BUILDING CODE

DEPARTMENT OF BUILDING INSPECTIONS HAMILTON COUNTY, OHIO



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ARTICLE A ADMINISTRATION

HC.A101.1 Title

These regulations promulgated pursuant to Sections 307.37, 307.38, 307.39 and 307.40 of the Revised Code of the State of Ohio by the Board of County Commissioners of Hamilton County shall be known as the Hamilton County (Ohio) Building Code, which is hereinafter referred to as "the Code," "this Code" or "HCBC."

HC.A101.1.1 Effective Date This Code shall take effect on May 27, 2007 and shall supersede the 2005 Edition of the Hamilton County Building Code, adopted, January 1, 2005, and subsequent modifications.

HC.A101.2 Scope The Hamilton County (Ohio) Building Code has been enacted to control all building activities in the unincorporated areas of the County. In so doing, several different sets of regulations are included, along with the regulations adopted by the Board of County Commissioners (authorized by Sections 307.37-307.40, Ohio Revised Code).

HC.A101.2.1 Hamilton County Board of Building

Standards There is hereby created a Board of Building Standards consisting of five (5) members appointed by the Board of County Commissioners. The Board members shall consist of a registered architect, a professional civil or structural engineer registered in Ohio, and an attorney at law admitted to the bar in this state. Additional members may be appointed from the aforementioned professions, or may be a builder, contractor, or superintendent of construction with at least five (5) years experience. No more than two members of the Board shall be from the same profession or business. Each person appointed shall serve for five (5) years, or until his successor is appointed, except that appointments to fill vacancies arising in midterm shall be for only the unexpired portions of such terms. Terms shall be staggered one year apart.

 Duties of the Board. The Board shall formulate and adopt rules and regulations, governing the erection, repair, alteration and maintenance of all buildings, structures and accessory structures, and associated equipment therefore, where not under the jurisdiction of the Ohio Board of Building Standards or the Residential Advisory Committee.

The Board shall be responsible for keeping the Code current and appropriate through regular review and action to incorporate new materials, methods, and performance standards of trade associations, professional societies and government bodies.

The Board shall recommend to the Board of County Commissioners modifications, deletions, or amendments to any provisions of the Code, as it deems necessary or appropriate.

The Board shall also be responsible for determining that any particular material, device, fixture or method of construction is equivalent to that required by this Code and for use for its purpose.

- 2. Chairman and Secretary. The Board shall select one of its members to serve as its chairman and the Building Official shall designate such personnel from his Department as required to provide secretarial service for the Board and to keep a detailed record of all Board proceedings on file in the Department of Building Inspections.
- 3. **Disqualification**. No member of the Board shall pass on any question involving work on which he or his employer is or has been engaged or involved as a contractor or material dealer or superintendent, or for which he or his employer has prepared plans or specifications, or in which he has any personal or financial interest whatever.
- 4. **Quorum**. Three members of the Board shall constitute a quorum.
- Compensation. The Board of County
 Commissioners shall, at the start of each year, set the compensation for the members of the Board for the time served at Board meetings.
- 6. **Rules of Procedure.** The Board of Building Standards may adopt its own rules of procedure. The votes of a majority of the members are required for adoption, amendment or annulment of any rule. A full and complete record of all proceedings of the Board shall be kept which shall be open to public inspection.
- 7. Petition for change of regulations. Any person may petition the Board of Building Standards to adopt, amend or annul a regulation of the Code. If the Board, after hearing, deems it advisable to allow the item petitioned for, the Board shall direct the Building Official to prepare a proper code amendment. When the Board passes favorably on such amendment, they shall send same, with a recommendation, to the Board of County Commissioners. The Board of County Commissioners shall hold proper public hearings as required by law, before enacting any amendment or annulment of the Code.
- 8. Approval of Alternative Materials and Methods. The provisions of this code are not intended to limit the appropriate use of materials, appliances, equipment or methods of design or construction, not specifically prescribed by this Code, provided the Board of Building Standards or the Building Official determines that the proposed alternate materials, appliances, equipment or methods of design or construction

are at least equivalent to that prescribed in this code in suitability, quality, strength, effectiveness, fire resistance, durability, dimensional stability, safety, and sanitation.

The Building Official is authorized to make such determinations only where sufficient evidence or proof is submitted to substantiate any claims that may be made regarding the proposed alternate. Such evidence or proof of equivalency shall be based on design or test methods specified in the referenced standards listed in Chapter 35 of the OBC, and Chapter 43 of the RCO, or by supporting data acceptable to the Building Official.

Where such a test or supporting data is not available or is deemed inadequate by the Building Official, the determination of equivalency shall be made by the Board of Building Standards. Upon proper petition by the applicant, the Board shall proceed with a hearing to receive, discuss and evaluate the information and/or the actual product(s). The Board may require such tests, reports, and investigations as it deems necessary for it to properly determine equivalency. The costs of all tests, reports and investigations required by the Board (or by the Building Official, as noted above) under these provisions shall be paid by the applicant.

The Board shall have power to act upon the results of such research, investigations, tests and reports by approving new or alternative materials, types of construction, appliances, devices and appurtenances proposed for use under the code and shall promulgate rules establishing the conditions for use thereof consistent with the provisions of the Code and with accepted engineering practice.

Whenever the results of such research, investigations or tests or the nature of such reports is such that the Board concludes that the Code itself should in one respect or another be amended, the Board shall recommend the necessary legislation to the Board of County Commissioners.

All of the requirements of the 2005 OBC, and 2007 RCO (or most current adopted edition) and all amendments adopted to date are hereby made part of the Hamilton County (Ohio) Building Code, and all building work, except as exempted below shall comply therewith.

HC.A101.2.2 Application. The various types of buildings and occupancies shall comply with the several sets of regulations as follows:

- 1. One-,Two-and Three-Family Dwellings (see Exception, HC.C101.1)
 - a. Hamilton County Building Code & Residential Code of Ohio for One-, Two-,

- and Three-Family Dwellings
- b. Plumbing regulations, Hamilton County Board of Health, Plumbing Division

2. All Other Buildings

- a. Appropriate Use Group, OBC
- b. HCBC, where requirements are in addition to OBC
- c. Plumbing regulations, Hamilton County Board of Health, Plumbing Division
- d. Sanitary drainage, Metropolitan Sewer District
- e. Storm drainage, Hamilton County Department of Public Works

The following is a list of the regulations, in addition to the building codes, which are applicable in Hamilton County, and the agency responsible for the review and enforcement:

Hamilton County Engineer

700 County Administration Building

Driveway Regulations and Pavement and/or Right-of-Way Opening Regulations Provisions Rules and Regulations Governing the Surface Physical Improvements for Private Developments

Department of Public Works

800 County Administration Building

Rules and Regulations Governing A Flood Plain Management Program Through the Hamilton County Flood Damage Prevention Regulations Rules and Regulations Governing the Construction, Operations and Maintenance of the Storm Drainage System

Hamilton County Soil and Water Conservation District 29 Triangle Park Drive, Suite 2901

Rules and Regulations Governing Earth Work and Soil Conservation

Metropolitan Sewer District 1600 Gest Street

> Rules and Regulations Governing the Design, Construction, Maintenance, Operation and Use of Sanitary and Combined Sewers

Regional Planning and Rural Zoning Commission 807 County Administration Building Hamilton County Zoning Resolution Rules and Regulations for Subdivision of Land

Plumbing Division, Hamilton County General Health District 250 William Howard Taft Road

Ohio Plumbing Code

Hamilton County General Health District 250 William Howard Taft Road Environmental Sanitation Regulation No. 1-67 Mobile Home Park Laws and Rules

Cincinnati Water Works 4747 Spring Grove Avenue Private Water Companies as applicable

Townships, Individual Villages and Cities

Zoning Resolution for all or part of the jurisdiction

Township Fire Code as adopted by the individual

Township

Inspection Bureau, Inc.
250 W. Court Street
Suite 125W
Electrical provisions of the RCO, OBC and HCBC

Documents submitted for review must show compliance with the applicable regulations and codes for the project. Matters not specifically covered in this Code shall be determined by the Building Official as provided in Sections HC.A104.5 and HC.A112.5 of this Code.

