



Board of Building Standards

RESIDENTIAL CONSTRUCTION ADVISORY COMMITTEE MEETING AGENDA

DATE: MARCH 22, 2023
TIME: 9:00 AM
LOCATION: TRAINING RM 3, 6606 TUSSING RD, REYNOLDSBURG, OHIO 43068
[Click here to join the meeting](#)

Call to Order

Roll Call

Consideration of Minutes

[MIN-1](#) January 18, 2023 Meeting Minutes

Old Business

[OB-1](#) 2019 RCO Proposed Amendments Stakeholder Comments

New Business

NB-1 IRC Chapters 24-43

Reports from Chairperson

Reports from Executive Secretary

Public Comments

Comments from Committee Members

Future Meeting Schedule

May 10
August 9
October 18
December 20
*More as needed

Motion to Adjourn

MINUTES
RESIDENTIAL CONSTRUCTION ADVISORY COMMITTEE MEETING
JANUARY 18, 2023

ORGANIZATIONAL MEETING

Call to order

Mr. Johnson called the organizational meeting to order at 9 am on January 18, 2023 at 6606 Tussing Rd, Reynoldsburg.

Roll call

Committee members present: Ric Johnson, Don Phillips, Lindsay Bott, Andre Frasier, Roger Puzzitiello, and Dan Spada.

Organizational Meeting

Mr. Johnson called for nominations for Chair. Mr. Spada nominated Mr. Phillips. Mr. Frazier seconded. Being no further nominations, Mr. Phillips was elected as Chair by acclamation.

Mr. Johnson called for nominations for Vice-Chair. Ms. Phillips nominated Mr. Johnson. Mr. Frazier seconded. Being no further nominations, Mr. Johnson was elected as Vice-Chair by acclamation.

Adjourn

Mr. Phillips moved and Frazier seconded to adjourn the organizational meeting. The motion passed unanimously

.....
REGULAR MEETING

Call to Order

Mr. Phillips called the meeting to order at 9:00 am on January 18, 2023 at 6606 Tussing Rd, Reynoldsburg.

Roll Call

Committee members present: Ric Johnson, Don Phillips, Lindsay Bott, Andre Frasier, Roger Puzzitiello, and Dan Spada.

Staff members present: Jay Richards, Regina Hanshaw, Debbie Ohler (virtual)

Visitors present: Kris Klaus

Agenda – Changes or Additions

Mr. Richards stated that he had IRC Chapters 12-19 and 23 ready for review. Mr. Johnson moved and Ms. Bott seconded to amend the agenda to include the additional chapters for review. Motion passed unanimously.

Consideration of Minutes

MIN-1 December 14, 2022 Meeting Minutes

Mr. Spada moved and Ms. Bott seconded to approve the December 14, 2022 meeting minutes. Motion passed unanimously.

Old Business

OB-1 Petition 23-01 OPC Section 610 (disinfection requirements)

Ms. Hanshaw stated that the Board received a petition from the Ohio Home Builders Association requesting exemption for 1-, 2- & 3- family dwelling from the disinfection requirements in the Ohio Plumbing Code. Ms. Hanshaw stated as the request involved the OPC, a formal recommendation from the RCAC is not requested, but this is for Committee's information and review. Ms. Klaus stated that while the requirement has been in the plumbing code for many years it has not been enforced in homes until recently by Franklin County Health District and the City of Columbus. Ms. Klaus stated that proposal would still require testing for water quality and if tests failed twice then the system would then be required to be disinfected. This is consistent in how the City of Columbus is enforcing the provision. Mr. Johnson Phillips moved and Mr. Puzzitiello seconded support approval of the petition by the Board. Motion passed unanimously.

New Business

NB-1 2021 IRC Chapters 12-23

Mr. Richards presented the significant changes to the 2021 IRC Chapter 13 including the code change proposal, reasoning and the cost impact for the change noted by the code change proponent. After review of each change and discussion, Mr. Johnson moved and Mr. Puzzitello seconded to approve the changes of 2021 IRC Chapter 13. Motion passed unanimously by roll call vote.

Mr. Richards presented the significant changes to the 2021 IRC Chapter 14 including the code change proposal, reasoning and the cost impact for the change noted by the code change proponent. After review of each change and discussion, Mr. Johnson moved and Ms. Bott seconded to approve the changes of 2021 IRC Chapter 14. Motion passed unanimously by roll call vote.

