

NEWS OHIO

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Ohio Codes/2002

The Ohio Board of Building Standards (OBBS) is presently preparing a draft of new rules for a public hearing to be held on May 11, 2001. With modifications developed by OBBS, the proposed rules will update the current *Ohio Plumbing and Mechanical Codes* respectively to the 2000 editions of the *International Plumbing Code* and the 2000 *International Mechanical Code*. Also, and most importantly, the Board is proposing to adopt, with modifications, the 2000 *International Building Code* as the basis for the *Ohio Building Code*. Subsequent to the public hearing and final action by the Board it is anticipating that the new rules will become effective in January 2002.

The International Codes are developed with the full participation of the Building Officials and Code Administrators, Inc., (BOCA) through the International Code Council (ICC). BOCA, along with the International Conference of Building Officials (ICBO) and the Southern Building Code Congress International (SBCCI). This single family of ICC Codes form a comprehensive and compatible regulatory system for the built-environment through consistent performance-based regulations.

In support of the ICC codes, BOCA will continue in its mission to assist the construction community in the pursuit of public health, safety and welfare through service to its members. Accordingly, BOCA will support training, professional development, plan review, code interpretation, publication and other activities of the *ICC International Codes* just as with the *BOCA National Codes*. Designers, contractors, code officials, and others in the construction community may expect that BOCA will support the Ohio Codes based upon the *ICC International Codes* just as they were when based upon the *BOCA National Codes*.

Anyone who wishes additional information about BOCA membership or services may contact **Bruce Larcomb** at the BOCA Mideast Regional Office in Westerville, Ohio, at (614) 890-1064 or e-mail at blarcomb@bocai.org.

The Code Official Institute

BOCA International will present the Code Official Institute on February 13-16, 2001, in St. Louis, Missouri.

This four-day institute provides an opportunity for aspiring or new code officials to acquire and/or enhance their skills in subjects required for effective and efficient public service. The institute focuses on four critical skills: Personnel Management, Legal Aspects of Code Administration, Finance, and Communication.

The growing trend toward professionalizing code enforcement through continuing education and certification of code officials mandates that code officials remain current about communication, personnel, financial management and legal issues. This institute is for anyone wishing to gain knowledge, improve management and legal skills in order to advance their career. For more information or to register, call (800) 214-4321, ext. 329.

What's It Worth?

This is a time of the year when people might be looking over their company's financial statements and making plans for the coming year. One of the items to be considered are their costs for dues in professional organizations. So, respective to membership in BOCA, what's it worth?

The answer to that question is that membership in BOCA is one of the very best values around. Aside from substantial discounts on codes and other publications and professional development activities, just consider what free and prompt code interpretations from BOCA's professional staff are worth? How many dollars is it worth to get quick and authoritative answers about an interpretation question on any of the International Codes or BOCA Codes? Think of the costs for researching the code and, more importantly, the costs associated with incorrectly interpreting the code. What does it cost to make such errors? They could be enormous. In fact, just one call a year is probably worth more than what a membership in BOCA costs.

But there's more! Membership in BOCA International assists its members to become more productive in their careers and excellence in their professions through its free publications like the "*Code Official*" magazine, the "*BOCA Bulletin*" and code change documents. These documents help keep BOCA's members apprised of the latest development in code requirements and other issues related to the code enforcement and building industry professions.

Individuals, such as practicing architects and engineers or contractors and industry trades-persons, can join for \$150 per year. Annual dues for companies operating on a local and/or regional scale cost \$200.

Value for the bucks? You bet! For more information about membership in BOCA, contact the BOCA Midwest Regional Office today at (614) 890-1064 or fax (614) 890-9712.

Ohio Code Updates

At its meeting on December 15, 2000, the Ohio Board of Building Standards adopted amendments to OAC rules 4101:2-66-08 and 4101:4-3-15 as proposed in Amendments Group LVII. In the interest of maintaining the lowest cost for its publications to its subscribers and because these new rules are very limited in their scope and content, BOCA is not going to publish these new rules as an update to the Ohio Codes until they can be economically combined with subsequent rules changes. The new rules, effective January 1, 2001, are as follows:

4101:2-66-08 Section 1108.0: "Secondary (Emergency) Roof Drains."

Change subsection to read as follows:

1108.3 Sizing of Secondary Drains. Secondary (emergency) roof drain systems shall be sized in accordance with Section 1107 based on the rainfall rate for which the primary system is sized in Tables 1107.2, 1107.3 and 1107.6. The minimum cross-sectional area of an overflow scupper shall be three times the cross-sectional area of the primary roof drain and the scupper shall have a minimum opening dimension of four inches (102 mm). The flow through the primary system shall not be considered when sizing the secondary roof drain system.

