
<b><i>New building construction</i></b>	<b><i>Chapters 3 – 33 OBC</i></b>	<ul style="list-style-type: none"><li>▪ <b><i>Comply with all new construction requirements when applicable</i></b></li></ul>
<b><i>Alteration to an existing building</i></b>	<b><i>Starts in 3404 OBC &amp; to Chapters 3 – 33 OBC when referenced</i></b>	<ul style="list-style-type: none"><li>▪ <b><i>Comply with new construction requirements to the extent of alteration</i></b></li><li>▪ <b><i>Alteration can not make it less safe</i></b></li></ul>
<b><i>Addition to an existing building</i></b>	<b><i>Starts in 3403 OBC &amp; to Chapters 3 – 33 OBC when referenced</i></b>	<ul style="list-style-type: none"><li>▪ <b><i>Comply with new construction requirements to the extent of addition</i></b></li><li>▪ <b><i>Addition can not make it less safe</i></b></li></ul>
<b><i>Change of occupancy</i></b>	<b><i>Starts in 3408 OBC &amp; to Chapters 2 – 33 OBC when referenced</i></b>	<ul style="list-style-type: none"><li>▪ <b><i>“Change of occupancy” is defined as “change in purpose or level of activity within a building that involves a change in application of the requirements of the code.”</i></b></li><li>▪ <b><i>Comply with new construction requirements if proposed use is more hazardous than existing</i></b></li></ul>

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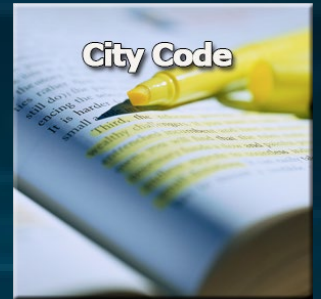
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Plans Examiners Supervisor  
Bureau of Building Code Compliance





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## OBC vs. Local codes

### Section 102.2 OBC:

*“Municipal corporations may make further and additional regulations, **not in conflict** with Chapter 3781 and 3791 of the Ohio Revised Code or with the rules of the Board of Building Standards. However, approval by the Board of Building Standards of any fixture, device, material, system, assembly, or product of a manufacturing process, or method or manner of construction or installation shall constitute approval for their use anywhere in Ohio.*

**Good resource for further questions:**

**Ohio**

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The screenshot shows the Ohio Board of Building Standards website. A red dashed box highlights the browser's address bar, which contains the URL <https://www.com.ohio.gov/dico/bbs/default.aspx>. A red arrow points from the address bar to the 'RESOURCES' tab in the navigation menu. Another red arrow points from the 'RESOURCES' tab to the 'Care Facility Tools' link in the 'Building Departments' section. The website header includes the Ohio.gov logo and the Department of Commerce. The navigation menu includes links for BBS, CODES, CERTIFICATIONS, RESOURCES, and INDUSTRIALIZED UNITS. The main content area is titled 'Welcome to the Ohio Board Of Building Standards Resources Area' and lists various resources under different categories.

Ohio.gov | Department of Commerce

BBS | CODES | CERTIFICATIONS | **RESOURCES** | INDUSTRIALIZED UNITS

Welcome to the Ohio Board Of Building Standards Resources Area

**Building Departments**

- 2013 Residential Code of Ohio Building Department Resource Package
- BBS Prescribed Type A Day Care Checklist April 2016
- Building Services Piping Enforcement Summary
- Building Services Piping Testing Requirements
- Ohio Energy Code Compliance Flow Chart
- Pre-Engineered Kitchen Hood Fire Suppression Systems Submission Checklist
- Resource Packet
- Care Facility Tools

**Board of Building Standards Newsletter**

Get the latest information on upcoming rule changes and requirements to ensure you compliance with local and state laws. Our newsletter is an informative source to refer to for information that will keep you current and in the know. Sign up for media releases and future newsletters. Visit our newsletter archive.

