

- Save the Places that Matter
- Build Community
- Live Better



Building Code Officials Are Part of Your Revitalization Team

The Development Department in the City of Wooster

Economic Development
Public Land and Public Works

Engineering Division
*Public Land and Public Works
Sub Divisions*

Planning and Zoning Division
Comprehensive Plan/Zoning Code

Building Standards Division
Safety and Sanitary Codes

Revitalization Team



Chamber of Commerce, Main St.
Wooster, Wayne County Economic
Development Council, HBA



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Construction Team

3

- Owners,
- Architects, Engineers
- Contractors
- Chief Building Official and Building Department.



It may require a change of view for the rest of the team – Why?
Sometimes seen as bureaucracy standing in the way of progress adding delays/costs

1. Codes have value
2. Inspectors role is valuable
3. Valuable public service



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THE BUILDING CODE AND THE LOCAL BUILDING OFFICIAL

All Building Codes are the jurisdiction of the State of Ohio

The State does **not require any building code regulation of residential** construction.
If you choose to regulate, then you must use the State's standards.

The State requires the building code regulation of **all commercial buildings**.

All Building Departments and Chief Building Officials **must be certified by the State** to enforce either the residential code or commercial code or both.

If you do not have a local building department, you may contract with a county building department if there is one. (most counties do not have a department).

If there is no local or county building department, then you must go to the State Building Department.

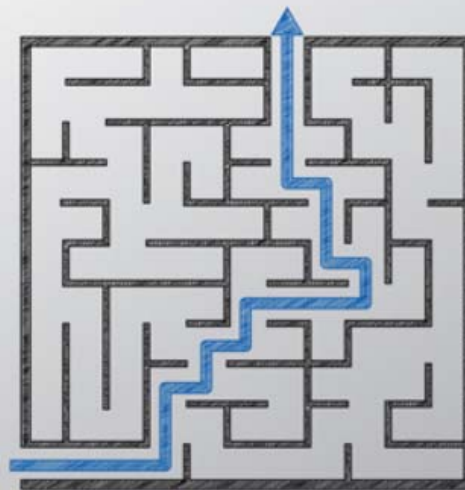


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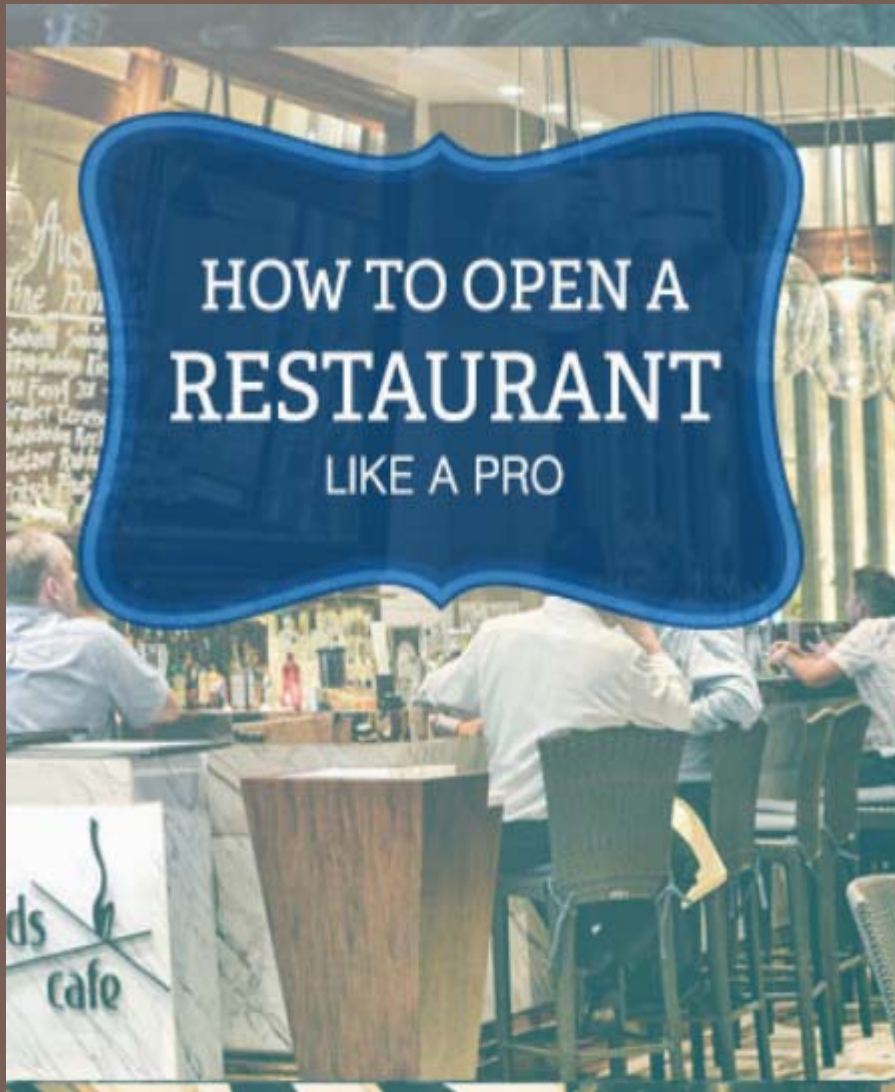
3 Types of Building Officials



solution



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WHY IMPORTANT

1. Historic downtowns define the character of the community. Continued renovation and re-use of downtown structures has significant real and positive impacts on the community.
2. Building Officials/Departments have significant impacts for renovation projects.
3. Understanding of the building code will assist in positive and productive dialogue between property owner/developer and Building Official and this will increase the probability of a successful project.