4101:4-3-15 Inspection of boilers and inspection reports.

Add exception to paragraph A:

(A) Pursuant to section 4104.11 of the Revised Code, "All power boilers and high pressure, high temperature water boilers and their appurtenances shall be thoroughly inspected internally and externally and under operating conditions at intervals of not more than one year, unless approved for biennial inspection under section 4104.13 of the Revised Code, and shall not be operated at pressures in excess of the safe working pressure stated in the certificate of operation mentioned in sections 4104.12, 4104.13, and 4104.15 of the Revised Code."

Exception: Antique portable boilers or unfired pressure vessels not required to be inspected at the time of original manufacture pursuant to paragraph (B) of section 4104.04 of the Revised Code because they were designed and intended to be located on farms and used solely for agricultural purposes but which, as a result of advances in

agricultural technology, are functionally obsolete and useful only for demonstrative purposes.

INSPECT IT!

A new series of checklists called "INSPECT IT!" were recently introduced by BOCA. Presently available are the *Framing Inspection Checklist*, *Plumbing Inspection Checklist* and *Final Building Inspection Checklist*.

The INSPECT IT! series makes inspections easier and aids in organizing the paperwork after each inspection. Items are in categories (i.e., general framing, interior walls, etc.) and have a numeric system similar to the one used in the codes. The new form provides inspectors a comprehensive checklist to assist them in making sure all items are covered. Each INSPECT IT! checklist also has a comment section for notes on the individual items of inspection.

The INSPECT IT! checklists are sold in units of three tablets of 100 checklists. Price per set of 300 for members is \$20 and the list price is \$27. For credit card orders, call (800) 214-4321, ext. 371. BOCA members can fax orders to (800) 214-7167.

Codes On-Line

BOCA International and Compu.tecture have entered into a partnership that provides Internet access to codes and standards. In part, the agreement makes Compu.tecture the official provider of *BOCA National Codes* on-line. As such, members now have instant access to codes and a wealth of building technology resources, directories and accessibility guidelines on-line, 24 hours a day, seven days a week. Under the agreement, BOCA members save 20 percent on Compu.tecture's subscription rates.

The Compu.tecture web site -- www.madcad.com -- has a cross-referenced database that is easy to use, and cross reference chapters, sections, subsections, tables and figures with links. Looking up information is as easy as selecting a book link that leads to one of four search engines: Table of Contents, Keyword Index, Topics and General Keyword Search.

The Compu.tecture web sites includes International, BOCA, Uniform, Southern, CABO, NFPA and Virginia Codes. Users can opt to pay for a weekly, monthly or annual use subscription. For more information, visit Compu.tecture at www.madcad.com.

The agreement with Compu.tecture is the second on-line partnership BOCA has developed this year to better serve its members. BOCA entered into a partnership with the American Society of Association Executives and License Online that allows BOCA members to purchase computer software at discounted prices. The partnership allows BOCA members to purchase single or multiple software licenses at discount prices for personal or business use.

Plan Review Institute

Register now to attend BOCA's Plan Review Institute. The institute consists of three, two-day seminars where one can learn how to consistently and accurately perform plan reviews using the *2000 International Building and Residential Codes*. The seminars are available individually; however, if one attends all three seminars in the institute, they will qualify for a special International Plan Review Institute certificate of completion. Individually, the seminars are \$199 for BOCA members and \$249 for nonmembers. For those who register for all three at the same time, the package price is \$499 for BOCA members and \$599 for nonmembers.

Performing Nonstructural Plan Reviews, 2000
February 7-8 — Lansing, MI March 7-8 — Matteson, IL

Performing Structural Plan Reviews, 2000
April 4-5 — Lansing, MI May 8-9 — Matteson, IL

Performing *2000 International Residential Code* Plan Reviews
June 6-7 — Flint, MI May 30-31 - Schaumburg, IL

To register or for C.E.U. information, call (800) 214-4321, ext. 329.

Stop and See Us

Members and nonmembers are always welcome to visit BOCA's regional office located in Westerville, Ohio. We maintain an inventory of all of the Ohio Codes, Publications and ICC Codes for purchase along with many other documents. Available also is a complete library of BOCA's codes and other documents, including training materials which can be evaluated prior to ordering. Persons needing technical assistance can schedule an appointment with our staff for consultation on specific projects. Such consultations are charged on an hourly basis and enable designers and/or owners to review, with our technical staff, project designs and design alterations for code compliance in the schematic or design development phase.

