

Wood County Building Inspection

Contractor's Corner

Spring 2009

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Message From The Chief

It has been one year and almost 2 months since I was appointed as the Building Official for Wood County, and it only seems like a month has gone by. Time does fly when you enjoy your job or as you mature in age. I hope everyone is doing their best to survive and make it through this crazy economy. As we approach the half way point for this year, the residential market is still suffering on a regional/national scale. New single family starts are down from last year, with a total of 27 units for the first quarter of this year compared to 62 units same time last year. Our overall permit revenue is also down thirty-six percent and total permits issued are down forty-two percent from last year to date. When things are slow in the building industry that means things are slow for a building department. We have taken advantage of these slow times by reviewing office procedures, providing training for staff members, and working on ways to improve customer service. Customer service is a number one priority for Wood County, and we are always looking for feedback on areas that we can improve our service.

WHAT'S NEW FOR 2009

We have implemented new building permit software as of January 1, 2009. The software is web based, which means anyone from anywhere can access the software at any time of the day. Contractors can review their inspection results, permit reports can be reviewed on a daily basis, plan review status can be checked, and monthly department revenue is all available at the click of a button. Contractors/owners are also emailed their inspection results the following day if their email address is correct. If you are not receiving your inspection results, please contact our office to verify your email address. To access the website go to www.citizenserve.com, login as **woodview**, password **woodview123**, that will get you to the opening page. To locate information, use the quick find box at the top right-hand corner of the page, insert your job number, permit number or address, and your file/project should be displayed. Click on the permit number to move forward to research that job file. After you're in the file, use the tabs on the top bar to navigate through the program. If you need help using the software please contact our office and we will provide you with further assistance. As we progress with this software, consumers will be able to apply/pay for permits, schedule your inspections, and submit building plans for review. These items are planned for implementation this Fall of 2009. Speaking of paying for permits online, Wood County has completed all the necessary steps to implement financial transactions via credit cards. We should be up and running by July 1, 2009. No longer will you need to come into the office to pay for permits, applications can be retrieved via our website at <http://wcbinspect.co.wood.oh.us>, click on permits and print off the form. Fax your credit information in with your application and we can process the same day. Remember that fax lines are secure and they cannot be intercepted by an outside source. You may also call the office and provide the information over the phone. Our fax number is 419-373-6786 and our hours of operation are from 8:00 a.m. to 4:00 p.m. Monday through Friday excluding Holidays. I am requesting permit holders to schedule their inspections by 3:00 p.m. of that business day to secure an inspection the next day. We are also experimenting with electronic plan submittal. The program is capable of storing up to 10 gigs of information per file in a PDF format. This is work in progress, so if you have a small job and would like to give it a try, please contact our office.

WHAT'S NEW IN CODE NEWS?

We have made a few changes to our Wood County Administrative Code, effective January 16, 2009. The first major change was the contractor registration requirement. Contractors/owners performing commercial work in reference to electrical, plumbing, HVAC, and refrigeration are required to have a current State of Ohio License for that specific trade; this will also apply for residential contractors starting January 16, 2010. Property owners of a single family dwelling can still perform their own work as long as they are doing the work themselves. The second change was adopting standards for post frame construction. These standards are posted on our website for review. The third change was implementing the re-inspection fees. This will prevent unnecessary trips to the job site, when inspections are scheduled for the next day or a specific day; they need to be ready when the inspector arrives on the job site. Fees are as listed; first offense \$30, second offense \$60, and third offense is \$90. This is based on per job not per calendar year. One of our last changes was revising our fee schedule for commercial permits and requiring demolition permits for residential/commercial buildings. Please review these changes via our website.

As I mentioned in my last newsletter, the 2008 Electrical Code and the 2006 Energy Code became effective as of January 1, 2009 for Residential Construction. In reference to the 2008 NEC for Residential we are looking for arc-fault protection for all living areas, tamperproof receptacles, outlet boxes for lighting fixtures need to have a 50lb rating, exterior grounding bar at the meter socket location for phone, cable, alarm, etc., and exposed NM cable (romex) used in basement areas and storage buildings require physical protection. All exposed NM cable used in wall-stud cavities requires some form of physical protection, dry-wall, plywood, peg board, paneling, etc.. a type of material that is permanently secured to the framing members and rigid enough to provide that protection, this would also include the area above a service panel. The use of NM cable is prohibited in damp locations; an example would be an unconditioned crawl space.

On the Energy side, there are a few methods to select from for your project; the 2006 Res-Check, Energy Star, IECC Prescriptive/Performance packages, and Ohio prescriptive package. The Energy package selected is required to be submitted at the time of plan submittal. Starting June 1, 2009, a self adhesive label will be provided to all permit applicants for new 1, 2, and 3 family dwellings. This label is required to have the project's energy information listed and attached to the dwellings electrical service panel. The label will provide home buyers with the energy package method used for that specific dwelling. The label will need to be posted before the final building inspection and occupancy.

As a final note, the 2009 IBC and IRC codes are being reviewed by Ohio for adoption in 2010. I will keep you posted on the progress. Stay tuned for my next newsletter this summer reviewing problems we are experiencing in the field during inspections. As a reminder, approved building plans are required to be on the job site for inspections.

Have a Great Summer.

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This office operates under the Wood County Board of Commissioners,

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