



Board of Building Standards

CODE COMMITTEE MEETING AGENDA

DATE: FEBRUARY 22, 2024
TIME: 1:00 PM
LOCATION: TRAINING RM 2, 6606 TUSSING RD, REYNOLDSBURG, OHIO 43068
[Click here to join the meeting](#)

Call to Order

Approval of Minutes

[MIN-1](#) December 14, 2023 Code Committee Meeting Minutes

Petitions

Recommendations of the Residential Construction Advisory Committee

[R-1](#) City of Union Determination of Conflict

Old Business

New Business

[NB-1](#) Proposed Code Change - OBC Section 907.5.2.2.3

Adjourn

File Attachments for Item:

MIN-1 December 14, 2023 Code Committee Meeting Minutes

**OHIO BOARD OF BUILDING STANDARDS
CODE COMMITTEE MINUTES
December 14, 2023**

The Code Committee met on December 14, 2023 with the following members present: Ms. Cromwell, Mr. Denk, Mr. Johnson, Mr. Miller, Mr. Samuelson, Mr. Stanbery, and Mr. Yankie. Board Chairman Galvin was also present.

The following staff members were present: Regina Hanshaw, Laura Borso, Bruce Culver, Robert Johnson, Debbie Ohler, and Jay Richards.

Guests present: John Johnson, III

Guests present via Teams: Benjamin Lee and Charles Huber

CALL TO ORDER

The meeting was called to order by Mr. Denk at 1:07 P.M.

APPROVAL OF MINUTES

Mr. Miller made the motion to approve the minutes of the Code Committee meeting held on August 10, 2023. Mr. Stanbery seconded the motion. The motion passed unanimously.

PETITIONS

No items for consideration

RECOMMENDATIONS OF THE RESIDENTIAL CONSTRUCTION ADVISORY COMMITTEE

City of Union Determination of Conflict

Ms. Hanshaw reported that the City of Union requested that the committee wait to discuss this item until the next Code Committee meeting so that they could be in attendance.

OLD BUSINESS

Elevator rules – Review of E-notification comments

Staff reported that there were no comments received on the proposed elevator rule changes during the E-notification process.

Ms. Hanshaw mentioned that the next step in the rule development process is to file the rules with JCARR upon receipt of a recommendation from the Common Sense Initiative (CSI) office and staff will be requesting such a motion at the full board meeting.

Boiler and Pressure Vessel rules – Review of E-notification comments

Staff presented the E-notification comments received from DIC's Chief Boiler Inspector, John Sharier, and Kenneth Stoller of the American Property Casualty Insurance Association (APCIA). Both comments were requesting reference to all parts of the National Board Inspection Code (NBIC) in lieu of the proposal that clarifies that the BBS rules currently only reference the NBIC Part 3 for alterations and repairs. Staff explained that the BBS only has authority to adopt rules for design, construction, installation, maintenance, repair and alteration. The Superintendent of DIC has authority to adopt rules for the inspection process. As a result, the BBS needs to be

cautious about expanding the rule scope to include inspection and the potential of introducing a conflict with the ASME Boiler and Pressure Vessel Code (BPVC). Staff presented proposed rule changes to the committee to address the concerns of Mr. Sharier and Mr. Stoller and will present the proposed changes to Mr. Sharier and DIC legal counsel as soon as possible. If their concerns are not satisfied, staff will bring back the rules to the committee.

Assuming that DIC will be satisfied with the changes, Ms. Hanshaw mentioned that the next step in the rule development process is to file the rules with JCARR upon receipt of a recommendation from the Common Sense Initiative (CSI) office and staff will be requesting such a motion at the full board meeting.

Status of GFRP for concrete reinforcement research

Ms. Cromwell reported that she has been reaching out to structural engineers that have used GFRP to learn of their experiences.

NEW BUSINESS

No items for consideration

ADJOURN

Mr. Miller made the motion to adjourn at 1:46 P.M. Mr. Johnson seconded the motion. The motion passed unanimously.

