

5122-30-11 Inspections.

(A) Residential facilities shall obtain the following approved inspections:

(1) Inspections required annually

(a) Fire inspection by a certified fire authority, the state fire marshal, or a township, municipal, or other legally constituted fire department approved by the chief of the division of state fire marshal of the Ohio department of commerce. The inspection shall be submitted within ninety calendar days of application.

(b) Water supply and sewage disposal system inspection by the local health department for facilities in which these systems are not connected with public services.

(2) Other required inspections

(a) Current food service license, if required by local law.

(b) For initial licensure of facilities with five or fewer household members, an inspection of electrical wiring by a licensed electrical inspector certified pursuant to Chapter 3783. of the Revised Code. Such inspections shall be obtained thereafter if alterations or additions to the electrical wiring are made.

(c) For initial licensure, inspection of the facility heating/cooling system by a licensed heating contractor. Such inspections shall be obtained thereafter if alterations or additions to the heating/cooling system are made.

(d) Initial licensure of facilities with six or more household members shall obtain building inspection by a certified building inspector or a copy of a certificate of use and occupancy, issued in accordance with rule [4101:2-1-27](#) of the Administrative Code and rules adopted by the board of building standards. The certificate shall certify compliance with the Ohio basic building code OBBC, Chapters 3781. and 3791. of the Revised Code, and with standards applicable to the "group R-2". The certificate is required for initial licensure, and repeated thereafter following alterations to, or modification of the facility. Alterations, additions, or changes in the way the building or structure is approved to be used subsequent to the initial approval shall require submission of plans to the local building authority and approval in accordance with the OBBC.

(B) Notwithstanding the provisions of paragraph (A) of this rule the department may require, at its discretion, that a facility obtain other inspections if there is reasonable concern about the condition of the facility.

(C) Where the residential facility to be licensed occupies only a portion of the building or structure, the entire building or structure shall be inspected except where there is a fire wall or other fire resistant separation between the part of the building to be licensed and the rest of the building. In this event, the existence of the fire wall or other fire resistant separation shall be verified in writing by the building inspector or fire inspector.

(D) The facility shall obtain any additional inspections, permits, or licenses as may be required by local authorities.

R.C. [119.032](#) review dates: 11/30/2011 and 11/30/2013

Promulgated Under: [119.03](#)

Statutory Authority: [5119.22](#)

Rule Amplifies: [5119.22](#)

Prior Effective Dates: 5-10-1979, 5-1-1981, 1-1-2000