



Board of Building Standards

CODE COMMITTEE MEETING AGENDA

DATE: MARCH 25, 2021
TIME: 12:00 PM
BREAK BETWEEN 2:00 PM – 3:00 PM
LOCATION: VIDEOCONFERENCE
DIAL-IN # 1 614-721-2972 CONFERENCE ID: 508 581 615#
[Videoconference Link](#)

Guest & Staff “Sign-In”

Call to Order

Approval of Minutes

[MIN-1](#) February 25 Code Committee Minutes
[MIN-2](#) March 10 Code Committee Minutes

Petitions

Recommendations of the Residential Construction Advisory Committee

Old Business

[OB-1](#) 2021 IBC Chpt 11 & ICC/ANSI A117.1 Update
[OB-2](#) IFC 510.1 Emergency Response Communications (request to remain tabled)

New Business

NB-1 2021 IBC Review (Chapters 10, 12, 14, 15 & 16)

Adjourn

File Attachments for Item:

MIN-1 February 25 Code Committee Minutes

OHIO BOARD OF BUILDING STANDARDS
CODE COMMITTEE MINUTES
FEBRUARY 25, 2021

The Code Committee met on February 25, 2021 via teleconference with the following members present: Mr. Denk, Ms. Cromwell, Mr. Johnson, Mr. Miller, Mr. Pavlis, Mr. Samuelson, Mr. Stanbery, Mr. Tyler, and Mr. Yankie. Board Chairman, Tim Galvin, was also present.

The following staff members were present: Regina Hanshaw, Steve Regoli, Debbie Ohler, Rob Johnson, and Jay Richards.

Guests present: Charles Huber

CALL TO ORDER

The meeting was called to order by Mr. Denk at 1:05 P.M.

APPROVAL OF MINUTES

Mr. Stanbery moved approval of the January 28, 2021 and the February 9, 2021 minutes. Mr. Miller seconded the motion. The motion passed unanimously.

PETITIONS

No items for consideration

RECOMMENDATIONS OF THE RESIDENTIAL CONSTRUCTION ADVISORY COMMITTEE

No items for consideration

OLD BUSINESS

Staff reminded the committee members that during the February 9th Code Committee meeting, a comparison of the 2009 and the 2017 ICC A117.1 standard for Accessibility referenced in the OBC Chapter 11 was presented. Many of the 2017 edition changes are significant and as such, the committee discussed whether it would be possible to adopt the changes only for new buildings and/or whether to wait until mandated by federal law to adopt the changes. Staff discussed possible ways that this could be accomplished should the committee decide to go in that direction. Mr. Pavlis made a motion to table the item. Mr. Stanbery seconded the motion. The motion to table passed unanimously.

NEW BUSINESS

Staff mentioned that when Chapter 34 is reviewed, there will be a draft version of an Ohio Chapter 34 Commentary to help code officials and designers navigate the requirements. Ohio does not currently adopt the International Existing Buildings Code (IEBC). However, staff has reviewed the 2021 IEBC and brought in helpful changes to the draft Ohio Chapter 34 to be reviewed at a later date.

Staff presented changes to Chapters 3-6 of the 2021 International Building Code. Staff explained that a draft of the Ohio Building Code language would be put into rule form for the committee to review and approve at a later date, prior to starting the stakeholder phase of the rule development process. No action was taken.

ADJOURN

Mr. Samuelson motioned to adjourn the meeting at 3:55 P.M. Mr. Miller seconded the motion. The motion passed unanimously.

File Attachments for Item:

MIN-2 March 10 Code Committee Minutes

OHIO BOARD OF BUILDING STANDARDS
CODE COMMITTEE MINUTES
MARCH 10, 2021

The Code Committee met on March 10, 2021 via teleconference with the following members present: Joe Denk, Julie Cromwell, John Johnson, Chris Miller, John Pavlis, Jeff Samuelson, Bailey Stanbery, Jeff Tyler, and Paul Yankie. Board Chairman, Tim Galvin, was also present.

The following staff members were present: Regina Hanshaw, Rob Johnson, Debbie Ohler, and Jay Richards.

No guests were present.

CALL TO ORDER

The meeting was called to order by Mr. Denk at 1:04 P.M.

