

# Wood County Building Inspection

## Contractor's Corner

Summer 2012

Vol. 10 No. 1

### Message From The Chief

#### **SUMMER IS HERE!**

Hope everyone enjoyed the mild winter/spring; it was like having only three seasons with March being one of the warmest months on record. It has helped the construction industry with very few delays due to bad weather. Summer is looking like it might be hot and dry.

Let's talk permit activity for this year. Total permit revenue to date for 2012 is \$432,984 compared to 2011 revenue of \$446,761. Commercial permits continue to generate the majority of revenue for our department with multi-family condos/apartments, industrial, storage, assisted living centers and schools. Residential activity has increased from last year with 65 single family home starts to date for 2012, compared to 55 last year. New single family housing is still suffering from the down turn in the economy since 2007, and not sure if we will see any changes in the near future. We are averaging 42 inspections per day with 5 full-time inspectors and 2 part-time inspectors, and in most cases we are still providing next day inspections.

#### **CODE NEWS:**

Starting November 1, of 2011, Ohio adopted the 2011 Ohio Building Codes for all non-residential buildings and their reference standards. The base documents for these codes are the 2009 International Codes. You can purchase the Ohio codes online at [www.iccsafe.org](http://www.iccsafe.org) or search internet browser for Ohio E-codes for the read only version offered through the Board of Building Standards. Ohio also adopted new accessibility standards ANCI A-117, 1-2009 as of March 15, 2012. The final draft document for the residential code is posted on the Ohio Board of Building Standards website at <http://www.com.ohio.gov/dico/BBS> for review, and with a possible adoption date of January 1, 2013. We will have numerous changes to discuss and hopefully we can provide some training before the state adopts. I will keep you posted of scheduled dates and hearings for adoption. The Ohio Home Builders Association is on board with this revised document. One notable change to mention: All basement areas of one, two, and three family homes with 2 x 10 joists framing or larger, and any type of engineered floor system will be required to be protected with half inch drywall. This will cause a few issues with access to gas valves, electrical junction boxes, water valves, gas fittings, etc. A residential sprinkler system would be an alternative to the drywall protection.

## **PROBLEMS IN THE FIELD:**

We are still having problems with approved building plans being on-site for scheduled inspections. It is a requirement by the Ohio Building Code and the Residential Code of Ohio for approved plans to be on the job site for all scheduled inspections. Inspectors are required to perform their inspection in compliance with these plans. If the plans are not made available, the inspection cannot be completed and a re-inspection fee will be assessed/secured before we will schedule additional inspections.

Another issue is unlicensed contractors doing work in Wood County. Ohio law requires all electrical, plumbing, heating, and refrigeration contractors to be state licensed to perform any type of work on non-residential buildings. Wood County has also adopted legislation through our department's administrative code to have this same requirement for all residential work too. Some non-licensed contractors are having property owners secure permits for them and they are completing this work in violation. Property owners can only secure permits if they are living at that address as a permanent resident and doing the work themselves. We have recently received complaints in regards to this matter, and we will be paying special attention to this issue when performing residential inspections.

Next item: The Department of Commerce has recently sent out a memo for code notifications in reference to the 2011 Ohio Plumbing Code. They have notified departments of code sections 604.2 and 606.2, which provides locations for check valves and integral shut off valves. These valves are required for fixtures supplied with hot/cold water for tubs, showers, sillcocks, waterclosets, lav sinks, laundry boxes, etc. The memo was primarily directed for **tubs, showers, and sillcocks** to have integral shut-off valves. There has been a lack of enforcement throughout the state and we will now be requiring shut-off valves for these locations.

Last item: electrical service wire size. The wire size is not calculated by the purveyor (referring to Toledo Edison, First Energy); it is sized by the NEC 2011. We have had SE size problems with multi-tenant commercial buildings with multiple services. For all new construction projects, the wire size needs to be provided on the electrical plans, and is calculated on the size of services provided for each tenant space.

## **NEW SERVICE COMING SOON!**

I am working on our online permitting web page. You will be able to apply and pay for your permits online through our web based permit software, and schedule inspections. My target date is September 1, 2012 to have this new feature up and running. Contractors will also be able to update their business information at anytime and renew their registration each year. Website address: [www.citizenserve.com](http://www.citizenserve.com).

As a reminder, our department operates solely on permit revenue generated from Wood, Hancock and Henry Counties. We are not funded through Wood County's general fund.

## **ENJOY THE SUMMER!**



**Website:** <http://wcbinspect.co.wood.oh.us>

**Email:** [buildinginspection@co.wood.oh.us](mailto:buildinginspection@co.wood.oh.us)

**Michael J. Rudey**  
Chief Building Official

*This office operates under the Wood County Board of Commissioners,*

*James F. Carter - Tim W. Brown - Joel M. Kuhlman*