The Building Official does not review plans for matters which are the subject of another regulatory agency's rules or regulations. In this regard, the issuance of a building permit means that 1) the Building Official has received written approval from the various regulatory agencies in question; and 2) the application in all other respects complies with the provisions of the building code.

HC.A101.2.3 Administrative Procedures and

Approvals. The application for building permit shall be processed, coordinated, and expedited in a manner whereby all approvals of the various regulatory agencies shall be recorded before the permit is issued. The individual agencies shall review the documents submitted, enforce their regulations and, upon satisfactory completion of the review, they shall promptly provide written approval to the Building Official, who can then issue the proper permit.

The Building Official may issue a building permit for plans which are otherwise in accordance with law when an agency's refusal to approve such plans is not in accordance with the law. In such a circumstance, the permit shall specifically state that the agency has failed to approve the plans and the building permit does not constitute authority to act on any matters regulated by that agency.

Applications and associated documents for building permit shall be submitted to the Building Department, or agencies with their own permit system and facility. The applicant is responsible for conveying the proper documentation to the appropriate agencies. The applicant shall insure that all applicable permits are secured prior to the start of work, including those issued by the building department and other agencies.

All work must comply as follows:

- Plans shall be reviewed and code provisions applied only by the agency having jurisdiction. All discrepancies must be fully resolved with the proper agency before approval for a building permit can be issued.
- Interpretation, inspection, and enforcement of code provisions shall be performed by the agency

- having jurisdiction.
- The OBC shall be the minimum standards applicable for construction of the Use Groups regulated the OBC, the RCO shall be the uniform standards applicable for construction for One, -Two, and Three Family Dwellings.
- 4. Applicants for permit for projects covered by Township fire codes, other than one, two, and three-family dwellings, shall transmit directly to the Township fire prevention officer, a full set of construction drawings for the use of the fire department servicing the project. Such documents shall be transmitted and approved prior to the issuance of the building permit.
- 5. The Building Official does not inspect projects for compliance with rules, regulations and plans which are the subject of another agency's jurisdiction. Therefore, formal approval, or release of the completed or nearly completed project shall be transmitted to the Building Official by each agency involved. Such approval or release is required prior to the issuance of the Final Certificate of Occupancy or a Temporary Certificate of Occupancy.
 - a. In this regard, issuance of a Final Certificate of Occupancy means that 1) the Building Official has received written approval from the various regulatory agencies in question; and 2) the work performed complies in all other respects with the provisions of the building code.
 - Temporary Certificates of Occupancy are issued in a similar manner, as contained in HC.A110, RCO110.4, OBC110.1.4 of the Code.
 - c. The Building Official may issue a Final
 Certificate of Occupancy or a Temporary
 Certificate of Occupancy, for projects which
 are otherwise in accordance with law, when
 an agency's refusal to approve such
 project(s) is not in accordance with law. In
 such a circumstance, the Certificate shall
 specifically state that the agency has failed
 to approve the project and the Certificate
 does not constitute authority to act on any
 matters regulated by that agency.

HC.A101.2.4 Electrical Regulations. Requirements for the design and construction of new installations of electrical conductors, equipment and systems in buildings and structures and alterations to existing wiring systems shall be governed by Article E of this Code. Plan review, issuance of permits, and field inspections for electrical work are conducted by the Inspection Bureau, Inc.

HC.A101.2.5 Prefabricated Assemblies and Structures.

Prefabricated assemblies and structures shall meet the requirements of this Code. When, in the opinion of the Building Official, full compliance with the structural provisions of this code are not practical, documentation of structural integrity shall be furnished in order for the Building Official to determine if the proposed use meets the

spirit and intent of the code. A certificate of approval or listing by an approved agency shall be furnished with every prefabricated assembly intended for structural or service equipment purposes, except where all elements of the assembly are accessible for inspection at the site. Placement of prefabricated assemblies at the building site shall be inspected by the Building Official to determine compliance with this code, and a final inspection is required.

HC.A101.2.6 Legal Actions and Appeals. Chapter 1 Administration of the HCBC shall be considered supplementary and complementary to the provisions set forth in Chapter 1 Administration of the OBC 4101:1-1 Ohio Administrative Code (OAC) and the RCO. Appeals, orders, violations, penalties, and other administrative procedures shall be in accordance with the provisions set forth in Chapter 1 (OAC 4101:1-1) of the OBC and as described in Sections HC.A101.2.1, HC.A112, HC.A105, HC.A106, HC.A113, HC.A114, and HC.B102 of this Code.

HC.A102.2 Relationship to Other Laws The provisions of these Regulations shall supplement any and all laws of the State of Ohio, Regulations of Hamilton County, or any and all laws or rules promulgated by authority of such law related to the purpose and scope of these regulations. These regulations shall be considered the minimum standards for building construction within unincorporated Hamilton County, except as stated in HC.A101.2.3.3 and as such, shall prevail over, supersede, and govern any other order, standard, rule or regulation controlling such construction, or occupancy of buildings, or other structures, unless specifically pre-empted or supplanted by other state or Federal law.

HC.A103.3.3.1 Building Official

 Qualifications. To be eligible for appointment as the Building Official, an applicant must be an Architect or Engineer, registered in the State of Ohio, with at least five (5) years experience in his own field of construction. Also, the appointee must be able to be qualified by the Ohio Board of Building Standards and such other standards as may be set by the Board of County Commissioners.

In addition, the Board of County Commissioners shall require and support the appointee in the pursuit of certification (by a nationally recognized agency) as a Building Official. Such certification shall be accomplished at the earliest possible date practicable after appointment, in accord with state law.

The Building Official shall not have any interest directly or indirectly in the sale, manufacture or use of material or in contracting in connection with building work. He shall be in good health and physically capable of making examinations and inspections of buildings.

2. **Appointment.** The Building Official shall be appointed by the Board of County Commissioners

pursuant to Sections 307.38 and 3781.03, Ohio Revised Code. Said position shall be deemed to be in the unclassified service, and appointment, promotion, and removal shall be governed by Chapter 124, Ohio Revised Code.

The title "Building Official" also includes such working titles as Building Commissioner, Chief Enforcement Officer, and Chief Building Inspector, Residential Building Official, and such titles can be used interchangeably.

HC.A104 Duties and Powers

HC.A104.1 General The duties and powers of the Building Official lie totally within the scope and purview of this Code. The Building Official charged with the administration and enforcement of the entire Code shall, in the enforcement and administration of the Code, act on any question relative to the make or manner of construction and the materials to be used in the erection, repair, removal, demolition, location, use, occupancy of any structure and the maintenance of, addition to and installation of service equipment in all buildings and structures, except as may otherwise be specifically provided for by requirements of other laws or by other provisions of the Code.

Delegation of Authority. The Building Official is responsible for all operations, duties and work assigned or lawfully contained under his control and he has the right and authority to delegate the authority, duties and responsibilities assigned to him. Such delegation shall be to staff members of the Department of Building Inspections, within the confines of the various job descriptions adopted by the positions and certification requirements of the State of Ohio. Only a duly designated person shall be authorized to act or speak for the Building Official in his absence.

Staff members shall perform all work assigned to them and shall assume no duties or authority not specifically assigned to them. Final authority and responsibility for all work performed by the Department of Building Inspections lies with the Building Official.

