

Wood County Building Inspection

Contractor's Corner

WINTER 2017

Number 27

Message From The Chief

WINTER IS HERE AGAIN!

Hope everyone enjoyed the spring, summer, and fall this year. It was great weather for construction, but winter is almost here so be prepared for the worst and hope for the best. We've had a variety of large commercial projects this year with the City of Findlay and City of Perrysburg taking the lead again in permit revenue activity. The residential housing market has also been positive this year with single family homes exceeding last year's numbers. I am anticipating the new construction market for 2018 will be very positive for our area based on this year's activity.

CODE NEWS!

The Ohio Board of Building Standards has adopted new codes for the State of Ohio as of November 1, 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. The 2013 Residential Code of Ohio used for all 1, 2 and 3 Family Dwellings will not change for now but it is possibly scheduled for November 1, 2018. All plans submitted for review/approval on or after the adoption date will need to be in compliance with the new codes. I will be providing a code update class for all contractors in the Wood County area sometime in late January 2018. I will be submitting my class to the OCILB Board for contractor CEU hours. 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>. Code books can also be purchased at www.iccsafe.org.

PROBLEMS IN THE FIELD!

Instead of problems in field, let's discuss a few problems we have with plan submittals at the office. Required Information per OBC 106.1; plan index, site plan, the correct code information, engineered truss/beam specifications, energy compliance path, special inspections, penetration details, site accessibility, and fire protection if applicable, just to name a few required items on plans. This year it seems like every project is rush, rush, rush, the result: plans are being submitted in pieces, with limited information, which results in a failed non-compliance plan

review. All building plans are required to be reviewed in the order received so if plans need to be resubmitted for a lack of code deficiencies/information, this will delay the review approval process pending the back log from my office. If additional plan review is required for your project, please provide 3 complete sets which will help expedite the process through my office. When submitting projects, fees must be paid at the time of submittal, drawings will not be accepted without payment.

OFFICE HOURS!

All staff members are back to our normal hours, 8 am to 4 pm daily until day light 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 2018 contractor registrations, the cost is \$25 per trade license to renew. This will be the last year we send out hard copies via USPS, next year will be email notification only, so you're correct information is critical.

WHATS NEW FOR 2018:

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 2018. 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. I was exploring new permit software providers earlier this year which delayed this process but I have decided to maintain our existing and move forward with implementation. I will keep you posted. Be safe this winter.

Sincerely,

Michael Rudey, CBO

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This office operates under the Wood County Board of Commissioners,

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