Building Codes Discussion

OHIO MHAS RECOVERY HOUSING UNIVERSITY

2018
Zoning vs. Building Codes:

“The important distinction between zoning codes and building codes is that, while zoning codes and zoning permits are concerned with land use, building codes and building permits deal exclusively with the structure itself. For instance, you might have received a zoning permit for permission to build a car dealership, but you will still need a building permit that allows you to actually build it.”*

Zoning answers the “What”; Building Codes answers the “How”

* intuit quickbooks
Building Codes:

• Importance:
  • Building codes are in place to ensure the safety and wellbeing of tenants, residents and other individuals who occupy buildings and structures.*

* intuit quickbooks
Building Codes:

- **Purpose:**
  - Building codes comprise a set of rules that specify the minimal quality and safety requirements that developers must meet. Different sections of a building or structure are divided into numerous chapters or classifications to determine the level of risk they pose to occupants. These include:
    - The function of a building (e.g. a factory, museum, residential home, etc.)
    - The number of people or occupant load of the building or structure
    - The size and location of rooms, walls, floors, roof structures, stairs, hallways, plumbing and light fixtures within the building or structure *
Two building codes (OBC or RCO) govern the design and construction requirements for all buildings in the State of Ohio.

- Commercial buildings
- Residential buildings

1-, 2-, & 3-family dwelling buildings

- OBC
- RCO

With Permission of Yeong T. Jiang, P.E., CBO
Plans Examiners Supervisor
Bureau of Building Code Compliance
Quantity of Residents General Guidelines*

- 5 or Fewer = RCO – No Commercial Plans
- 6 – 16 = OBC – Determination of Residential “R” Class (R1; R2; R3; R4) Importance? – Each class could trigger somewhat different requirements
- > 16 = OBC – Possibly “Institutional” of “I” Class

* Projects may vary – please consult your architect and/or building official
Assign provisions to a building based on the risk factors associated with the building.

- Use occupancy purpose
- Building construction type
- Size & height of the building
- No. of occupants in the building
- Contents in the building
- Use group classification: A, B, E, F, H, I, M, R, S, & U (Chapter 3 OBC)
- How the building is constructed: 1A, 1B, 2A, 2B, 3A, 3B, 4, 5A, & 5B (Chapter 6 OBC)
- Number of stories, height and total floor area of a building (Chapter 5 OBC)
- How many people are occupying the building in the normal occupancy condition
- Type & quantity of materials and/or type of occupants in the building
## Possible types of building permit:

<table>
<thead>
<tr>
<th>Type of permit</th>
<th>Applicable code</th>
<th>General guidelines for code compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>New building construction</td>
<td>Chapters 3 – 33 OBC</td>
<td>▪ Comply with all new construction requirements when applicable</td>
</tr>
</tbody>
</table>
| Alteration to an existing building | Starts in 3404 OBC & to Chapters 3 – 33 OBC when referenced | ▪ Comply with new construction requirements to the extent of alteration  
 ▪ Alteration can not make it less safe |
| Addition to an existing building | Starts in 3403 OBC & to Chapters 3 – 33 OBC when referenced | ▪ Comply with new construction requirements to the extent of addition  
 ▪ Addition can not make it less safe |
| Change of occupancy            | Starts in 3408 OBC & to Chapters 2 – 33 OBC when referenced | ▪ “Change of occupancy” is defined as “change in purpose or level of activity within a building that involves a change in application of the requirements of the code.”  
 ▪ Comply with new construction requirements if proposed use is more hazardous than existing |
Section 102.2 OBC:

“Municipal corporations may make further and additional regulations, **not in conflict** with Chapter 3781 and 3791 of the Ohio Revised Code or with the rules of the Board of Building Standards. However, approval by the Board of Building Standards of any fixture, device, material, system, assembly, or product of a manufacturing process, or method or manner of construction or installation shall constitute approval for their use anywhere in Ohio.
Good resource for further questions:

1. Ohio Board of Building Standards website: [https://com.ohio.gov/dico/bbs/default.aspx](https://com.ohio.gov/dico/bbs/default.aspx)
2. Select “Resources” tab
3. Select “Care facility tools”
### RESIDENTIAL/INSTITUTIONAL OCCUPANCY QUESTIONNAIRE and CERTIFICATION