Without prejudice to the generality of the foregoing, such Building Official shall, whether as included within, or as additional to the foregoing, perform the following specific duties:

HC.A104.2 Applications and Permits. He shall receive applications and issue permits required by this Code, and examine premises for which such permits have been issued, and enforce compliance with the provisions of the Code. In this, the Building Official is restricted to action defined in HC.A101.2 of this Code, in regard to issuance of permits and Certificates of Occupancy. However, the Building Official shall have the power to interpret the Code (see OBC 104.4), accept alternative construction materials and methods (see RCO104.9, OBC 118) and shall implement such other rules and procedures, supplemental to this Code, which are adopted in accordance with Section 307.37 ORC,

and which are deemed necessary to clarify the application of the Code.

HC.A104.3 Building Notices and Orders. He shall issue all notices and orders and do all things necessary to remove conditions deemed illegal, unsafe or unsanitary by provisions of this Code, including all forms of noncompliance in buildings or structures either existing or hereafter constructed. See HC.A101.2 and HC.A104.2 for limits of authority.

HC.A104.4 Inspections. He shall make, or cause to be made, inspections to insure compliance with the Code. He may require that certain inspections be made at specific points in the construction as required by HC.A104.2. All reports of inspections shall be in writing and signed by the person making the same or responsible for making the same.

The Building Official may, when so authorized by the authority appointing him, engage the services of such experts as he may deem necessary to report to him their opinion upon unusual technical questions that may arise.

HC.A104.5 Department Records. He shall keep official records of all business activities of the department he has been appointed to administer, including but not limited to applications, drawings and specifications received, permits and certificates issued, fees collected, reports of inspections and notices and orders issued. File copies of all papers in connection with building operations must be retained in accordance with the Hamilton County Record Retention Policy.

HC.A104.6 Periodic Review. The Building Official shall periodically and at least once a year, review all code provisions and standards. Whenever a new provision or standard is issued or when a provision or standard is amended or revised, the date of which is different from that currently listed for such standard, he shall so advise the Board of County Commissioners so that necessary legal steps can be taken to amend the Code and bring it up to current standards.

HC.A104.6.3 The assistance and cooperation of the police, fire and health departments, and all other officials shall be given the Building Official as required in the performance of his duties.

HC.A105 Work Without Permits

HC.A105.1.1. Except as provided below, any person, firm or corporation who performs work for which a permit is required by the Code without first having secured a permit therefore shall be deemed in violation of the Code and subject to the penalties provided by the Code. FILING OF AN APPLICATION FOR PERMIT DOES NOT CONSTITUTE PERMISSION TO WORK.

Failure to Obtain Permits Before Starting Work. Any person, firm or corporation who shall commence any installation of work for which a permit is required by the

Code, without first having obtained a permit therefore, shall, if legally authorized and subsequently allowed to obtain a permit, pay any additional fees as required in the Fee Schedule. This requirement shall not apply to emergency work or installations as provided in Paragraph HC.A105.2.1 below, when it shall be proved to the satisfaction of the Building Official that a safety hazard existed and such work or installation was urgently necessary and that it would have been impractical to consume the normal time for application and issuance of the permit.

HC.A105.2.1 Emergencies. In case of emergency when there is actual and immediate risk of failure or collapse of a structure, or the existence of defective equipment or service facilities such as to endanger life or health or such other condition as to require immediate action to make repairs necessary to prevent the occurrence of such dangers and time available is not sufficient to allow the securing of a permit, as required by the Code, the person, firm or corporation required to perform such repairs may proceed to do so after having first notified the Building Official of such fact. In case the Building Official is unavailable, notice shall be given to the nearest fire or police official. Even in such emergencies, the application for an approval shall be submitted within the next working business day or the penalty fee as provided in the fee schedule shall be charged for the permit.

HC.A105.5 Time Limitation for Permits.

- The Building Official has the authority to issue permits for certain projects not regulated by the OBC or RCO, which have fixed time limits attached, as a condition of the permit. Such time limits shall enumerate the period of time in which the work must be fully executed.
- 2. If the project is not completed within the time limit, the Building Official shall institute other legal actions allowed by this Code.
- 3. The instances in which the above procedure can be used are:
 - a. permits for work to correct hazardous conditions
 - b. wrecking and moving permits
 - c. work under permit, where progress is extremely slow and the project is not completed over a protracted period of time.(see Section OBC 105.6 & RCO 105.6)
 - d. fire repair permits

Start of the authorized work is deemed to be the completion of at least one-third of the in-ground permanent foundation for the authorized work of the permit or one-third of the authorized work, where no foundation work is involved.

HC.A105.7.2 Posting of Permit. The owner and the contractor shall, so far as practical, preserve and keep the certificate, or copy thereof, posted on site until the completion of the work to which the approved plans relate.

HC.A105.10 Conditions of Permit

HC.A105.10.1 Compliance with Code. A permit shall be an authorization to proceed with the work, but shall not be construed as authority to violate, cancel, alter or set aside any of the provisions of the Code, zoning laws or other applicable laws, except as specifically allowed by lawfully granted modification or deviation. Permit issuance shall not prevent the Building Official from thereafter requiring a correction of errors in plans or in construction or of violations of this Code.

HC.A105.10.2 Compliance with Approved Documents. All work shall accurately conform to the approved application and drawings for which the permit has been issued and any approved amendments thereto (See Section HC.A106.3.1).

HC.A105.10.3 Change in Plot. No lot or plot shall be changed, increased or diminished in area from that shown in the application for permit without first amending the application to that effect, except where the change is caused by reason of an official street opening, street widening or other public improvement.

HC.A105.10.4 Lot Lines. It shall be illegal to sell, lease or provide an easement over any land, at any time, if by virtue of such sale, lease or easement any clearance, yard or court space prescribed by the Code or the zoning or other applicable law for fire clearance or for other legal purposes is reduced to such an extent as to constitute a violation of the Code or such other laws and such sale, lease or easement shall be deemed null and void until adequate provisions are made to bring the property into conformance with the Code or the applicable law.

HC.A106 Application for Permit and Construction Documents

HC.A106.1 When Permit is Required. It shall be unlawful to construct, alter, remove, or demolish any building or change the occupancy thereof from one use group to another; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code, without first filing an application with the Building Official in writing and obtaining the required permit therefor; except that ordinary repairs, as defined in RCO 105.2.2 which do not involve any violation of the Code shall be exempt from this provision.

HC.A106.2 By Whom Application is Made. Application for a permit shall be made by the owner or lessee of the property concerned, the licensed architect or engineer, the contractor, or the agent of any such person(s), or firms(s). The full names and addresses of the owner, any lessee and any applicant (if other than owner or lessee) or of the corporate body or incorporated association shall be stated in the application. All applicants for permits shall be duly qualified under applicable law.

HC.A106.3 Responsibility. The owner and the applicant [or their agent(s)] are jointly responsible for compiling the application documents by gathering, developing, and submitting all information fully describing the proposed

work, and all conditions adjunct thereto, as required below. All facts in the application documents, including the application form, working drawings, specifications, surveys, calculations, statements and all other ancillary information, shall be subject to oath and affirmation, and the conditions of same as contained in the signature line on the application form.

HC.A106.3.1 Permit Validation. The Building Official shall attach his stamp to every permit; or he may authorize a subordinate to affix such stamp thereto to validate the permit. All approved drawings, specifications and other papers filed with the application for permit shall be so stamped or endorsed by the Building Official and one set shall be returned to the applicant for a permit and the certified copies of the same shall be kept on the building site until the same has been completed. One complete set shall be available for reference by the Building Official at all times during working hours while such work is in progress. For new one-, two- and three-family residential construction, the Building Official shall be responsible for bringing the certified copies of the permitted plans to the site. True copies of all or as many of the said drawings, specifications and statements, as may be required in the opinion of the Building Official, to illustrate the features of construction and equipment of the building referred to in the Code, shall be retained by him and shall become records of his office.

