

# Wood County Building Inspection

## Contractor's Corner

Winter 2014

Number 23

### Message From The Chief

#### **WINTER ALREADY!**

Time flies when you are busy and we have been busy at the building department this year. I hope this winter will be an average to mild one and construction progress will continue to move forward. Permit revenue has been very positive this year with a total of \$1,141,857.00 to date compared to last years numbers. We have also issued a record number of permits to date 4,243 and Single Family home-starts to date 200 compared to last year 175. Construction is moving forward and the economy is looking better. Who would've thought we would be paying \$2.38 a gallon for gas this year!

#### **Code News!**

The Ohio Board of Building Standards adopted the 2014 National Electrical Code, and the affected date is January 1, 2015. This code will be used for all electrical design and enforcement for non-residential structures. One, Two and Three Family Dwellings will still fall under the 2011 NEC. So the good news; no changes for residential but there are many changes for commercial structures. We are completing our review and training for the new electrical code this month and I will be highlighting a few of these changes in my next newsletter. The Ohio Board of Building Standards has all the current codes posted on their website in a PDF format for viewing and downloading. <http://www.com.ohio.gov/dico/bbs>. Code books can be purchased at [www.iccsafe.org](http://www.iccsafe.org)

#### **Problems in the Field!**

I mention this in every newsletter and it is still a problem; the approved building plans are required to be on the job site for all inspections to be completed. The inspectors are required to inspect per the approved set of construction documents according to Chapter 1 of the Ohio Building/Residential Codes. Re-inspection fees will be assessed if we cannot perform the inspection. Carbon Monoxide detectors are required for all new structures, alterations, additions, and replacements of fuel fired appliances for residential dwellings. If a gas furnace or gas water heater is being replaced, CO detectors are required and shall be installed in the vicinity of the equipment. For the residential plan approval process we require 2 complete sets of drawings with all the necessary information, beam spec, truss specs, energy package, system description form, etc.... This will help expedite the review process for us and you.

## **What's Coming!**

Contractor registration time again. Please see enclosed registration form and return before January 31, 2015. The registration fee is \$25.00 per trade if returned by the deadline, and after the deadline date it is \$50.00 per trade. Inspectors are back on winter working hours, 8:00 to 4:00 pm until next spring. Just as a reminder, their direct phone numbers are listed on our website. If the phones are ringing off the hook, call your inspector direct from 8 – 8:30 am to schedule a inspection time with your assigned inspector. [www.wcbinspect.co.wood.oh.us](http://www.wcbinspect.co.wood.oh.us). We are happy to announce a new member to our team, Stephanie Palmer. She has filled a part-time position as clerical specialist and will be assisting our current clerical team with the daily functions of the department. The Department is now providing Building Code Enforcement for non-residential structures in Fulton County. We are in the process of securing all the incorporated areas (Cities, Villages). Currently we have the Village of Archbold, Village of Swanton, and the City of Wauseon. Please contact our office to verify enforcement authority of other jurisdictions before submitting for plan approval or permits. Total square miles of code enforcement area for our department are 1860 miles with an estimated population of 320,000. This includes, Wood, Hancock, Henry and Fulton Counties.

*Stay Warm!*

***Please Note: Our Offices will be closed December 25, 26, 2014 and January 1, 2015.***

***General phone number: 419-354-9190***

***Fax number: 419-373-6786***

***Location: One Courthouse Square, Third floor  
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***This office operates under the Wood County Board of Commissioners,  
James F. Carter - Doris I Herringshaw - Joel M. Kuhlman***