Mr. Richards presented the significant changes to the 2021 IRC Chapter 15 including the code change proposal, reasoning and the cost impact for the change noted by the code change proponent. After review of each change and discussion, Mr. Johnson moved and Mr. Spada seconded to approve the changes of 2021 IRC Chapter 15. Motion passed unanimously by roll call vote.

Mr. Richards presented the significant changes to the 2021 IRC Chapter 16 including the code change proposal, reasoning and the cost impact for the change noted by the code change proponent. After review of each change and discussion, Mr. Phillips moved and Ms. Bott seconded to approve the changes of 2021 IRC Chapter 16. Motion passed unanimously by roll call vote.

Mr. Richards presented the significant changes to the 2021 IRC Chapter 18 including the code change proposal, reasoning and the cost impact for the change noted by the code change proponent. After review of each change and discussion, Mr. Johnson moved and Mr. Spada seconded to approve the changes of 2021 IRC Chapter 18. Motion passed unanimously by roll call vote.

Mr. Richards reported that there were no changes in 2021 IRC Chapters 12, 17, 19 & 23 requiring review. No action taken.

Reports from Chairperson

Mr. Phillips thanked Mr. Johnson for service as Chair.

Reports from Executive Secretary

Ms. Hanshaw informed the committee that the January meeting will be an organizational meeting where Chair and Vice-Chair are elected and that Mr. Johnson is not eligible to be elected Chair due to consecutive term limits. Ms. Hanshaw reviewed the proposed 2023 meeting schedule with the Committee and introduced new staff member Laura Borso. Ms. Hanshaw also reminded the committee to complete annual trainings.

Public Comments

There were no public comments.

Comments from Committee Members

Mr. Johnson discussed the trend to ban gas stoves due to connection to asthma in children. Also, public comments on 2024 IECC closed and it increases efficiency 7-8%.

Future Meeting Schedule

March 29

May 10

August 9

October 18

December 20

*More as needed

Mr. Johnson moved and Mr. Spada seconded to move the March meeting from the 29th to 22nd. Motion passed unanimously.

Motion to Adjourn

Mr. Frazier moved and Mr. Johnson seconded to adjourn. Motion passed unanimously.

Don Phillips, Chair
Residential Construction Advisory Committee

Regina Hanshaw, Executive Secretary
Board of Building Standards

Distribution:

File

Committee Members and Staff

2019 Residential Code of Ohio Amendments Comments

Commenter	Email	Code Section	Comment	Staff Comments	RCAC Recommendation	Code Committee Action
Joe Bargdill	joe.bargdill@westerville.org	317.1, 328.1, 507.2.1	<p>Section 403.1.2. Wood Treatment for pressure treated lumber below grade shall have a label showing rating UC4B according to AWPA U1.</p> <p>Note: most pressure treated lumber on the market (other than 4 x 4 or heavier) are only rated for ground contact. When used as a wood foundation material or pole building lumber below grade, the lumber should reflect a direct burial rating.</p> <p>Sections 317.1, 328.1, and 507.2.1 should also note this change.</p>			
mark ichtist	1171cplichristmd@gmail.com	Chpts 34 & 44	<p>It is my belief that the 2023 NEC be adopted for both the commercial and residential codes.</p> <p>One reason is it can be confusing keeping track of all of them. By the time they are adopted, there will be buildings still being inspected under the 2017 NEC. Having to remember the changes for the 2020 and 2023 as well as the 2017 will be more time consuming, and contractors as well as inspectors may get confused.</p> <p>I also believe they that it is an additional burden both on contractors and building departments spend money on both books, when the most recent standard is already published.</p> <p>Finally I believe the code should be adopted in full. There is not a reason in my opinion to take things out, when the code is a minimum safety standard as written.</p>			

Stehlin, Michael	Michael.Stehlin@hamilton-co.org	403.1.4.1	I am writing in support of the proposed changes to the 2019 RCO. Specifically, I wholly support reinsertion of the exceptions that allow freestanding accessory structures under 600 and 400 SF to have footings less than frost depth. It is common in our jurisdiction to have detached garages and sheds of 200-600SF built with monolithic slabs with a turn down edge of 18" in depth. It was totally unnecessary to remove these exceptions in the 2019 RCO, and I am extremely supportive of their reintroduction. Detached accessory structures have been built this way for decades without any problem.			
Bill Toole	wrt@tooleinspectors.com	Chpts 34 & 44	I would propose not accepting the 2020 NEC and go to the 2023 NEC for use in review and inspection for the residential sector to match the acceptance of the 2023 NEC proposed for the 2024 OBC. Uniformity in the review and inspections process, the use of one referenced standard, ease of use for the installing contractor to only have to use one referenced standard, elimination of confusion for owners, designers and contractors rapidly come to mind in utilizing the same referenced standard year for review and regulation.			