File Attachments for Item:

R-1 City of Union Determination of Conflict

From: [Cassie Shellabarger](#)
To: [BBS, BBSOfficeAsst3](#)
Cc: [Tim Shellabarger](#)
Subject: Determination of Conflict
Date: Monday, June 26, 2023 3:13:50 PM
Attachments: [Union Local Provisions.pdf](#)
[Ohio Revised Code.pdf](#)

To whom it may concern,

We believe Section 1312.03 item (e) of the local provisions stating “**New buildings are to be constructed with poured-in-place concrete foundations. Existing buildings may have additions with foundations constructed using concrete block, CMU, if, and only if, the main building foundation is also constructed using CMU.** Pre-cast poured concrete foundations may be approved on a case-by-case basis after examination by the Zoning Administrator. Accessory buildings less than 144 sqft in area are exempt from the poured in place concrete requirements” (attached) conflicts with the RCO section 404.1.2.1 and 404.1.3 (attached).

We believe that the local provisions are opinion based and do not follow the RCO.

- a contact name: Tim Shellabarger
- what local governing authority’s regulations are being represented: Union, Oh
- a mailing address: 7824 Alternate State Route 49, Arcanum, Oh 45304
- E-mail address if available: timshellabarger@arconbuilders.com
- a daytime phone number: 937-692-6330

Appreciated,

Cassie Shellabarger

cassie@arconbuilders.com

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CHAPTER 1312

Local Provisions

- 1312.01 Storage sheds.
- 1312.02 Patios.
- 1312.03 Requirements for new one, two, and three-family dwelling homes.
- 1312.04 Portable storage containers.
- 1312.99 Penalty.

1312.01 STORAGE SHEDS.

- (a) The maximum dimension of storage sheds shall not exceed twelve feet by twelve feet, with a total height of no more than twelve feet and no more height than eight feet to eaves soffit from concrete floor.
- (b) All storage sheds must be installed on a four-inch slab, and anchored with concrete anchoring devices.
- (c) In lieu of concrete slab, pilasters may be used consisting of concrete or treated lumber for ground contact as approved by the Building Inspector. Pilasters shall be a minimum of eight inches in diameter and eighteen inches in depth. In addition, a wooden structure shall be seven inches above grade if built of untreated lumber, to prevent rotting and wood boring insects; if metal, two to three inches off ground to prevent rusting.
- (d) No storage shed shall be placed closer than ten feet to main structure, or within six feet of any property line, or on any easements; and no storage shed shall be installed closer to the street than the building setback line.
- (e) No plumbing shall be installed in storage sheds.
- (f) Materials and construction of storage sheds must be of acceptable quality. This must be determined by the Building Inspector when application for building permit is submitted.
- (g) Pre-fabricated kit building, less than 144 square feet in area, will usually not be judged for structural soundness if produced and sold by a reputable manufacturer and if no history of problems or serious defects are known to the Building Inspector. In such cases, the owner should check the warranties.

(Ord. 1384, Passed 1-23-06.)

1312.02 PATIOS.

- All patios must be of four-inch concrete on four inches of gravel.
- (Ord. 1092, Passed 5-12-97.)

1312.03 REQUIREMENTS FOR NEW ONE, TWO, AND THREE-FAMILY DWELLING HOMES.

- (a) Minimum two car garage.
 - (b) All driveways and sidewalks must be concrete in approved subdivision plats.
 - (c) Sod is required in the front yard, side yard, and fifteen feet in the rear yard for any dwelling when there is less than a seventy-five foot setback. Sod or hydroseed is required in the front yard, side yard and fifteen feet in the rear yard for any dwelling that has more than a seventy-five foot setback.
 - (d) Overhangs are required on all new houses.
 - (e) New buildings are to be constructed with poured-in-place concrete foundations. Existing buildings may have additions with foundations constructed using concrete block, CMU (concrete masonry units) if, and only if, the main building foundation is also constructed using CMU. Pre-cast poured concrete foundations may be approved on a case-by-case basis after examination by the Zoning Administrator. Accessory buildings less than 144 sq. ft. in area are exempt from this poured-in-place concrete requirement.
 - (f) New buildings and additions thereto are to be constructed with plywood or oriented strand-board exterior wall sheathing. Accessory buildings less than 144 sq. ft. in area are exempt from this requirement.
- (Ord. 1762, Passed 12-12-22; Ord. 1763, Passed 12-12-22.)