HC.A106.3.2 Previous Approvals. Nothing in the Code shall require changes in the drawings, construction or designated use of a building for which a lawful permit has been issued or otherwise lawfully authorized before the effective date of the Code.

HC.A106.3.3 Approval in Part. The Building Official may issue a permit for the construction of footings and foundations, building exterior shells, or any other portion of a building or structure before the complete drawings and specifications for the whole building have been submitted. Adequate information and detailed statements must be filed to demonstrate that an unjustifiable hardship will be entailed by the applicant if he is required to delay initiation of said work until completion and approval of the drawings and specifications, together with such other data as may be necessary to demonstrate that the work will comply with all the pertinent requirements of the Code. Site clearances are required from MSD, the Plumbing Section and the County Engineer (new buildings).

The holder of such permits as footings and foundations, building exterior shells, or other part of the building or structure shall proceed at his own risk with the building operation and without assurance that a permit for the entire structure will be granted.

Other permits granting approval for part of the total work are available at the option of the Building Official.

HC.A106.4 Form of Application. The application for permit shall be submitted on forms provided by the Building Official. In addition, associated detailed drawings

and specifications, as outlined in HC.A106.7 through HC.A106.12 below, are required in quantities specified by the Building Official.

HC.A106.4.1 The graphic and written material shall include all pertinent information regarding the work involved; general description of the proposed work, its location, use and occupancy of all parts of the building/structure, details of construction, all portions of the property not covered by a building, estimated cost of the proposed work, and such other information as required by the Building Official for complete review and documentation of the project.

Acceptance of the permit application documents presumes that compliance with Sections 3781.25 to 3781.32 of the Revised Code, regarding excavations and underground utilities has been achieved. Such compliance is the sole responsibility of the applicant and owner (see Section HC.C101 and HC.C105).

HC.A106.4.2 The material submitted shall also depict or describe the methods to be used or the construction to be incorporated in the project which will provide the necessary compliance with this Code.

HC.A106.4.3 The application documents themselves shall be considered prima-facie evidence that all aspects of the project and the immediate construction site have been disclosed for review by the Building Official.

HC.A106.4.4 Designs, drawings, specifications, calculations, and other information submitted for approval which bear the professional seal of a registered Architect, Engineer, or Surveyor, licensed in Ohio, shall be accepted as having been prepared in conformance with the letter and intent of Sections 4703.01 through 4703.99 (for architects), or Sections 4733.01 through 4733.99 (for engineers and surveyors) of the Ohio Revised Code, and all rules promulgated thereto regarding professional registration, document preparation, and responsibility (HC.A106.12 below).

HC.A106.5 Verification of Information. Verification by the Building Official of the information submitted is restricted solely to assessing adherence to the submittal requirements, and to the adequacy of the information for review; it is not an examination for completeness of the information submitted. The responsibility for submitting all pertinent information for the project is outlined in HC.A106.4 above.

HC.A106.5.1 Information Inadequate for Review. If, in the judgment of the Building Official, the submitted information is inaccurate, inadequate for review, inappropriate, or not in compliance with this Code, he shall have the right, as a condition precedent to the issuance of the permit, to request that the owner, applicant, preparer of the documents, or others selected by them, provide substantiating data or additional data for verification of the information; the cost of all such verification shall be borne, totally, by the owner.

HC.A106.5.2 Information, conditions, changes or uninspected work in the actual construction which prove to be incorrect, inaccurate, incomplete, unstable, in noncompliance, or covered without inspection, shall be subject to verification. The same is the basis for denial, suspension, or revocation of the building permit, withholding of the Certificate of Occupancy, or the issuance of unsafe building orders (under HC.A113) where found in completed buildings.

HC.A106.6 Acting on Applications. All applications for permit shall be dated upon receipt by the Building Official, assigned to plan examiners by category of work, and examined in the order of receipt. No application shall be acted upon out of its regular order unless deemed necessary by the Building Official, or unless the work involved is of a complex character which requires prolonged examination. If necessary after review, notices will be sent listing all items which need resolution. Applications with unresolved plan review items yet remaining after six (6) months of the date on the first notice will be considered null and void. Applications with unresolved plan review issues that have been heard by the Board of Building Appeals will be considered null and void if plan approval is not obtained within thirty (30) days of the date of the mailing of the Board's decision. Corrected applications, when returned, shall be taken in order as of the date of re-submission.

HC.A106.7 Drawings and Specifications. Each sheet of the drawings and specifications submitted with the application for permit shall identify the name and address of the owner of the building, the purposes for which the building or structure is to be used, its location and the name and address of the Architect, Engineer or other person by whom the drawings and specifications were prepared.

When quality of materials is essential for conformity to the Code, specific information shall be given to establish such quality; in no case shall the Code be cited ("as per Code") or the term "legal" or its equivalent be used as a substitute for specific information.

A set of specifications shall accompany each set of drawings submitted for a permit, describing all the materials to be used and the work contemplated to be done. No separate specifications shall be required for one-, two- or three-family dwellings or when the required information to show compliance is fully indicated on the drawings.

Drawings and specifications shall be submitted in quantities as required below:

- * One-, two- and three-family dwelling projects: three (3) complete sets including site plans.
- * All other projects: six (6) complete sets, including site plans, four (4) additional site plans
- * Additional sets as may be required due to complexity or scope of project.

HC.A106.8 Drawings. The drawings and data to be filed for building permit shall consist of documents to adequately describe the work necessary to ascertain compliance with the code, such as:

- * an index to the drawings
- * a plot or site plan (HC.A106.8.6 below)
- * a foundation and footing plan; basement plan
- a floor plan of each floor or partial floor; roof plan
- * an exterior elevation of each exterior wall surface
- * such additional drawings as may be necessary to fully illustrate and show the type, size and other dimensions of all structural parts and service equipment of the building/structure, except as otherwise set forth in the Code

HC.A106.8.1 All drawings shall be made by an approved duplication process that will not fade or obliterate within ten (10) years. All drawings shall be to a scale that will clearly show the work to be done, but in no event less than 1/8 inch equals one foot, (surveys min. 1" equals 50 feet) for one-, two- and three-family dwellings. Smaller-scale drawings may be used on other projects, as appropriate, but provided that adequate detail exists.

HC.A106.8.2 All distances, heights, dimensions, thickness and size of walls, supporting members, structural parts and openings shall be accurately listed by legible figures and the drawings made accurate and complete.

HC.A106.8.3 Service Equipment. The drawings shall show pertinent parts of the structures to be constructed. In other than one-, two- and three-family dwellings, show the service equipment and ancillary mechanical trades work planned including but not limited to: entire sewage system, drain, soil, waste and vent pipes, location of all plumbing fixtures, hot water heaters, furnaces, steam or hot air riser ducts, cold air registers, steam or hot water radiators, plenum chambers, fans, ventilation ducts and flues, smoke flues, elevator hatchway enclosures, refrigerating units, gas heating outlets, electric wiring outlets including outlets for heating units, motors, generators and transformers.

HC.A106.8.4 Special Requirements of Plans. The plans for each room, apartment or part of the building or structure shall be clearly lettered, showing the purpose for which the same is designed to be used. If the room or part of the building or structure is to be used for any purpose for which the various sections of the Code restrict or limit the number of persons to be assembled or accommodated therein, the plans shall be clearly lettered to indicate the prescribed limitation(s).

