

Wood County Building Inspection

Contractor's Corner

WINTER 2016

Number 26

Message From The Chief

WINTER IS HERE!

Be prepared for a cold winter. My recommendation is to go south, if you can, for 3 months. Hope everyone enjoyed the spring, summer, and fall this year. It was great weather for construction. We've had many commercial projects this year, with the City of Findlay and City of Perrysburg taking the lead in permit revenue. The residential housing market has also been positive for this year with single family homes exceeding last year's numbers. I am anticipating the new construction market for 2017 will be very positive for our area based on this year's activity.

CODE NEWS!

The Ohio Board of Building Standards is working on new codes for 2017 for all non-residential buildings. The new codes are based on the 2015 International Building, Plumbing, and Mechanical Codes along with the 2017 National Electrical Code. If they stay on schedule, possible adoption date will be September 1st, or at the latest November 1st of 2017. The 2013 Residential Code of Ohio will not change during this cycle. All plans submitted for review/approval on or after the adoption date will need to be in compliance with the new codes. Once we have a confirmed adoption date, the Board of Building Standards will be providing code updates for all certified building department staff. After I have a chance to review the changes, I will be providing a class for all contractors in the Wood County area. I will keep everyone posted on the adoption date and code update class.

The Ohio Board of Building Standards has all the current codes/changes posted on their website in a PDF format for viewing and downloading. <http://www.com.ohio.gov/dico/bbs>. And code books can be purchased at www.iccsafe.org.

PROBLEMS IN THE FIELD!

Flue venting for existing gas furnaces and water heater replacements. The problem starts with an existing furnace/water heater venting into a masonry flue/tile chimney. When the new furnace is installed as a 90% or better and the venting method can be a single or two pipe PVC systems, the water heater in most cases cannot be the only appliance to exhaust/vent in the masonry chimney. The Btu's size of the water heater will not be able to produce adequate flue gases to exhaust to the top of the chimney. What's the fix? The masonry chimney will need to have a properly sized flue liner installed per the manufacturer and vent size of the water heater.

If the property does not have a CO detector, one will be required for all fuel fired appliances and final inspection.

OFFICE HOURS!

All staff members are back to our normal hours, 8 am to 4 pm daily until daylight saving time starts next March. Please visit our website for additional contact information and plan submittal requirements. www.wcbinspect.co.wood.oh.us.

Please find attached the application for 2017 contractor registration. Return before the expiration date and it will only cost \$25 per trade license.

WHAT'S NEW FOR 2017:

I am currently working with our permit software provider to complete online plan submittals, permitting and inspection scheduling. Our goal for completion is sometime in January 2017. Only registered contractors will have a password to access the system portal for these features. Please provide a current email address on your contractor registration form. You will be notified via email when the software update is ready for use.

Sincerely,

Michael Rudey, CBO

ENJOY THE WINTER!

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**Michael J. Rudey
Chief Building Official**

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