**November 20, 2017**

<table>
<thead>
<tr>
<th>CARE FACILITIES</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Are any occupants receiving care?</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>a. Are any occupants receiving “personal care services” as defined in the OBC?</td>
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<tr>
<td>b. Are any occupants receiving “custodial care” as defined in the OBC?</td>
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<tr>
<td>c. Are any occupants receiving “medical care” as defined in the OBC?</td>
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<tr>
<td>2. Are any occupants “incapable of self-preservation” as defined in the OBC at any time while in the building?</td>
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<tr>
<td>3. Do any occupants need limited verbal or physical assistance to evacuate in an emergency situation?</td>
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<tr>
<td>4. Is the building held out to the public for and intended to provide housing/ accommodation, care, and supervision?</td>
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<tr>
<td>5. Is care provided in a dwelling or dwelling unit which is the permanent residence of the care provider?</td>
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<tr>
<td>6. Is care provided in a dwelling unit?</td>
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<tr>
<td>7. Is care provided in a single-family dwelling?</td>
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<tr>
<td>8. Is care provided in a two- or three-family dwelling?</td>
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<tr>
<td>9. Is care provided in a building with more than three dwelling units?</td>
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<td>10. Is care provided in a mixed occupancy building?</td>
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<tr>
<td>11. Is care provided in a building intended to be used for sleeping purposes?</td>
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<tr>
<td>12. Is the care being provided by a relative or guardian?</td>
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<tr>
<td>13. Is the care being provided in the residence of the care recipient?</td>
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<tr>
<td>14. Is care being provided in a building with shared exits?</td>
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<tr>
<td>15. Is care provided on each floor?</td>
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<tr>
<td>16. Is an exit door that care is provided?</td>
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<tr>
<td>Are stairs required to be traversed when exiting from the room where care is provided?</td>
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</tr>
</tbody>
</table>
Ohio MHAS Recovery Housing University - 2018
## Compass Point Housing – Capital Projects:

<table>
<thead>
<tr>
<th>Address</th>
<th>Year</th>
<th>Qty</th>
<th>Use Group</th>
<th>Building Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>829 E. Walnut St.</td>
<td>2015</td>
<td>12</td>
<td>R4</td>
<td>STATE</td>
</tr>
<tr>
<td>223 Polk St.</td>
<td>2016</td>
<td>8</td>
<td>R3</td>
<td>STATE</td>
</tr>
<tr>
<td>1082 E. Walnut St.</td>
<td>2017</td>
<td>12</td>
<td>R1</td>
<td>STATE</td>
</tr>
<tr>
<td>223 Polk St. – Addition</td>
<td>2017</td>
<td>12</td>
<td>R1</td>
<td>STATE</td>
</tr>
<tr>
<td>221 N. Fifth St.</td>
<td>2018</td>
<td>16</td>
<td>R4</td>
<td>LOCAL</td>
</tr>
<tr>
<td>617 Fifth St.</td>
<td>2018</td>
<td>10</td>
<td>R1</td>
<td>LOCAL</td>
</tr>
</tbody>
</table>
Justification of Use Groups

• Impact Factors:
  • Evaluation of your project – How is it perceived
  • Quantity of residents
  • Office and staff reporting there – could be considered “mixed used group”
  • Example:
  We had a L3 Recovery House with COO of (8) that was considered Class – R3. We were able to remodel the house to add capacity to (12). Because of the quantity change, we were considered Class R1 which triggered upgrades to our fire suppression and accessibility requirements
Budget impact Factors:

- The following are typical Budget impact factors that to consider when planning your project:
  
  - Architect and permit fees
  - Fire Safety
    - Fire and smoke alarms
    - Fire Suppression Sprinkler Systems
    - Suppression Hoods
  - Accessibility
    - Ramps; Entries; Hallways; Bathrooms
    - Emergency lighting; H/C Parking; Signage
Building Code “Buddies”

These are the people you will rely on to make sure your project is completed correctly

• Architect – Your best ally to insure you project is classified correctly and designed to meet all applicable codes

• Building Authority / Plans Examiner – Find out who will be responsible to examine your project and issue Certificate of Occupancy. Ask for a meeting and explain what your project is about, who you will serve, etc.

• Contractor – Have scheduled, progress meetings with your contractor on the job site

• Building Inspectors – These fine folks are responsible to make sure plans are followed. They are really looking out for the owner’s best interest and they do have the final say.
Ohio MHAS Recovery Housing University - 2018

I HAVE NO IDEA HOW TO DO YOUR JOB

BUT MY GOVERNMENT CHECKLIST SAYS YOU DID IT WRONG

Building Inspectors
Keys to a successful project

- Plan Ahead – use the resources available through the Commerce Department and Ohio MHAS
- Communicate - know how to share your project vision with architects and building officials
- Own your project – Take time to listen and learn from your project “Buddies”; take detailed notes when meeting with architects, officials and contractors.

Remember – No one will (or should) care more for your project than YOU!