HC.A106.8.5 Superimposed and Typical Plans. Nothing in this section shall be construed so as to prevent the showing of several of the floor plans superimposed over each other, providing that when there is any change or deviation in the parts, such changes and deviations shall be distinctly dimensioned and noted, and providing further that when there is a terrace, block or group of buildings or part of such terrace, block or group, it shall be shown on the block plan and each such distinct building or part shall be classed as one building and separate permits issued accordingly.

HC.A106.8.6 Plot and/or Site Plans. The plot plan shall consist of a plan of the lot or site upon which it is intended to build, erect, alter or add to such building or structure, which plan shall be based on an on-site topographic survey made within 180 days of application, prepared and certified by a land surveyor. The plot plan shall be drawn to a uniform scale; all required data, the scale and compass points shall be legibly marked on the plan(s).

A separately prepared plot or site plan may be submitted, so long as it identifies fully the survey or other document on which it is based, and provided that a copy of the survey or other document is also attached to the set of drawings.

In any event, the plot or site plan shall show:

- * the location of the lot under consideration (where not part of an active subdivision)
- * the bearings on each side of the property with lengths and angles
- * the location of all easements and rights-ofway on the lot
- * the location of other facilities or structures existing on the lot
- * the width of the streets, alleys, access road or courtways upon which the lot abuts
- * the sidewalk and curb lines thereof; fire hydrant locations
- * the amount of space on each street or alley that will be used when such space is desired for temporary storage of construction materials or debris
- * the location of the new or proposed building(s) or other structure(s)
- * the plan of the first story in heavy lines with all projections in their extreme shown in broken lines
- * the dimensions of the body of the building, its extreme projection(s) and the distance thereof from adjoining street or lot lines
- distances to all other buildings, proposed or existing on the same lot
- * accurate grading and drainage information determining existing and proposed grades of the floors of building(s), and outside earth placement in relation to public streets, sewers, storm drainage lines and adjoining properties. This grading and drainage information shall properly and completely reflect the requirements of Section HC.C105of this Code.
- * accurate flood damage prevention information, where applicable, determining existing and proposed grade elevations of the building(s) floors, including basements and outside earth placement in relation to the grading information noted above, and the Code provisions in Section HC.C106 and the referenced standard(s).
- * all utility locations appurtenant to the property including storm sewers, sanitary sewers, water lines, overhead transmission

- lines, poles, guy wires, markers, inlets, manholes, etc.
- * underground gas, electric and telephone lines to be shown by easement location only; additional data required to be obtained from United Utilities Protection Service or agency involved (sizes, actual locations, etc.).

Where plot plan indicates a conflict with or an encroachment into an easement, right-of-way or facility of a public utility or public authority the Building Official shall require the applicant to notify the utility or authority concerned, and shall allow seven (7) days for the return of approval from such utility or authority or the denial of same. No permit will be issued without the required approval.

HC.A106.9 Imperfect Application, Drawings,

Specifications. If the application for a permit or the drawings, specifications, details or statements accompanying the same indicate to the Building Official that the work to be done is not clearly or specifically defined and/or dimensioned, or is imperfect, or is not in all respects adequate for review and in accordance with the provisions of this Code, he shall refuse to issue a permit.

HC.A106.9.1 Correction or revision to documents.

Where corrections or revisions are required to bring the documents submitted into compliance with this Code, the same shall not be made directly on the documents originally submitted. New documents, with clearly identified corrections /revisions shall be submitted to replace those submitted previously. All corrections shall be made to the original documents and all resubmitted documents shall conform to the requirements of Section HC.A106.1.1 of this Code. It shall be unlawful to erase, alter, or modify any line, figures, coloring, written or printed matter contained upon any drawing or in any specification or statement filed with the Building Official, after it has been received and/or approved by him.

HC.A106.9.2 Requirements of Additional Information

The Building Official may require other additional plans, drawings, details, computations, stress diagrams or other substantiating data that more fully depict the compliance of the project. Such information may be requested prior to the issuance of the permit, or at any time necessary during the construction, where compliance is questionable. This added information shall include, but is not limited to: "as-built" surveys, "as-built" building drawings, geotechnical data, borings and reports, records of easements, grading drainage and flood level data, special inspections, etc. (see HC.A106.4 above and HC.A106.12 below).

HC.A106.10 Revisions. If, during the execution of work or prior thereto, it is desired to deviate, in any manner, affecting the construction or other essential or vital feature of the work from the terms of the approved application, drawings, specifications or statement, notice of such intention to alter or deviate shall be given in writing to the Building Official or Building Inspector. If such changes or deviation affect the bearing or structural parts of such work

or its class of occupancy, new plans and specifications, therefore, shall be submitted for approval. Notices of alterations and approvals therefore shall be filed with the original application permit.

HC.A106.10.1 All revisions in the work or changes in material(s) or system(s) shall be fully approved prior to execution of the work, or installation of the material(s) or system(s).

HC.A106.10.2 Unapproved revisions and/or the use of unapproved material(s) in the work shall be treated as violations of the Code, as per Sec. HC.A105.10.2 and HC.A113, and shall be remedied as provided in Sec. HC.A113 and HC.A114.2. All work shall stop (as per Sec. HC.A114.2) until such time as proper documentation of the change is presented and approved. Any work in place shall be modified, changed or removed, as necessary, to achieve full compliance with the Code provisions.

HC.A106.12 Plan Review. The provisions of Section 105.3.1 OBC shall apply to all buildings and structures, including one-, two- and three-family dwellings. Namely, this section provides:

"Plans which have been certified by the registered architect or professional engineer who prepared the same as conforming to the requirements of the rules of the board pertaining to design loads, stresses, strength and stability, or other requirements involving technical analysis, need to be examined only to the extent necessary to determine conformity of such plans with other requirements of the rules of the board."

The limited examination noted above shall also apply to cases where additional information is requested by the Building Official (see HC.A106.9) or where revisions and modifications are made to meet field conditions. This provision is predicated on full compliance with HC.A104.6 above also.

HC.A108 Fees

Schedule of Fees. Fees for permits, inspections, and certificates shall be paid to the Building Official as set forth herein. The Building Official shall keep an accurate account of all fees collected and such fees shall be deposited with him as required by law. In accord with the authority set forth in Section 3781.102, 3791.04, and 3781.06, Ohio Revised Code, the fee schedule is established for the acceptance and approval of plans and specifications, an the making of the various in-progress inspections, as required elsewhere in the Code. Such fees, in their proper form, shall apply to all projects covered by this Code, whether privately owned/constructed, or constructed and owned by any public body, including all political subdivisions and school districts. The Fee Schedule is a separate document adopted by the Board of County Commissioners.

HC.A108.4 Refund of Permit Fees

Refund of permit fees may be authorized if applied for within one (1) year from the date of issuance of the permit, if:

- 1. the permit has expired by time limitation.
- 2. the project is abandoned.
- there is a major change in the project (different type of building, different model, change of occupancy, etc.)
 Refund shall be at the discretion of the Building Official and, if granted, shall be as stated in the Fee Schedule. In any event, up-front fees are not refundable.

HC.A109 Inspection

HC.A109.1 General. Before issuing any permit, the Building Official may examine, or cause to be examined, any or all buildings, structures and sites in connection with which an application has been filed, where additional information is deemed necessary to clarify or supplement that submitted with the application. Such examination, however, shall only include those elements of the application directly controlled by this Code.

The Building Official shall conduct or cause to be conducted such inspections from time to time during and upon completion of the work for which he issued such permits as he may deem necessary to determine that the work is in accordance with the requirements of the Code and the approved drawings and specifications. Where, and as necessary, the Building Official may require the submittal of additional information or inspections as provided in Section HC.A106.12, when changes in the actual work are made, for whatever reason, from the work depicted on the approved documents, or the proposed work is of an unusually technical nature.

