

February 2019 Newsletter



Dear Stakeholders:

The Board of Building Standards (BBS) is pleased to distribute this monthly publication to provide you timely and relevant information such as building code topics, continuing education events, proposed rules, rule effective dates and

upcoming meetings. The board will also continue to notify you of updates when issues arise.

Sincerely,

Regina Hanshaw

Executive Secretary

Ohio Board of Building Standards

Welcome New Board Members

Welcome new board members Julie Cromwell, structural engineer from Milford, Ohio and Greg Barney, industrialized units representative from Tipp City, Ohio.

Building Department Award

Last year, the board announced it was seeking nominations for the 2018 David A. Smith, Jr. Award for Building Department Excellence. The board created this award to recognize the work of certified building departments exemplifying the board's vision: *To be a national leader in promoting a safer built environment for Ohio's citizens through knowledge, training, service, and technology.*



The board received 15 nominations for the following communities: City of Aurora, City of Bexley, City of Columbus, City of Fairborn, City of Medina, City of Sandusky, City of Vermilion, City of Wooster, City of Worthington, Delaware County, Hamilton County, Medina County, Miami County, Montgomery County, and Washington County.

Based on review of the nominations, calling contractors and designers who work in these communities, and conducting 'secret shopper' calls to the departments, the board selected the **City of Medina as the 2018 recipient**. The award will be presented to City of Medina Building Official Dan Gladish at the Ohio Building Officials Association annual conference on March 4.

The board also is giving special recognition to **Miami County Community Development staff** at its March 8 meeting for a community service project where they used their expertise to rewire the home of an elderly person on a limited income.

Residential Code of Ohio

At its meeting on Dec. 14, the board adopted the update to the Residential Code of Ohio (R.C.O.) based on the 2018 International Residential Code **effective July 1, 2019**. The new code [can be viewed here](#).



Publishers are preparing the new code for purchase and the books are expected to be available by the code effective date. Questions regarding the code book availability should be directed to the publishers, International Code Council or Thomson Reuters.

Between March and June 2019, the board will offer training at multiple locations around the state on the new R.C.O. and the 2018 International Energy Conservation Code, which is adopted by reference in the new R.C.O. The training will be free, open to the public and will be approved for certified residential building department personnel continuing education credit. Dates, locations and registration information will be announced soon.

Certification Rules Amendments Effective April 1, 2019

Also, at its meeting on Dec. 14, the board adopted amendments to the rules regulating certified building department personnel effective April 1, 2019. The rule amendments [can be reviewed here](#).

Highlights include:

- **Application fee changes:** Instead of a \$30 fee for an application as an interim and \$30 fee for application to full certification, all applicants for a new certification (trainee or interim) will pay one \$50 fee at the time of first application. There is no fee to go from interim or trainee to full. Renewal fees remain at \$30 for each certification renewed.
- **Continuing Education changes:**
 - All new interim certification holders are required to complete the Ohio Building Code Academy or Code Administration and Skills Training to qualify for full certification.
 - Certified building departments may devise an alternative to the traditional trainee program designed to an applicant's experience and qualifications subject to review and approval by the board.
 - Beginning with renewals submitted on or after Jan. 1, 2020, all certification holders are will be required to take three hours of code administration instruction, three hours of existing buildings instruction, and one hour in ethics every renewal period.



Construction Site Fire Safety Course - April 25

The National Association of State Fire Marshals is offering a free construction site fire safety course at the Ohio Fire Academy on April 25 from 9 a.m. to 4 p.m. titled “Bridging the Gap: Construction Site Fire Safety.”

This unique training program considers a wide spectrum of prevention strategies that can be implemented across all construction site stakeholders to prevent catastrophic fires in buildings under construction. These fires are increasing in frequency and severity – resulting in substantial losses of life and property.

“Construction Site Fire Safety” offers a detailed analysis of the issue, providing local jurisdictions with the knowledge and resources to address the problem on a local level.

This course is open to members of the fire service, as well as building code inspectors, fire code inspectors, construction site managers and safety personnel. To register [Click here.](#)

The course is approved for six hours of continuing education credit for all BBS certification.