For all of your code needs, please feel welcome to visit our facility located at 1245 Sunbury Road in Westerville, Ohio. We would be very pleased to serve you. Our hours are 8:30 a.m. to 5:00 p.m. Monday through Friday. We can be contacted by telephone at (614) 890-1064 or by fax at (614) 890-9712.

Energy Source 2000

A new CD is now available from BOCA that provides energy professionals with the most recent energy conservation codes and the U. S. Department of Energy's code compliance manuals and software.

The Energy Source 2000 CD includes the complete text of the 2000 and 1998 *International Energy Conservation*

Codes. These codes include energy efficiency provisions for residential and commercial buildings, and building envelope requirements for thermal performance and air leakage. The CD also contains *MECheck™* and *COMcheck-EZ™*, the U. S. Department of Energy's code compliance manuals and software.

The CD is available from BOCA International for only \$38 (\$76 value) member price; \$51 (\$102 value) list price and includes free and prompt shipping. For more information, or to order your CD, telephone Customer Service at (800) 214-4321, ext. 371, or visit the BOCA web site at www.bocai.org. BOCA members may also order by fax at (800) 214-7167.

New Emergency Manager's Web Site

The Federal Emergency Management Agency (FEMA) has recently unveiled a new, improved web site – www.fema.gov – with a redesigned homepage that enables visitors easy navigation of its more than 30,000 pages. Along with disaster, general and *Project Impact* news' links, the site has three new links entitled: *Doing Business with FEMA*, *Disaster Information* and *FEMA by Department*. Other homepage links include *FEMA for Kids*, *Project Impact*, *National Flood Insurance* and the *U. S. Fire Administration*.

Last but not least, a new portal to provide emergency managers with quick access to important information has been added. The site – www.fema.gov/emanagers/ – provides links to *Current News*, *National Situation Update*, *Training*, *Useful Information*, and includes a list of state emergency management agencies with *Related Sites*.

Code Interpretations

Interpretation of the *BOCA National Codes* and *ICC International Codes* is a free service to BOCA members and is intended to represent the official position of BOCA International on the meaning and intent of issues not directly addressed by code text and which, therefore, are interpretative in nature. The interpretation service is advisory, with the final responsibility being with the appropriate code official. The interpretations that appear herein have been approved by the BOCA Code Interpretations Committee. Two people from Ohio are currently serving on the ICC Interpretations Committees: **Ray Sebastian** and **Amy Sackman-Odum**.

6/P502/98 *ICC International Plumbing Code/1997*

Question: A private garage attached to a dwelling unit contains a 4" high platform installed over a small portion of the garage floor. The required water heater for the residence will be located upon the platform. Does Section 502.2 of the *ICC International Plumbing Code/1997* and Section 304.2 of the *ICC International Mechanical Code/1998* require the 18" installation height for the ignition source be measured from the top of the platform?

Answer: No. A private garage not only contains vehicles with fuel tanks but is also commonly used as a storage area for containers of gasoline and other hazardous household items such as paint, thinners and solvents. These flammable and combustible liquids produce vapors which are more dense than air. As these vapors collect on the garage floor, they represent a serious fire hazard due to the presence of the ignition source of fuel-burning water heaters, mechanical equipment and appliances.

To substantially reduce the risk of explosion and fire, Section 502.2 of the *ICC International Plumbing Code* and Section 304.2 of the *ICC International Mechanical Code* require that fuel-burning water heaters, mechanical equipment and appliances be elevated such that their ignition source is not less than 18" above the garage floor. In this case, the 18" installation height can be measured from the main garage floor where the flammable vapors will accumulate (see Figure 304.2 of the Commentary for the *ICC International Mechanical Code/1996*.) Note this assumes the raised platform is limited in size such that it will not be used itself for the storage of flammable and combustible liquids.

Upcoming BOCA Seminars

The following is a listing of seminars that BOCA will be conducting in the coming months. If you or your chapter would like to organize a seminar or if you would like additional information, contact BOCA Professional Development Services at BOCA International, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, phone (800) 214-4321, ext. 329.

DATES	SEMINAR TITLE	LOCATION	OHIO CREDITS
1/30/01	Overview of the 2000 International Mechanical Code	Pittsburgh, PA	5 hours; BO, PE, BI, MI
2/6/01	Overview of the 2000 International Building Code	Lansing, MI	5 hours; BO, PE, BI
4/3/01	Increasing the Credibility of the Code Official	Columbus, OH	3 hours; BO
4/4-5/01	Performing Structural Plans Reviews 2000	Columbus, OH	Pending

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