FOUNDATIONS

403.4.2 Concrete footings. Concrete footings shall be installed in accordance with Section 403.1 and Figure 403.4(2).

403.5 Exterior deck footings. See Section 507 for exterior deck foundation requirements.

**SECTION 404
FOUNDATION AND RETAINING WALLS**

404.1 Concrete and masonry foundation walls. Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section 404.1.3. Masonry foundation walls shall be selected and constructed in accordance with the provisions of Section 404.1.2.

404.1.1 Design required. Concrete or masonry foundation walls shall be designed in accordance with accepted engineering practice where either of the following conditions exists:

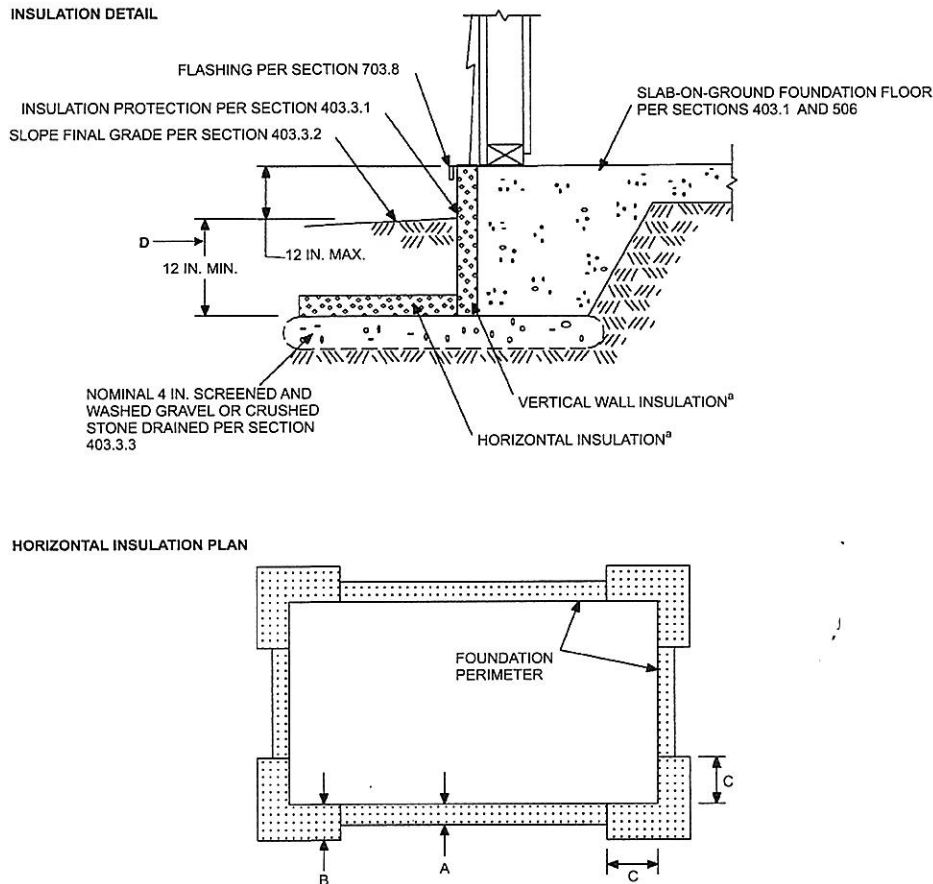
1. Walls are subject to hydrostatic pressure from ground water.

2. Walls supporting more than 48 inches (1219 mm) of unbalanced backfill that do not have permanent lateral support at the top or bottom.

404.1.2 Design of masonry foundation walls. Masonry foundation walls shall be designed and constructed in accordance with the provisions of this section or in accordance with the provisions of TMS 402.

404.1.2.1 Masonry foundation walls. Concrete masonry and clay masonry foundation walls shall be constructed as set forth in Table 404.1.1(1), 404.1.1(2), 404.1.1(3) or 404.1.1(4) and shall comply with applicable provisions of Section 606. Rubble stone masonry foundation walls shall be constructed in accordance with Sections 404.1.8 and 606.4.2.