The Building Official shall maintain a record of all such examinations, inspections and of all violations of the Code.

HC.A109.3 REQUIRED INSPECTIONS

AGENCY

- (A) 1. Footing & foundation Inspection (forms erect but not poured)
- (A) 2. Concrete Slab or Under floor Inspection
- (E) 3. Lowest Floor Elevation
- (B) 4. Rough Plumbing
- (C) 5. Rough Electric
- (A) 6. Framing Inspection (after rough plumb. & elec.) including rough heating and air conditioning
- (A) 7. Fire Resistance Rated Construction Inspection
- (A) 8. Insulation Inspection (before int. finishes)
- (A) 9. Sprinkler
- (B) 10. Final Plumbing
- (C) 11. Final Electric
- (D) 12. Driveway
 - 13. Final Zoning Rural Zoning Comm. if required
 - 14. Final Fire local fire service officer/dept.
- (A) 15. Collector Line Inspection
- (A) 16. Final Building Dept. Inspection for Certificate of Occupancy

HC.A109.3.6.1 SWIMMING POOLS: require three (3) inspections:

- (A) 1. After excavation is complete
- (C) 2. When electric work is complete but not covered
- (A) 3. Final Inspection (pool, enclosure, electric complete)

SIGNS:

- (A) 1. When complete
- (C) 2. When electrified/illuminated

MECHANICAL REPLACEMENTS:

(A) 1.When completed (after Final Electric)

NOTE: A COMPLETE LIST OF REQUIRED INSPECTIONS IS ENCLOSED WITH THE BUILDING PERMIT.

HC.A109.4 Key to Inspection Agencies

(A) Department of Building Inspections 803 County Admin. Bldg. 138 E. Court Street Telephone: 946-4550

Inspectors in office 7:30-8:30 A.M. daily

(B) Plumbing Department

Hamilton Co. Bd. of Health 250 William Howard Taft Rd Telephone: 946-7800

(C) Inspection Bureau, Inc. 250 W. Court Street

Suite 320E

Telephone: 381-6080

(D) Hamilton County Engineer 700 County Admin. Bldg. 138 E. Court Street Telephone: 946-4250

(E) Hamilton County Public Works 802 County Admin. Bldg. 138 E. Court Street Telephone: 946-4750

Soil, Footing & Foundation Inspection: Soil inspections shall be made after forms are erected and any required reinforcing steel is in place and prior to the placing of concrete. The soil inspection shall include excavation for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations.

Slab Inspection: Slab inspection shall be made after the foundation walls are completed, the waterproofing /dampproofing and drain tiles are installed, and prior to the placement of the slab. All reinforcing wire mesh, gravel, vapor barriers, perimeter insulation, and under-slab heating ducts must be in place.

Plumbing, Mechanical and Electrical. Rough Inspection: Rough inspections shall be made prior to covering or concealment, before fixtures are set, and prior to framing inspection.

Frame Inspection: Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

Fire-resistance rated construction inspection: Where fire-resistance rated construction is required between dwelling units or due to location on property, the residential building official shall require an inspection of such construction after all lathing and/or wallboard is applied, or before wallboard joints and fasteners are taped and finished.

Insulation Inspection: Insulation inspections shall be made after all insulation and baffles are installed, voids and penetrations are caulked and/or sealed and after the frame inspection is approved.

Collector Line Inspection: When collector lines are available, downspouts and collector lines shall be connected by underground piping. Inspection of the tap to the collector line shall be made after the downspout line and the collector lines are connected. The connections shall be visible at inspection.

Final Inspection: The final inspection shall be made after all work required by the plan approval is complete. See Section HC.A101.2.3

HC.A109.3 Required Inspections. The Building Official may require some inspections to be performed at specific intervals during construction; these are denoted as required inspections in Section HC.A109.3. These inspections require notification from the permit holder when the work is ready for such inspection. No work shall be performed to change or cover uninspected work.

Required Scheduling of Inspections.

Notice. It shall be mandatory that the holder of a permit notify the proper inspection agency when work is ready for the various required inspections required by the terms of the permit and these regulations. (See Section HC.A109.3). Such notice shall be given within a reasonable time before the inspection is desired, but in no event less than twenty-four (24) hours in advance. Notice given on a Friday or on a day prior to a legal holiday shall not constitute notice for inspection on a Saturday, Sunday or holiday unless arrangements have been made under approved rules for inspection on such days. Before giving such notice, the holder of the permit shall first test the work and satisfy himself that it conforms to the approved plans and specifications and the requirements of the Code. The permit holder is responsible for providing

access or preparing equipment for visual inspection or testing.

HC.A109.4 Inspection by Others. The Building Official, at his discretion, may accept in lieu of inspection by himself or his inspectors, a certificate or report of inspection for any part or parts of the work made by an architect, engineer, board or a qualified inspection agency recognized by him as authority in such part or parts of the work providing such certificate or report shall show that the said part or parts of the work conform to the requirements of the Code and all other laws and ordinances relating to the same subject matter.

HC.A110 Certificate of Occupancy

HC.A110.3.1 For permits which do not require a Certificate of Occupancy, it is the responsibility of the applicant, contractor/builder, and/or the owner to secure a final inspection and issuance of Certificate of Completion.

HC.A110.5 Revocation of Permits. The Building Official may revoke any permit or approval issued under the provisions of the Code for any of the following reasons Section 105.6 OBC and 105.6 RCO:

HC.A110.5.1 Whenever the continuance of any work becomes dangerous to life or property.

HC.A110.5.2 Whenever there is a violation of any condition on which the issuance of the permit or approval was based.

HC.A110.5.3 Whenever any false statement or misrepresentation has been made upon the application, drawings or specifications on which the issuance of the permit or approval was based.

HC.A110.5.4 Whenever in the opinion of the Building Official, the completion of the work has been unduly delayed. (See Section 105.6 OBC & 105.6 RCO). The revocation notice of the permit in every instance shall be in writing and shall be served upon the holder of the permit, the owner, his agent or the person having charge of the work. Any revocation notice shall also be posted upon the building or structure in question by the Building Official. After the notice is received or posted, it shall be unlawful for any person to proceed with any operation for which such a permit was issued. No part of the fees for such permit shall be returned.

HC.A110.6 Rescinding the Revocation. The Building Official may rescind the revocation of the permit when all documents and incomplete work are made to comply with all the requirements of law at the time of rescinding such revocation.

HC.A110.6.1 Revocation of a permit shall be subject to appeal to the Board of Appeals. In addition, the Building Official may require such action, where solution to the revocation is forestalled, or otherwise impractical.

HC.A110.6.2 In addition to any other fees, the applicant seeking the rescinding permit revocation shall pay the fee listed in the Fee Schedule at the time of request for rescission.

HC.A112 Board of Building Appeals There is hereby created a Board of Building Appeals. This Board shall conduct a hearing as set forth in HC.A112.6 below for any person adversely affected by any order, decision or ruling of the Building Official. In conducting such hearing, the Board of Building Appeals shall have the authority to affirm, modify or reverse the order, decision or ruling of the Building Official.

The Board of Building Appeals shall also have the authority to grant a variance from the terms of this Code where the variance would not be contrary to the public interest and where a literal enforcement of such Code provisions would result in unnecessary hardship.

The Board, duly appointed by the Board of County Commissioners pursuant to Sections 307.37, 307.38, and 307.381 ORC is fully certified by the State of Ohio to operate as required by Sections 3781.19 and 3781.20 ORC and Sections 4101:2-1-72 to 4101:2-1-77 Ohio Administrative Code. It, therefore, is authorized to hear appeals from provisions of the Ohio Building Code and the RCO, as well as from this Code.

