



Board of Building Standards

RESIDENTIAL CONSTRUCTION ADVISORY COMMITTEE MEETING AGENDA

DATE: NOVEMBER 08, 2023
TIME: 9:00 AM
LOCATION: BBS LIBRARY, 6606 TUSSING RD, REYNOLDSBURG, OHIO 43068
[Click here to join the meeting](#)

Call to Order

Roll Call

Agenda – Changes or Additions

Consideration of Minutes

[MIN-1](#) August 9, 2023 Meeting Minutes

Old Business

New Business

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

Reports from Chairperson

Reports from Executive Secretary

Public Comments

Comments from Committee Members

Future Meeting Schedule

December 20

Proposed 2024 Meeting Schedule

January 24

March 20

April 24

May 29

August 14

September 25

November 13

December 18

Motion to Adjourn

MINUTES
RESIDENTIAL CONSTRUCTION ADVISORY COMMITTEE MEETING
AUGUST 9, 2023

Call to Order

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

Roll Call

Committee members present: Don Phillips, Ric Johnson, Mike Boeckermann, Lindsay Bott, Andre Frasier, Bill Kaufholz, Angela Kirk and Roger Puzzitiello.

Staff members present: Jay Richards, Regina Hanshaw, Debbie Ohler

Visitors present: Kris Klaus, OHBA, Tom Moore, Ohio Electrical Coalition, Tim McClintock, NFPA, Leo Jenson, Energy Efficient Homes Midwest

Agenda – Changes or Additions

Mr. Boeckermann moved and Mr. Puzzitiello seconded to approve the agenda. Motion passed unanimously.

Consideration of Minutes

MIN-1 March 22, 2023 Meeting Minutes

Mr. Boeckermann and Mr. Puzzitiello seconded to approve the May 10, 2023 meeting minutes. Motion passed unanimously.

Old Business

OB-1 2023 NEC and Analysis of Changes – No action requested.

Ms. Hanshaw distributed copies of the 2023 NEC and Analysis of Changes and stated that since the Committee previously recommended adoption of the 2023 NEC but did not have copies of the codes, this is an opportunity to discuss further or ask any questions of representatives of the Ohio Electrical Coalition present. The Committee had no questions. No action further action was taken.

OB-2 Petition #23-04 – RCO 311.7.1 Two Handrails – Robert Kramer – Referred back from Board.

Ms. Hanshaw stated that at the last meeting the Committee recommended denial of the petition but the when the Board's Code Committee reviewed the petition and recommendation that Committee asked that it be referred back to the RCAC for further consideration of requiring second handrail under certain conditions. Mr. Richards presented draft language that would require the second handrail for with options for stairs exceeding 36, 54 or 60 inches in width for consideration. Mr. Johnson stated that he continued to be opposed to the petition and that an owner may choose to put it additional handrail but it should not be a requirement for the same reasons discussed a the previous meeting. Mr. Johnson moved and Mayor Kirk seconded to deny the petition. Under discussion, Mr. Boeckermann asked about handrail requirements in commercial buildings and Mr. Richards explained that additional handrails would be required in stairways exceeding 5 ft in width in the common areas of multi-family dwellings. Motion passed unanimously by roll call vote.

New Business

NB-1 Review of the 2021 IECC Residential Provisions

Ms. Ohler presented an overview of the changes to 2021 IECC. Mr. Johnson stated that changes coming in the 2024 IECC made improvements and fixes and that the Committee should wait and consider

adoption the 2024 IECC instead when its available. Mr. Johnson moved and Ms. Bott seconded to table energy discussions until the 2024 IECC is available for review. Motion passed unanimously.

Mr. Jensen asked about the status of the energy code adoption and Mr. Philips explained that the action of the Committee was to wait for publication of 2024 IECC to review for possible adoption. Mr. Jensen stated that he can be a resource for the Committee.

Reports from Chairperson

No report.

Reports from Executive Secretary

No report.

Public Comments

No public comments.

Comments from Committee Members

The Committee welcomed Mayor Kirk. Mr. Johnson stated that the Committee may need to look into issues of lithium ion battery storage. Ms. Hanshaw stated that the State Fire Marshal recently did a webinar on lithium ion battery storage and she would send the video of the webinar to the Committee.

Future Meeting Schedule

October 18

December 20

*More as needed

Motion to Adjourn

Mr. Johnson moved and Mr. Kaufholz 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

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

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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.)

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:

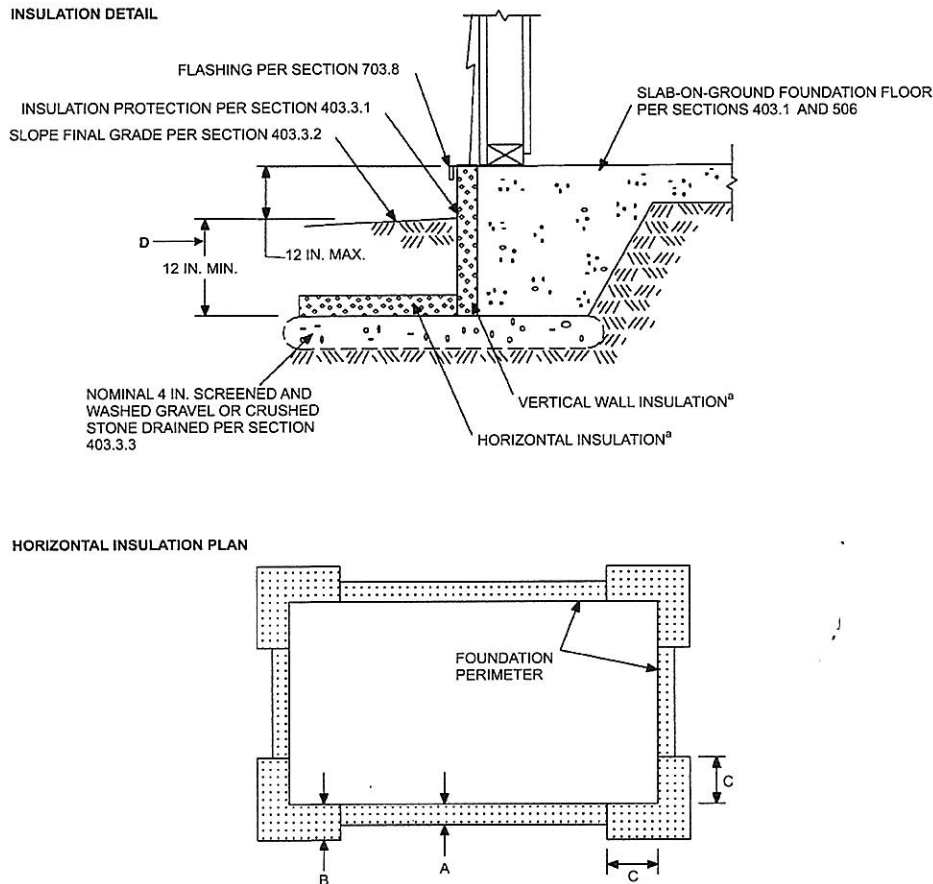
1. Walls are subject to hydrostatic pressure from ground water.

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