

Contractor's Corner

Spring 2014

Number 22

Message From The Chief

SUMMER MAYBE!

I don't know about you, but the warm weather and sunshine feels great. This last winter was a rough one, having a serious impact on construction. Let's hope we don't have a winter similar to that one for a long time. So far this year, the department has had 4 positive months of permit revenue, and May is also looking good. Year-to-date permit revenue is \$335,395.00, compared to last year's revenue of \$253,076.00. Single family home starts to date 60 compared to last year 48.

Code News!

As of January 1, 2014 the 2013 Residential Code of Ohio requires all 1, 2, and 3 family dwellings to have a blower door and duct testing, depending on the energy package selected and the installation method of the duct work. The State of Ohio is moving forward with the adoption of the 2014 NEC, for Non-Residential structures only. The effective date is still to be determined, but probably January 1, 2015. So we will be using the 2011 NEC for all 1, 2, and 3 Family Dwellings and everything else will fall under the 2015 NEC. The 2013 Residential Code and the 2011 Ohio Building Code books can be purchased at www.iccsafe.org.

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. Since the weather has changed for the better, inspections have picked up and we may be scheduling inspections a few days out. We

are still determined to provide inspections within a 24 hour notice but it could be two or three days depending on the type of inspections.

What's Coming!

We have made a few changes to our permit fees. They are not fee increases, but additional fees for added services provided. A few examples are temporary occupancy approvals, fire-place permits, insulation inspections, single inspection for furnace replacements, service changes, and wind/solar devices. Starting June 2, 2014 all the inspectors will be going on summer hours, 7:30 am to 3:30pm. We will also have one of our clerical staff members receiving and routing phone calls to the inspectors. If you know which inspector is assigned to your inspection, you can visit our website for direct contact information of each inspector. www.wcbinspect.co.wood.oh.us. The front office hours will not change, 8:00 am to 4:00 pm. I am still in the process of refining our webpage for our permit software Citizenserve and hope to have it ready to post soon. Some changes coming, online permitting, schedule inspections, submit plans, and secure permits.

Our Department has secured an agreement with Fulton County and we will soon be starting code enforcement for all non-residential structures. This will be for all the unincorporated areas, and we are also working with Delta, Wauseon, and Archbold for code enforcement. As soon as the Ohio Board of Building Standards approves the paper work, it could be as soon as July 1, 2014. I will keep you informed as soon as the dates are secured.

Note: The Building Inspection Department is set up as an enterprise fund and we solely operate on revenue generated from permits in Wood, Hancock and Henry Counties.

Have a great summer.

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