HC.A112.1 Members. Board members are appointed by the Board of County Commissioners in accordance with and serve terms as provided in Section 4112:3-1-2 OAC.

HC.A112.2 Disqualification. No member of the Board shall pass on any question involving work on which he or his employer is or has been engaged or involved as a contractor or material dealer or superintendent or for which he or his employer has prepared plans or specifications or in which he has any personal or financial interest whatever.

No member of this Board shall serve concurrently on the Hamilton County Board of Building Standards.

HC.A112.3 Compensation. The Board of County Commissioners shall, at the start of each year, set the compensation for the members of the Board of Building Appeals for time served at Board Meetings.

HC.A112.4 Rules of Procedure. In addition to the requirements of Section 4101:2-1-72 to 4101:2-1-77 OAC, the Board shall adopt its own rules of procedure. Such rules shall provide for organization of the Board, officers, quorum, meetings, filing procedures, fees, calendar, notices, hearings, representation, disposition of appeals, amendments, official action, voting, records, re-hearings, the order of business and similar matters.

HC.A112.5 Application for Appeal. Any person adversely affected by a decision of the Building Official refusing to grant a permit or extension of a permit or a certificate of occupancy or to permit the use of a particular material and/or equipment in a proposed structure may

appeal said decision within thirty (30) days of the date of written decision of the Building Official, either on the grounds that the Code or rules legally adopted thereunder have been incorrectly interpreted in that particular case, or that there are no such Code or regulatory provisions covering the particular matter involved.

Such appeal shall be filed, upon receipt of the adjudication order, or notice of the refusal, directly with the Board of Building Appeals, in accord with its Rules of Procedure.

HC.A112.6 Appeal and Action. The Board shall hear, review and decide appeals from rulings and actions of the Building Official in administering the Code. The decision of the Board in each instance shall be in writing and a copy thereof shall be furnished to the appellant.

HC.A112.7 Compliance. Decisions of the Board, including all conditions, will be enforced by the Building Official in keeping with deadlines set by the Board.

HC.A112.7.1 Decisions of the Board regarding matters in this Code are appealable to the Court of Common Pleas of Hamilton County, Ohio. Such appeals must be made within thirty (30) days of the date of the order of the Board.

HC.A112.7.2 Decisions regarding matters in the Ohio Building Code are appealable as provided in Section 4101:2-1-76, OAC.

HC.A113 Violations - Penalties

The owner of a building or other structure or premises in or on which buildings, structures, service equipment or machines are installed, altered, replaced, repaired or maintained shall have the final responsibility for every violation of any provisions of this article. However, any person, firm or corporation which performs work for which a permit is required by the Code without first having secured a permit therefore; and every person, firm or corporation who shall violate or assist in the violation of any provisions of the Code shall also be responsible and liable for such violation and subject to the penalty provided by the Code. Any person who misrepresents a material fact in securing a permit under the provisions of the Code shall be in violation thereof and subject to the penalties provided.

HC.A113.2 Notice of violation. The Building Official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a residential building or structure. When the Building Official finds that work or equipment is contrary to approved construction documents and the rules of the board, the building official shall send a notice in writing to the owner of said residential building or the owner's agent which shall state where and in what respect the work or equipment does not conform to the approved plans for same and the rules of the board. The notice shall specify a reasonable period of time in which to conform to said plans or the rules of the board.

Before any work may continue on the construction, erection, alteration, or equipment of any building for which the approval is invalid, the owner of the residential building shall resubmit the plans or drawings and specifications for approval as required under Section 105.3 OBC and 105.3 RCO.

HC.A113.3 Prosecution of Violation. Upon the issuance of any order provided for in this section or in Section HC.A114, the person receiving an order shall cease work upon the site preparations or structure to be constructed or shall cease using the appliance, materials, assemblages or manufactured product identified in the order until such time as the appeal provided for in accordance with the provisions of section 3781.19 of the Revised Code, and all appeals from such hearing have been completed, or the order has been released.

HC.A113.4 Failure to file construction documents, penalty. When an owner fails to file construction documents as required by this code and fails to comply with an adjudication order issued under Section HC.A113.1, said owner may be prosecuted and is subject to a fine of not more than five hundred dollars as provided for in section 3791.04 of the Revised Code.

HC.A113.5 Failure to comply with an order to conform to construction documents, remedy. If an owner fails to comply with an order issued by the residential building official, and fails to comply with an adjudication order issued under Sections HC.A113.1, OBC & 113.1 RCO and the time of appeal has expired, then the residential construction documents required under Section 3791.04 of the Revised Code are deemed not to have been filed and approved, and the conditions of Section 113.4 apply.

HC.A113.6 Abatement. Further, as provided in Ohio Revised Code Section 307.40, in the event any building is being erected, constructed, altered, repaired or maintained in violation of these regulations, the Board of County Commissioners, the Prosecuting Attorney for Hamilton County, or the Building Official or any adjacent, contiguous or neighboring property owner who would be especially damaged by such violation, in addition to the remedies provided by law, may institute a suit for injunction, abatement or other appropriate action to prevent such violation of these Regulation relating to the erection, construction, alteration, repair or maintenance of such building.

HC.A113.7 The imposition of any penalty shall not preclude the Building Official from instituting an appropriate action or proceeding in a court of proper jurisdiction to prevent an unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use; or to restrain, correct, or abate a violation or to prevent an illegal act, conduct business or use in or about any premises or to require compliance with provisions of the Code or applicable laws, ordinances, rules or resolutions or the orders or determinations of the Building Official or the Board of Appeals.

HC.A114 STOP WORK ORDER

HC.A114.1 Authority. Whenever any work regulated by this code is being performed in a manner contrary to the provisions of this code or in dangerous or unsafe manner, the Residential Building Official is authorized to issue a stop work order whenever the building official finds, after inspection, that the side preparations, structure being constructed, the use of an appliance, materials, assemblage, or manufactured product does not comply with the provisions of Chapters 3781. And 3791. of the Revised Code or this code. The effect of such an order shall be limited to the manner specified in the order.

HC.A114.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent and the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order hall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

HC.A114.3 Unlawful Continuance. No person shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition. Failure to cease work after receipt of a stop work order is hereby declared a public nuisance.

ARTICLE B EXISTING BUILDINGS AND STRUCTURES

Existing Buildings (1, 2 & 3 family dwellings only)

HC.B101 Construction language

The following rules of language construction shall apply to the provisions of this Code.

HC.B101.1 Specific provisions shall govern the general provisions, except where the provisions are cumulative.

HC.B101.2 In case of any difference of meaning or implication between the provisions of this Code and any caption or illustration, the written provisions shall govern.

HC.B101.3 The word "shall" is always mandatory and not discretionary. The word "may" or "should" is permissive.

HC.B101.4 Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates to the contrary.

HC.B101.5Unless the context clearly indicates to the contrary, where a regulation involves two or more items, conditions, provisions or units connected by conjunction "and", "or", "either/or", the conjunction shall be interpreted as follows:

a. "And" indicates that all connected items, conditions, provisions or events shall apply.
b. "Or" indicates that the connected items, conditions, provisions or events may apply singly.

HC.B101.6 Words in the masculine gender include the feminine, and the feminine, the masculine.

HC.B102 Unsafe and Substandard Buildings

(For sake of brevity, "building" as used in this Section shall be construed to mean building, structure, accessory structure, or any part, parts, or appurtenances of the same).

HC.B102.1 Examination and Record of Unsafe,

Substandard, Unsanitary and Damaged Buildings. The Building Official shall examine every building reported or observed as damaged, dangerous, structurally unsafe, substandard or constituting a health or fire hazard; and he shall cause a report of such examination to be prepared and filed in a docket of unsafe or damaged structures and premises, stating the use of the building and the nature and estimated amount of any such damage.