**Proposed Rules**

View Proposed Rules

**DIC Fee Schedule**

DIC Fee Schedule OAC 4101:7-7-01 Effective November 1, 2017

**Care Facility Tools**

**Cases & Memos**

- Attorney General Opinions & Court Cases
- Board Of Building Standards Memos and Interpretations

**Publications & Documentation**

- Smoke Alarms and Fire Safety
- Understanding The Codes
- Report On Building Codes & Fire Safety
- Where To Purchase Code Books

**BBS Newsletter**

- Code Education
- IU Plans Submissions
- Building Codes
- 2013 Residential Code of Ohio Building

**LOOK IT UP**

category:

item -

- OR -

- 1. Ohio Board of Building Standards website:  
<https://com.ohio.gov/dico/bbs/default.aspx>**
- 2. Select “Resources” tab**
- 3. Select “Care facility tools”**

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Ohio Board of Building Standards

John R. Kasich, Governor  
Jacqueline T. Williams, Director

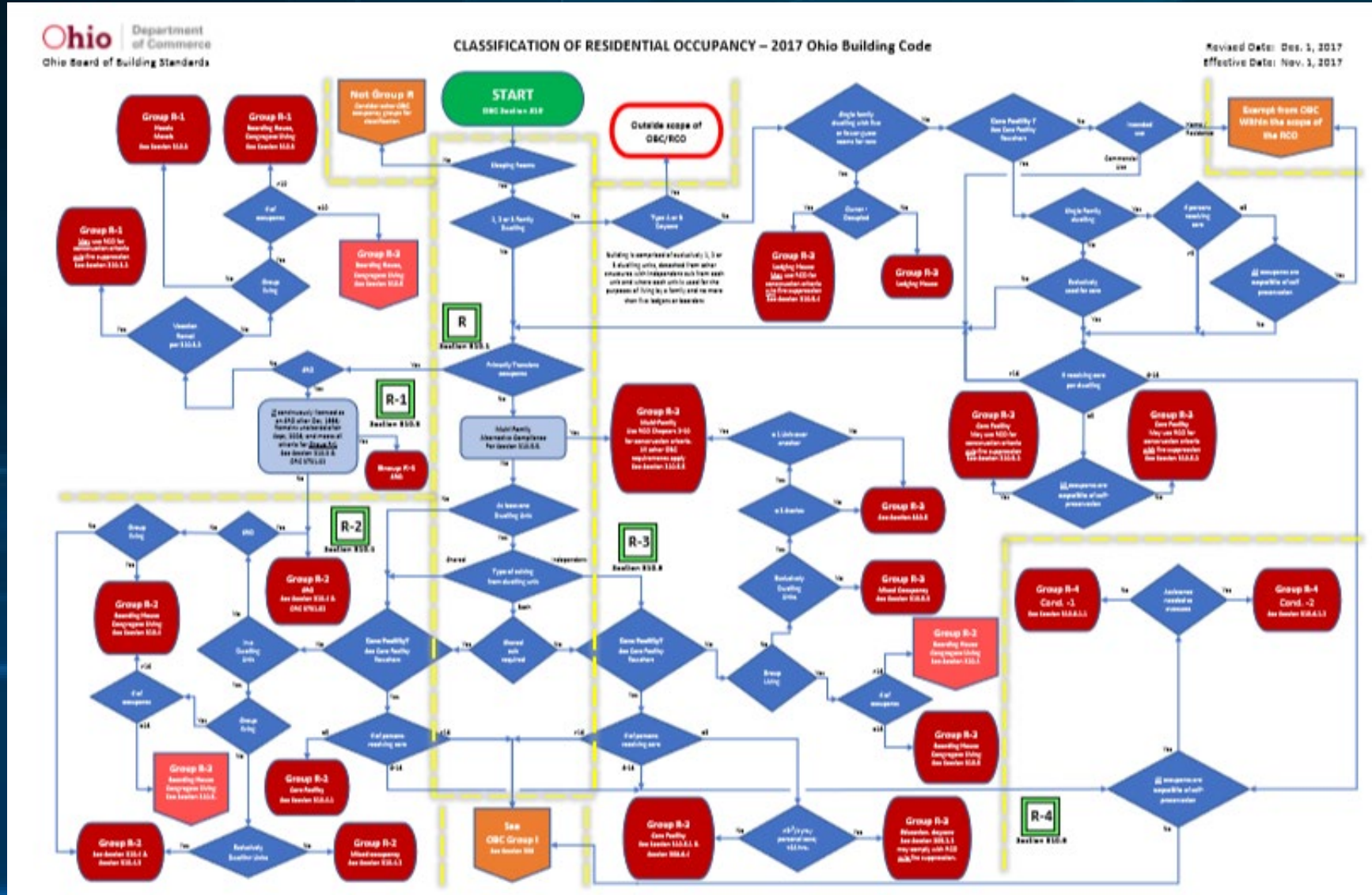
## RESIDENTIAL/INSTITUTIONAL OCCUPANCY QUESTIONNAIRE and CERTIFICATION

