BBS MEMO

Ohio Board of Building Standards February 23, 2011 6606 Tussing Road, P.O. Box 4009, Reynoldsburg, Ohio 43068-9009

CHANGES IN OHIO'S CODES

NEW VERSIONS OF THE COMMERCIAL OHIO BUILDING, MECHANICAL & PLUMBING CODES

At the Board's January 21, 2011 meeting, action was taken to file the new versions of the OBC, OMC and OPC incorporating the 2009 editions of the International Code Council's building, mechanical and plumbing codes. We are projecting a tentative September 1, 2011 effective date.

While the publication dates are not yet available, we are anticipating that the typical code update sequence of events will occur. One improvement will be that we are preparing an RFP (request for proposals) for bids to execute the code update continuing education sessions, and, this time, we have planned that the update sessions will be offered as a web-based on-line package. This method is being developed in response to those of you who have indicated that the travel expense and time lost in getting to off-location seminar sites be considered.

If you haven't already reviewed the 2009 ICC codes or the Board's proposed rules when they were offered initially, you can find them by accessing the Board's website:
http://www.com.ohio.gov/dico/BBS.aspx
Look down the page until you locate the following:
Code Information: Non-Residential Building Codes - Public Hearing Draft — Reconsideration of Amendments Group LXXXIII, Jan. 21, 2011

There are five files:
1.) The notice and table of contents;
2.) proposed new building code;
3.) proposed new mechanical code;
4.) proposed new plumbing code; and,
5.) the code scoring report.

Clicking on any of the files will provide a PDF version of the content for you to view or download.

ACCESSIBILITY PROVISIONS CHANGING MARCH 15, 2011.

The long awaited update to ADAAG and other federal accessibility rules has finally occurred. We are revising our accessibility provisions to be consistent with the ADA. As has been the case since Ohio first adopted accessibility requirements (1993) to coordinate with the Fair Housing Amendments Act and the Americans with Disabilities Act, Ohio building departments **have no responsibility** to enforce any part of the federal laws but, our rules in the OBC will continue to be equivalent and are to be enforced by the building departments.

What's changing?
When the new ADAAG is posted on the US Department of Justice's website (see OBC Section 3501.3), Ohio's reference standard for the specification elements of accessibility will change. This change introduces additional exceptions, revised dimensions and extensive advisory content. However, these changes are not immediately mandatory. To minimize misunderstandings and to allow time for those affected by the changes to learn correct application, the federal rules allow designs to meet either the old requirements or the new during a one year period, Ohio's rules will do the same. Starting on March 15th, 2011 and continuing until March 15th, 2012, an application for approval can conform to the old (existing today) accessibility provisions (in OBC Chapters 11 and 34 and the July, 1994 ADAAG) or the new provisions indicated in the downloadable document available on the US Department of Justice's website.

Applications for approval should indicate which accessibility provisions the designer or owner intends to be applied to the submitted construction documents. The option of either compliance method will continue until March 15th, 2012. After March 15th, 2012, Chapters 11 & 34 will be revised to coordinate with the new ADAAG and the old access provisions will not apply.

The Board is planning seminars to be offered in Ohio to help code users understand the changed accessibility provisions.