APPROVAL OF MINUTES

No items for consideration

PETITIONS

No items for consideration

RECOMMENDATIONS OF THE RESIDENTIAL CONSTRUCTION ADVISORY COMMITTEE

No items for consideration

OLD BUSINESS

Adoption of the 2017 edition of the ICC/ANSI A117.1 for new buildings- The committee discussed whether to bring the previously tabled item off the table. Mr. Pavlis indicated that he would be interested in knowing more about the cost impact of the standard. He had contacted an Architect to get an estimate. Mr. Tyler suggested contacting AIA. Ms. Hanshaw suggested contacting the Ohio Design Professionals and Code Administrators (ODPCA) to see if any of their members would perform an estimate. Mr. Stanbery made a motion to keep the item tabled. Mr. Pavlis seconded the motion. The motion passed unanimously.

NEW BUSINESS

Staff presented changes to Chapters 7-9 of the 2021 International Building Code. The committee had questions and concerns about several sections in Chapter 9 that they would like to revisit at a later time including the open parking garage sprinkler threshold, the upholstered furniture sprinkler threshold, the winery sprinkler requirement, and the emergency responder communication coverage (radio coverage). Staff will research and send additional supporting documentation to the committee members about these issues and present the changes to IBC 918 and IFC Section 510 regarding radio coverage to the committee at the next meeting. Mr. Miller asked staff to compile a list of where the OBC differs from the OFC. Staff explained that a draft of the Ohio Building Code language would be put into rule form for the committee to review and approve at a later date, prior to starting the stakeholder phase of the rule development process and that the BBS staff would communicate/work with the State Fire Marshal staff with the goal of achieving uniformity between the two codes. No action was taken.

ADJOURN

Mr. Samuelson made a motion to adjourn. Mr. Pavlis seconded the motion. The motion passed unanimously and the meeting was adjourned at 4:04 P.M.

File Attachments for Item:

OB-1 2021 IBC Chpt 11 & ICC/ANSI A117.1 Update

ICC/ANSI A117.1 COMPARISON BETWEEN THE 2009 AND 2017 EDITIONS

Element			Current 2009 A117.1 Requirement	A117.1-2017 Requirement	
				Existing Building	New Building
Building Blocks	1	Wheelchair Space	48"X30"	48"X30"	52"X30"
	2	Wheelchair Turning Space - circular	60" w/25" overlap	60" w/25" overlap	67" w/10" overlap
	3	Wheelchair Turning Space – T-shaped	60"X60" w/24"X12" cutouts	60"X60" w/24"X12" cutouts	3 options: 60"x64" 60"X68" with different sized cutouts
	4	Turning Space Overlap in T-shaped space	Not specifically diagrammed	Specific requirement	Specific requirement
	5	Operable parts		Added exceptions to general requirements	
Accessible Route	6	Accessible Route: 90 degree turns	36" to 36" corridor	36" to 36" corridor	4 options: 36"to38" w/8" chamfered inside corner; 36"to38"; 36"to36" w/28" inset inside corner; 38"to42"
	7	Accessible Route: 180 degree turns	2 options: 42"to48"to42" < 48"sep.or 36"to60"to36" > 48"sep.	2 options: 42"to48"to42" < 48"sep.or 36"to60"to36" > 48"sep.	3 options: 42" to 48" to 42" < 52"sep.; 36" to 60" to 36" < 52"sep.; 43"to 43" to 43" w > 52"sep.
	8	Passing space	36" corridors, comply w/T-shaped turn and arms extend 48"	36" corridors, comply w/T-shaped turn and arms extend 48"	36" corridors, comply w/T-shaped turn and arms extend 52" w/chamfered corners
	9	Maneuvering clearances at doors	Maneuvering clearance includes full opening width of door and cannot include knee or toe clearances	Maneuvering clearance includes full opening width of door and required latch-side or hinge-side clearances.	
	10	Maneuvering clearances at doorways w/o doors	Approach: front – 48", side42"	Approach: front – 48", side42"	Approach: front – 52", side42"
	11	Maneuvering clearances at recessed doorways	Pull-60", Push-48" w/conditions	Pull-60", Push-48" w/conditions	Pull-60", Push-52" w/conditions
	12	Two doors in a series	48" plus door swing providing 60" turning circle	48" plus door swing providing 60" turning circle	48" plus door swing providing; Diagrams use T-shaped turning
	13	Clear width of an accessible route	Reduced to 32"for24" spaced 48"	Reduced to 32"for24" spaced 48"	Reduced to 32"for24" spaced 52"
	14	Curb ramps		Greatly expanded: blended, perpendicular, parallel; grade break, cross slope, counter slope, clear space at bottom 48"X48"	
	15	Platform lifts	36"X48"	36"X48"; 36"X60"	36"X52"; 42"X60"
General Site & Building	16	Parking spaces		Wide sidewalk and narrow sidewalk parallel, angled parking, parking meter, electric vehicle charging station requirements	
	17	Passenger loading zone access aisle	Loading zone area to be marked 60"wide	Loading zone area to be marked 60"wide	Loading zone area to be marked 67"wide
	18	Windows	-	One operable window operating force requirements	
	19	Accessible routes through parking	-	Routes through parking facility must be physically separated from vehicular traffic except at drive aisle crossing	
Plumbing	20	Drinking fountains		Added requirements for children fountain height, water flow	
	21	Bottle filling stations	-	Requirements for clear floor space, controls	
	22	Toilet stalls		Added alternate compartments; toe clearances increased to 12"X8"	
	23	Grab bars in roll-in shower compartments		Detailed plan and elevation dimensions for grab bars	