November 20, 2017

CARE FACILITIES		YES	NO	N/A
1	Are any occupants receiving care?	How many? <input type="text"/>		
a	Are any occupants receiving "personal care services" as defined in the OBC?	How many? <input type="text"/>		
b	Are any occupants receiving "custodial care" as defined in the OBC?	How many? <input type="text"/>		
c	Are any occupants receiving "medical care" as defined in the OBC?	How many? <input type="text"/>		
2	Are any occupants "incapable of self-preservation" as defined in the OBC at any time while in the building?	How many? <input type="text"/>		
3	Do any occupants need limited verbal or physical assistance to evacuate in an emergency situation?	How many? <input type="text"/>		
4	Is the building held out to the public for and intended to provide housing/accommodation, care, and supervision?			
5	Is care provided in a dwelling or dwelling unit which is the permanent residence of the care provider?			
6	Is care provided in a dwelling unit?			
7	Is care provided in a single-family dwelling?			
8	Is care provided in a two- or three-family dwelling?			
9	Is care provided in a building with more than three dwelling units?			
10	Is care provided in a mixed occupancy building?			
11	Is care provided in a building intended to be used for sleeping purposes?			
12	Is the care being provided by a relative or guardian?			
13	Is the care being provided in the residence of the care recipient?			
14	Is care being provided in a building with shared exits?			
15	Is care provided only in rooms located at the level of exit discharge?			
16	Is an exit door that care is provided?			
17	Are stairs required to be traversed when exiting from the room where care is			



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## Compass Point Housing – Capital Projects:

<u>Address:</u>	<u>Year:</u>	<u>Qty:</u>	<u>Use Group:</u>	<u>Building Authority:</u>
829 E. Walnut St.	2015	12	<b>R4</b>	STATE
223 Polk St.	2016	8	<b>R3</b>	STATE
1082 E. Walnut St.	2017	12	<b>R1</b>	STATE
223 Polk St. – Addition	2017	12	<b>R1</b>	STATE
221 N. Fifth St.	2018	16	<b>R4</b>	LOCAL
617 Fifth St.	2018	10	<b>R1</b>	LOCAL



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## Justification of Use Groups

- Impact Factors:
  - Evaluation of your project – How is it perceived
  - Quantity of residents
  - Office and staff reporting there – could be considered “mixed used group”

- Example:

*We had a L3 Recovery House with COO of (8) that was considered Class – R3. We were able to remodel the house to add capacity to (12). Because of the quantity change, we were considered Class R1 which triggered upgrades to our fire suppression and accessibility requirements*

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## Budget impact Factors:

- The following are typical Budget impact factors that to consider when planning your project:
  - Architect and permit fees
  - Fire Safety
    - Fire and smoke alarms
    - Fire Suppression Sprinkler Systems
    - Suppression Hoods
  - Accessibility
    - Ramps; Entries; Hallways; Bathrooms
    - Emergency lighting; H/C Parking; Signage

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## Building Code “Buddies”

These are the people you will rely on to make sure your project is completed correctly

- Architect – Your best ally to insure your project is classified correctly and designed to meet all applicable codes
- Building Authority / Plans Examiner – Find out who will be responsible to examine your project and issue Certificate of Occupancy. Ask for a meeting and explain what your project is about, who you will serve, etc.
- Contractor – Have scheduled, progress meetings with your contractor on the job site
- Building Inspectors – These fine folks are responsible to make sure plans are followed. They are really looking out for the owner's best interest and they do have the final say.

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Building Inspectors



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Craig's  
Friend

Building Inspectors

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## Keys to a successful project

- Plan Ahead – use the resources available through the Commerce Department and Ohio MHAS
- Communicate - know how to share your project vision with architects and building officials
- Own your project – Take time to listen and learn from your project “Buddies”; take detailed notes when meeting with architects, officials and contractors.

Remember – No one will (or should) care more for your project than

**YOU!**