

## Code Consistency Meeting – 03/17/2010

Approximately 31 people in attendance – Ken of Gahanna was the best dressed for St. Patrick's Day

### Topics Discussed:

**Canadian Standard of Tempered Glass for Doors & Windows** – Is Canadian standard equal to US standards?

General consensus – Must meet and be labeled US code for commercial. Canadian glass labeled tempered would be ok for residential.

**ES Report for Paint On or Spray On OBS Tuf & Dry Waterproofing Moisture Barrier** – Does this product breathe?

Manufacturer's rep says yes and would be willing to come and do a demo at a code consistency meeting.

General consensus – Have the rep come in once the group is provided an ES Report and more information on the product.

**Metal Beams used in Residential** – Rep would like to come and talk to the group.

General consensus – In May or June go on site to Gahanna for a demonstration.

**Elevator Requirements in Commercial Building** – Does a 2 story 6000 sq. ft. commercial building, B use group require an elevator?

General consensus – Was exempt in the past but now would require an elevator.

**Energy Compliance of Windows** – ORC provision says windows are to be labeled with a U-Value. Loophole used is labeling window in the field for what was on the original Compliance Certificate. Has anyone run into this problem in the field? Gahanna has run into this one time.

General consensus – Tell builders not to peel off window labels until the inspector has a chance to see at inspection. Are the inspectors checking the windows? Yes. Are you finding this a problem? No.

**Use of Building as Agriculture** – This topic was discussed and tossed around.

**Design Professional Withdraws Plans** – A Columbus design professional asked to be removed from a current job because the builder was not building the project to the design professional's specifications on the plans. The design professional does not agree with revisions that were submitted by a different design professional for the same project and feels the modifications were unsafe. Who owns the plans?

General consensus – Will be checking with the Board of Building Standards.

**Pole Barns** – Some discussion about some pole barns not using hurricane clips.

**Mold** - At a framing inspection of a house that sat vacant for a long time the inspector found mold. What should be done?

General consensus – Call the Board of Health to inspect and make a determination. Mold in a house can fall under code for unsafe conditions.

**Temporary Tents** - Discussion about permitting and inspecting. Inspections are important plus temporary electric can be a safety hazard.

**Upgrading Fire Alarms in an Old School** - The fire department wants the school to upgrade but the school says the old system still works.

General consensus - As long as the current fire alarm system works the building department cannot enforce that a new system be installed. If the fire department still wants a new system then the fire department will have to write up their own code violation.

**Other comment** – If you sprinkle a building not required to be sprinkled you will need to still follow the code.

Code Consistency Meeting – 04/21/2010

Approximately 10 people in attendance (Low Turnout)

Topics discussed

1. I asked how long the review time took for residential and commercial projects.

Answer: Average time for: Residential – 9 days Commercial – 15 days

2. Demolition permits should be signed by owner from the deed of record.
3. City of Powell's new expedited plan review for small commercial projects.

Some thought that plans should not be reviewed out of order.

Most felt that we all take small jobs out of order , for example if it is 4:30 and you don't want to start reviewing a bigger project.....

**Other topics discussed:**

- a. Egress window wells
- b. Bank repossession of houses
- c. Condemned houses
- d. Solar panels & windmills
- e. Fire connections
- f. Fire draft stops