ICC/ANSI A117.1 COMPARISON BETWEEN THE 2009 AND 2017 EDITIONS

Element			Current 2009 A117.1 Requirement	A117.1-2017 Requirement	
				Existing Building	New Building
Comm. Elements	24	Signs	-	Nonglare finish and character contrast requirements added	
	25	Visual relay service booth	-	Requirements for seating, privacy, lighting, finish color	
	26	Detectable warning surfaces		Greatly expanded requirements; accompany changes to curb ramps, islands, rail crossings	
Special Rooms & Spaces	27	Assembly wheelchair space	48"or60"depth	48"or60"depth	52"or60"depth
	28	Assembly wheelchair space overlap	-	New dimensioned diagrams	
	29	Companion seating seat alignment	12"/36"	New diagrams 12"/36"	New diagrams 12"/4"/36" 12"/12"/36" (NOTE: NOT SURE TEXT AGREES)
	30	Horizontal dispersion	Dispersed to provide viewing options	Dispersed, but for stage or field, includes entire seating area	
	31	Sign language interpreter station	-	Requirements for area, location, illumination, backdrop	
	32	Transportation facilities	60"X96"boarding/alighting area	60"X96"boarding/alighting area	60"X100"boarding/alighting area
	33	Enhanced acoustics for classrooms	-	Sound requirements for classrooms < 20,000ft ² perform. and prescript. methods for reverberation time; ambient sound limits	
Furnishings & Equipment	34	Sales and service counters and windows		Added diagrams and requirements for parallel and forward approach counters	
	35	Charging stations	-	New requirements for clear floor space and height and reach ranges	
	36	Gaming machines and tables	-	New requirements for clear floor space for transfer or wheelchair use	
Recreational Facilities*	37	Golf facilities		New requirements for teeing grounds, putting greens, practice greens, teeing stations, teeing stations at driving ranges, and weather shelters	
	38	Miniature golf club reach range area	36"X48" within 36"	36"X48" within 36"	36"X52" within 36"
	39	Play area accessible routes		New exceptions to accessible route requirements	
	40	Pool/hot tub/spa clear deck space	36"X48" forward 12"	36"X48" forward 12"	36"X52" forward 12"
Dwelling Units & Sleeping Units*	41	Bed height	At least one with open frame	At least one 17"-23" above floor to top of mattress	
	42	Wheelchair charging station	-	Clear floor area required for bed also serves as charging area	
	43	Type B unit accessible route		New exceptions to clear width requirements added	
	44	Type B ramps, elevators, platform lifts		New exceptions to requirements added	
	45	Type B refrigerator approach	Centerline of clear floor space offset 24" from centerline of appliance	Centerline of clear floor space offset 24" from centerline of appliance for forward and 15" for parallel	

*The Chapters addressing Recreational Facilities (formerly Chapter 11) and Dwelling Units & Sleeping Units (formerly Chapter 10) traded places in the 2017 edition of the standard and the chapters, consequently, were entirely renumbered. Recreational Facilities are now addressed in Chapter 10 and Dwelling Units & Sleeping Units are now dealt with in Chapter 11 of the 2017 edition of the standard.