

Code Consistency Meeting - 01/20/2010

Approximately 30 – 35 people in attendance

Topics discussed

1. Propane tanks inspections, who should inspect? The provider /purveyor of the propane tank should be responsible from the tank to the house. Inspector would inspect inside of house connections.
2. Change of Occupancy – Not all municipalities are requiring. Good idea to require since the use group could change and even when use group does not change the requirement could be different. Ex. General office, B use Group then changed to a doctor's office, still a B use Group but have different requirements.

Most in attendance agreed that any change of occupancy allowed an inspection. All agreed that the fire department should be involved in change of occupancy.

3. Replacement of AC units, furnace, hot water tank etc. – Applicant should provide a description of the scope of work. Are they replacing same for same or replacing an A type furnace for a B type furnace. Some municipalities send both a mechanical inspector and electrical inspector. For work that requires only minor electrical can the mechanical inspector perform the electrical inspection? Working with the Board of Building Standards for an answer.
4. Plan Review Fees - On plans that are submitted with options how do you charge?
5. Cold weather concrete protection was discussed.

Code Consistency Meeting – 02/17/2010

Approximately 18 – 20 people in attendance

Topics discussed

Laundry rooms – would the electrical outlet need to be GFCI protected? Only if the laundry room is in the basement or is within 5 feet of sink.

Permit Expiration : (Pass out page 15 of OBC)

- *Clock starts when applicant is notified that the plans and permit are ready to be picked up not the date the plans and permit are picked up by the applicant.
- *The approved plans expire not the permit.
- *Notify applicant when permit is about ready to expire.
- *Plans expire if no work has been done in last 6 months. It can be very hard to prove that no work has been done in the last 6 months. Ask for evidence that work has been done within the last 6 months.
- *Use your good judgment on expirations as long as all safety issues have been met.
- *If a permit expires and in the mean time the code changes the applicant will need to have new plans approved using the new codes.

- *Property Maintenance should take over for unfinished houses that the permit has expired.

- *Important that your department is tracking expired permits/plans. City of Akron was penalized for not tracking expired permits.

- *City of Columbus took in over \$300,000.00 in expiration fees last year.

Blanket permits vs. individual permits –

General consensus was for individual permits because you have better control over who's doing the work.

Manufacturer's specs – Recommended vs. Required – If spec states required then the inspector can enforce that it be done.

Weep Screeds – On many homes it is required or desired that the foundation not be visible. One building department was presented with a stick on brick/stone application that went from top of foundation to grade and sometimes below grade. Though this type of application is not meant to be at grade or below grade it was shown with roping wicking out of the stick on brick/stone about every 3 feet. The presenting building department did not think this was allowable and all in attendance agreed.

Certificates of Occupancy -

Because of all the snow final outdoor grading and such inspections cannot be performed but you should allow people to move in. You should note on the Conditional Occupancy that because of the snow you could not see everything and another inspection will need to take place prior to a full occupancy being issued.

There should always be time limits on Conditional Occupancies.

Need to track and follow up on CCO as to when they expire.