For more information, contact Jay Clevenger with the Ohio Fire Academy at 614-752-7208 or James.Clevenger@com.state.oh.us.



Code Topic of the Month - Sleeping Rooms vs. Bedrooms

Topics covered in this section are based on recent code questions emailed to board staff and our response. They are intended to provide guidance only to code users and should be not considered formal interpretations of the board. Code questions can be emailed to BBS@com.state.oh.us.

Board staff is often asked about code provisions for a “bedroom.” While other agencies or organizations may refer to or define bedroom in their rules or policies, Ohio’s building codes do not define “bedroom” and the term is used sparingly. Rather, the building codes use the terms “sleeping,”



“sleeping room” or “sleeping area.” The terminology comes directly from definitions of “sleeping unit” in the Ohio Building Code (O.B.C.) and “dwelling unit” in both the O.B.C. and the Residential Code of Ohio for 1-, 2- or 3-Family Dwellings (R.C.O.).

The definition of a “dwelling unit” includes “...permanent provisions for living, **sleeping**, eating, cooking and sanitation.” Similar, but in contrast to “dwelling unit,” is “sleeping unit.” This term is used to differentiate types of residential occupancies in the O.B.C. such as hotels, dormitories, congregate living and transient lodging. A “sleeping unit” provides provision for sleeping and may include “...either sanitation or kitchen facilities but not both.” A room or area used for sleeping in a “dwelling unit” is a sleeping room or area not a “sleeping unit.”

The activity of sleeping triggers requirements in the building codes including, but not limited to: smoke alarms, carbon monoxide detection, egress windows, and access to the garage (prohibited). Sleeping rooms are considered “habitable spaces” (a defined term) that also triggers requirements such as minimum area, minimum dimensions (horizontal and vertical), light, heat and ventilation.

The O.B.C., the Ohio Mechanical Code (O.M.C.) and the R.C.O. have a total of five instances where the term “bedroom” is used. Again, in these instances the term is used to trigger more specific requirements and is interchangeable with the term “sleeping room” or “sleeping unit.” The O.B.C., the International Fuel Gas Code (IFGC) and the R.C.O. requirements restrict the use of fuel-fired appliances in bedrooms while the O.M.C. sets minimum ventilation rates based on the number of bedrooms.

Other agencies or organizations may use or define the term “bedroom” or otherwise require them to have specific features, like a closet, a bed, a window or a ceiling mounted light in order for the room to be considered a bedroom. The building code requirements are intended to respond to the risks an occupant is likely to face when using the space as designed or intended. In the case of a “sleeping room” or “sleeping area,” building code requirements are intended to mitigate the risks associated with sleeping regardless of whether the space has other features.

Upcoming Meetings

Due to renovations of the board meeting rooms at our Tussing Road facility through May 2019, please note alternative locations for upcoming meetings:

Feb. 27 - 9 a.m.

RCAC Meeting

BBS Library

6606 Tussing Road, Reynoldsburg

- March 7 - 10 a.m.** **BBS Certification & Education Committees**
BBS Library
6606 Tussing Road, Reynoldsburg
- March 7 - 1 p.m.** **BBS Code Committee**
BBS Library
6606 Tussing Road, Reynoldsburg
- March 8 - 10 a.m.** **BBS Conference Meeting & Public Hearing**
BWC Center for Occupational Safety and Health
Room B
13430 Yarmouth Dr, Pickerington

Ohio Board of Building Standards

- **Gerry Holland**, Fire Service, Chair
- **Don McIlroy**, Mayor
- **Tim Galvin**, General Contractor, Vice Chair
- **Greg Barney**, Industrialized Units
- **Chris Miller**, Renewable Energy
- **Dave Collins**, Architect
- **John Pavlis**, Homebuilder
- **Joe Denk**, Mechanical Engineer
- **Jeff Samuelson**, Architect
- **John Johnson**, Construction Materials
- **Julie Cromwell**, Structural Engineer
- **Don Leach**, Attorney
- **Carl Schultz**, Energy Conservation
- **Bailey Stanbery**, Homebuilder
- **Terry McCafferty**, Public Member

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