*“OBC 102.7 Existing Structures. The provisions of Chapter 34 **Shall** control the alteration, repair, addition, maintenance and change of occupancy of any existing structure.”*



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KEY CODE SECTIONS

OBC 3403 Additions

OBC 3404 Alterations

OBC 3405 Repairs

OBC 3406 Fire Escapes

OBC 3408 Change of Occupancy

OBC 3409 Historic Buildings

OBC 3411 Accessibility for Existing Buildings

OBC 3412 Compliance Alternatives



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WHAT IS AN EXISTING BUILDING?

DAISY brand plant to be built on the City's North end of town in an industrial area. A shovel of dirt has not been turned. Could this be an existing building?



*“2011 Ohio Building Code (OBC) 3402 Definitions
Existing Structure. A structure regulated by this code that was erected or one for
which plan approval has been issued.”*



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IS THIS AN ADDITION?

WHAT IS AN ADDITION?

3403 Additions

I have a boutique wine store or restaurant downtown and I want to put on an attached deck for dining. Is this an addition?

*“Definition: **Addition.** an extension or increase in floor area or height...”*

*“**Floor area.** The floor area within the inside perimeter of the exterior walls...the floor area of the building not provided with exterior walls shall be the usable area under the horizontal projection of the roof or floor above...”*

The deck has 5 ft. walls to obscure the view? A fabric roof system?

The deck is not on the parcel of land of the restaurant but on City property with an easement. Deck is located on the roof of the building.



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**WHAT IS THIS?
REPAIR?
MAINTENANCE?
ALTERATION?**



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WHAT IS A REPAIR? ALTERATION? MAINTENANCE?

OBC 102 Contains Scoping Requirements.

The code is not applicable to minor repairs/maintenance.

3404 Alteration

3405 Repair

I have a **damaged door**. I replace the damaged wood door with the exact same type and size of door. What is it? Alteration? Repair? Maintenance?

Need a permit?

What if the code now requires a fire door in that location?

Replace **windows** on a building. Same type window but replace old wood windows with vinyl or metal windows. What is it? Alteration? Repair?

Need to comply with energy efficiency requirements?



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ALTERATION

**ALTERATION AND CHANGE
OF OCCUPANCY**

WHAT IS AN ALTERATION? CHANGE OF OCCUPANCY?

3404 Alteration

3408 Change of Occupancy

We have two old buildings side by side. Both had a mercantile occupancy on the lower levels and one had 4 apartments on the second floor and the other had offices on the second floor. The buildings are not sprinkled. The owners are gutting the buildings and putting market rate lofts on the second floor and mercantile on the first floor.

Both building projects involve: *“Alteration. Any construction or renovation to an existing structure other than repair or addition.”*

They must comply with the code to the **extent of the alteration**. No sprinklers were there so no sprinklers are required. To the extent of the alteration.

However, one building also involves: *“Change of Occupancy. A change in the purpose or level of activity within a structure that results in a change in the application of the requirements of the code.”*

This building must be sprinkled while the other building does not.



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Change of Uses over Time







3409 HISTORIC BUILDINGS



3409 HISTORIC BUILDINGS

“3409.1 Historic buildings. The provisions of this code relating to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard.”

“Definitions: Historic Buildings. Buildings that are listed in or eligible for listing in the ‘National Register of Historic Places’, or designated as historic by certified local governments in accordance with the National Historic Preservation Act of 1966 as amended.”

- Structural condition
- Proposed occupancy
- Life safety and intent of code if not letter of code
- Accessibility – 3411.9 specific section



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3411 ACCESSIBILITY FOR EXISTING BUILDINGS

3411.4 Change of occupancy.

3411.4.1 Partial change of occupancy (portion of building)

3411.4.2 Complete change of occupancy (entire building)

3411.5 Additions.

3411.6 Alterations.

3411.7 Alterations affecting an area containing a primary function

**Accessible building entrance, accessible route to area of primary function
Doorway widths, Ramps, Signage, Parking**

Toilet facilities, Drinking fountains

3411.7.1 Disproportionate costs and alternative compliance (exceed 20%)

3411.8 Scoping for alterations.

3411.9 Historic buildings.



10.01.2015



10.01.2015

3412 COMPLIANCE ALTERNATIVES

Alternative to the rest of the code.

- Cannot mix and match, cannot appeal
- A rational basis for establishing the safety of the existing building – now contained in the ICC IEBC
- 19 critically important elements that must be evaluated and quantified
- Not every aspect of older buildings can be inspected – these 19 are used
- Designer employed to do the analysis and consult with the Chief Building Official

I'm just going to ask you a few questions so I can transfer you to the right department. They will ask you the exact same questions and be of no help.