From: [Joe Bargdill](#)
To: [BBS, BBSOfficAsst3](#)
Subject: New Revisions To The 2019 RCO
Date: Thursday, March 2, 2023 1:17:47 PM

Section 403.1.2. Wood Treatment for pressure treated lumber below grade shall have a label showing rating UC4B according to AWPA U1.

Note: most pressure treated lumber on the market (other than 4 x 4 or heavier) are only rated for ground contact. When used as a wood foundation material or pole building lumber below grade, the lumber should reflect a direct burial rating.

Sections 317.1, 328.1, and 507.2.1 should also note this change.

CAUTION: This is an external email and may not be safe. If the email looks suspicious, please do not click links or open attachments and forward the email to csc@ohio.gov or click the Phish Alert Button if available.

From: [mark.ichrist](#)
To: [BBS, BBSOfficeAsst3](#)
Subject: NEC changes for the residential and commercial codes of Ohio.
Date: Thursday, March 2, 2023 3:05:52 PM

It is my belief that the 2023 NEC be adopted for both the commercial and residential codes.

One reason is it can be confusing keeping track of all of them. By the time they are adopted, there will be buildings still being inspected under the 2017 NEC.

Having to remember the changes for the 2020 and 2023 as well as the 2017 will be more time consuming, and contractors as well as inspectors may get confused.

I also believe they that it is an additional burden both on contractors and building departments spend money on both books, when the most recent standard is already published.

Finally I believe the code should be adopted in full. There is not a reason in my opinion to take things out, when the code is a minimum safety standard as written.

Sent from my iPhone

CAUTION: This is an external email and may not be safe. If the email looks suspicious, please do not click links or open attachments and forward the email to csc@ohio.gov <<mailto:csc@ohio.gov>> or click the Phish Alert Button if available.

From: [Bill Toole](#)
To: [BBS, BBSOfficAsst3](#)
Cc: [Foley, Megan](#); [Hanshaw, Regina](#)
Subject: Comments to proposed amendments to 2019 RCO
Date: Saturday, March 11, 2023 12:05:57 PM

I would propose not accepting the 2020 NEC and go to the 2023 NEC for use in review and inspection for the residential sector to match the acceptance of the 2023 NEC proposed for the 2024 OBC. Uniformity in the review and inspections process, the use of one referenced standard, ease of use for the installing contractor to only have to use one referenced standard, elimination of confusion for owners, designers and contractors rapidly come to mind in utilizing the same referenced standard year for review and regulation.

Bill Toole

CAUTION: This is an external email and may not be safe. If the email looks suspicious, please do not click links or open attachments and forward the email to csc@ohio.gov or click the Phish Alert Button if available.

From: [Stehlin, Michael](#)
To: [BBS, BBSOfficeAsst3](#)
Subject: Comment on Proposed Rule Change RCO 403.1.4.1
Date: Thursday, March 2, 2023 1:54:42 PM
Attachments: [image001.png](#)

Dear OBBS;

I am writing in support of the proposed changes to the 2019 RCO. Specifically, I wholly support reinsertion of the exceptions that allow freestanding accessory structures under 600 and 400 SF to have footings less than frost depth. It is common in our jurisdiction to have detached garages and sheds of 200-600SF built with monolithic slabs with a turn down edge of 18" in depth. It was totally unnecessary to remove these exceptions in the 2019 RCO, and I am extremely supportive of their reintroduction. Detached accessory structures have been built this way for decades without any problem.

Sincerely,

Michael Stehlin



Michael Stehlin, AIA
Chief Building Official, Planning + Development
Todd B. Portune Center for County Government
138 E. Court Street, Rm 801, Cincinnati, OH 45202
(O)513.946.4519 | www.hamiltoncountyohio.gov

CAUTION: This is an external email and may not be safe. If the email looks suspicious, please do not click links or open attachments and forward the email to csc@ohio.gov or click the Phish Alert Button if available.