404.1.3 Concrete foundation walls. Concrete foundation walls that support light-frame walls shall be designed and constructed in accordance with the provisions of this section, ACI 318, ACI 332 or PCA 100. Concrete foundation walls that support above-grade concrete walls that are within the applicability limits of Section 608.2 shall be designed and constructed in accordance with the provisions of this section, ACI 318, ACI 332 or PCA 100. Concrete foundation walls that support above-grade concrete



For SI: 1 inch = 25.4 mm.

a. See Table 403.3(1) for required dimensions and R-values for vertical and horizontal insulation and minimum footing depth.

**FIGURE 403.3(1)
INSULATION PLACEMENT FOR FROST-PROTECTED FOOTINGS IN HEATED BUILDINGS**

TABLE 404.1.1(1)
PLAIN MASONRY FOUNDATION WALLS^f

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT ^c (feet)	PLAIN MASONRY ^a MINIMUM NOMINAL WALL THICKNESS (inches)		
		Soil classes ^b		
		GW, GP, SW and SP	GM, GC, SM, SM-SC and ML	SC, MH, ML-CL and inorganic CL
5	4	6 solid ^d or 8	6 solid ^d or 8	6 solid ^d or 8
	5	6 solid ^d or 8	8	10
6	4	6 solid ^d or 8	6 solid ^d or 8	6 solid ^d or 8
	5	6 solid ^d or 8	8	10
	6	8	10	12
7	4	6 solid ^d or 8	8	8
	5	6 solid ^d or 8	10	10
	6	10	12	10 solid ^d
	7	12	10 solid ^d	12 solid ^d
8	4	6 solid ^d or 8	6 solid ^d or 8	8
	5	6 solid ^d or 8	10	12
	6	10	12	12 solid ^d
	7	12	12 solid ^d	Footnote e
	8	10 grout ^d	12 grout ^d	Footnote e
9	4	6 grout ^d or 8 solid ^d or 12	6 grout ^d or 8 solid ^d	8 grout ^d or 10 solid ^d
	5	6 grout ^d or 10 solid ^d	8 grout ^d or 12 solid ^d	8 grout ^d
	6	8 grout ^d or 12 solid ^d	10 grout ^d	10 grout ^d
	7	10 grout ^d	10 grout ^d	12 grout
	8	10 grout ^d	12 grout	Footnote e
	9	12 grout	Footnote e	Footnote e

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square inch = 6.895 Pa.

- a. Mortar shall be Type M or S and masonry shall be laid in running bond. UngROUTED hollow masonry units are permitted except where otherwise indicated.
- b. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table 405.1.
- c. Unbalanced backfill height is the difference in height between the exterior finish ground level and the lower of the top of the concrete footing that supports the foundation wall or the interior finish ground level. Where an interior concrete slab-on-grade is provided and is in contact with the interior surface of the foundation wall, measurement of the unbalanced backfill height from the exterior finish ground level to the top of the interior concrete slab is permitted.
- d. Solid indicates solid masonry unit; grout indicates grouted hollow units.
- e. Wall construction shall be in accordance with either Table 404.1.1(2), Table 404.1.1(3), Table 404.1.1(4), or a design shall be provided.
- f. The use of this table shall be prohibited for soil classifications not shown.

* 4-5 BLOCK HIGH 8" CMU w/ SOLID L-BLOCK @ TOP ROW OR FHA CAP

* MASONRY 8" CMU WALL CURRENTLY USED AT UNION LOCATION

File Attachments for Item:

NB-1 Proposed Code Change - OBC Section 907.5.2.2.3

Emergency Communication System – Proposed message priority exception

OBC/OFC 907.5.2.2.3 Alternate uses. The emergency voice/alarm communication system shall be allowed to be used for other announcements, provided the manual fire alarm use takes precedence over any other use.

Exception: When the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the fire alarm system provides initiating device identification and annunciation in accordance with Section 907.6.3, other high priority urgent emergency messages relating to the safety and security of the building occupants are permitted to take precedence over a fire alarm message when consistent with message priority levels previously established in a building-specific, emergency response plan developed by the building owners, administrators, and first responders.

Note: This language is only intended for those occupancies that are required to, or opt to have an emergency voice/alarm communication system (generally Group A with large occupant loads, most Group E, special amusement buildings, high rise buildings, and building having atriums). We should consider whether we want to narrow this only to schools. Progressive building owners may opt to install these systems and when they do, they should be provided the flexibility to set priorities based upon an emergency response plan, even if a plan would not normally be required.