HC.B102.2 Uncovering Defects. Whenever it is established by inspection that definite and serious hazard to safety or health may exist, the Building Official shall have the right to require the removal or may remove lath, plaster, boarding, earth or other cover or obstruction concealing suspected unsafe conditions to permit adequate inspection thereof, but the extent of such removal shall be that reasonably necessary for such inspection.

HC.B102.3 Right of Condemnation. When a building is or hereafter shall become unsafe, substandard, unsanitary or deficient in adequate exit facilities, or which is or shall constitute a fire hazard, or is or shall become, in any way, dangerous to human life or the public welfare, or which, by reason of illegal or improper use, occupancy or maintenance, is or shall become unsafe, it may be ordered demolished by the Building Official. Such order shall be issued only after proper inspection and evaluation by the Building Official. The results of such evaluation and the professional opinion of the Building Official shall be the factors which determine the terms of the order. Demolition work shall comply with Section HC.B106 of this code.

As an alternative, the Building Official may permit the Owner to make proper repairs to the building. Such repairs shall render the building safe and standard as deemed necessary by the Building Official and as provided in this section or any other applicable laws, ordinances or resolutions. The Building Official may, at his option, when issuing the Unsafe Order, allow the owner the choice of demolition or repair of the property.

A vacant building which is open at door, window or other openings, shall conclusively be deemed a fire hazard and unsafe, unless it is permanently closed and protected in an approved manner.

HC.B102.4 Unsafe Building Orders. If an unsafe, substandard or unsanitary condition is found in a building, the Building Official shall serve on the owner, agent or person in control of the building a written order hereinafter referred to as an "Unsafe Building Order". Such order shall designate the building, describing the repairs or improvements required to render the building or its equipment or service facilities safe, secure and/or sanitary, ordering that such repairs or improvements be made or that the building, equipment or service facilities or unsafe portion thereof be demolished, within a period also stipulated in the order.

Service of the written "Unsafe Building Order" shall be by personal or residence service, directed to the last known address of the owner, agent or person in control of such unsafe building.

HC.B102.5 Posting Unsafe Building Orders. If neither the owner, agent or person in control of such unsafe building can be found within the County after reasonable diligent search, the unsafe building order shall be sent to one of them by registered or certified mail directed to his last known address; and a copy thereof shall be posted in a conspicuous place on such building; and such procedure shall be deemed the equivalent of personal notice or service.

HC.B102.6 Required Response to Order. The person upon whom the Unsafe Building Order is served is required to give notice, in writing, to the Building Official within forty-eight (48) hours of receipt of such order, stating whether he intends to comply with the Unsafe Building

Order. If the order is in the alternative, as to repair or demolition, he shall indicate what action he intends to take.

HC.B102.7 Appeals. The owner of any building, against which an unsafe building order has been issued and served under this section, shall have the right to appeal such order to the Board of Building Appeals.

Such appeal shall be presented in writing within fifteen (15) days after service of such Unsafe Building Order, but shall not operate to stay any emergency action or the performance of any emergency work on such building which the Building Official deems immediately necessary as provided under Section HC.B103, nor shall such appeal be heard unless it alleges such order to be unnecessary, improper or unreasonable, and contains statement of the specific reasons which the appellant contends support such allegation(s).

HC.B102.8 Disregard of Unsafe Building Order. Upon refusal of the person on whom an Unsafe Building Order is served to comply therewith, or upon his failure or neglect to reply thereto stating his intention with regard thereto, or upon his use of the unsafe building, equipment or service facilities in violation of the unsafe building order issued under Section HC119 or Section HC120, the proper legal official shall be advised and shall institute such action in the courts as may be appropriate to compel compliance.

HC.B102.9 Discontinuance of Service. The Building Official shall furnish a copy of all Unsafe Building Orders to the public utilities serving that building, which may be affected by the condition responsible for said order, and shall mark thereon a request that service being furnished the building by said utility be discontinued when, in his opinion, the continuance of said service will constitute a hazard to the public. (Refer to RCO 111.3)

Upon receipt of said copy of notice and the request thereof, any person, firm, association and the like supplying such service shall promptly discontinue its supply at the meter in the designated portion of the building. It shall be unlawful for such person, firm, association and the like thereafter to continue such service or to restore the same until furnished with a copy of the certificate of approval from the Building Official, certifying that an inspection has been made, that the hazardous conditions have been corrected and that the affected service installation has been brought into substantial compliance with the requirements of the Code.

HC.B102.10 No Liability Upon Public Utilities or Public Authorities. No liability shall be imposed upon any public service authority for failure to render service or for disconnecting service to any person or place where such failure of disconnection is based upon the non-issuance of a permit and/or certificate of approval by the Building Official, or upon an order hereunder by the Building Official to disconnect such service, including but not limited to the following:

 Failure or refusal to render services to any person or place which does not present a certificate of use and occupancy as required by Section

- RCO110 or a certificate of approval as required by HC.B102.9.
- Disconnection of service to a person or place upon receipt of an "Unsafe Building Order" under the provisions of HC.B102.4.

HC.B103 Emergency Measures

HC.B103.1 Vacating. When, in the opinion of the Building Official, there is actual and immediate risk of failure or collapse of a building or structure of any part thereof or the existence of defective equipment or service facilities such as to endanger life or health, or when any structure or part of a structure has fallen or failed and use or occupancy of the structure, equipment, service facility and/or equipment or part thereof would endanger life or health, he is hereby authorized and empowered to order and require the occupants and inmates to vacate the same forthwith, and/or to forthwith cease, desist and refrain from use or operation of the building, structure, equipment, service facility or part thereof which is deemed dangerous. If such order is made, he shall cause to be posted a notice to the effect that "This Building is Unsafe and Its Use or Occupancy or Operation is Prohibited by Law." It shall be unlawful for any person thereafter to enter, use and/or operate such structure, or any part, equipment, service facility thereof. Repair or demolition personnel may enter after notice to the Building Official and issuance of permits, except as provided in Section HC105.2.1.

HC.B103.2 Temporary Measures. He shall also cause such work to be done as may be necessary to render such structure, equipment, service facility or part temporarily safe with regard to passerby and adjacent properties as well as occupants, pending vacation and repair or demolition, whether or not he has previously issued any order of vacation thereof. In lieu of attempting to make such structures or part temporarily safe for passerby and adjacent properties, he may, when necessary for public safety, temporarily close such adjacent properties and any affected sidewalks, streets and other public ways and areas, and prohibit or engage such labor and use or purchase materials as may be necessary to accomplish same as expeditiously as possible.

HC.B103.3 Costs of Emergency Work. Costs incurred by the Building Official in causing emergency work to be performed under the provisions of this section shall be paid from the public moneys on his certificate; the proper legal officers shall thereupon institute such action as may be appropriate to recover such costs from the owner of such structure or part, and such owner shall be liable for such costs and the cost of their recovery.

HC.B104 Electrical Service

HC.B104.1Service Supply - When any unsafe wiring conditions as hereinafter described shall not have been corrected as ordered within the time given in the notice, the Building Official may direct the person, firm or corporation supplying the electrical service to discontinue the service. When, in the opinion of the Building Official, the unsafe

conditions warrant direct action, he may bypass the normal issuance of a written notice and verbally direct the person, firm or corporation supplying the electric service to discontinue the service. See Sections HC.B102, HC.B013 and HC.B101.

It shall be unlawful for any person, firm or corporation to continue with such service, or to restore same until furnished with a copy of a Certificate of Approval from the electrical inspection agency.

HC.B104.2 Existing Hazardous Wiring - For the purpose of this Chapter, serious safety hazards shall include but are not limited to the following:

- Over-fusing (installation of overcurrent protective devices which exceed the approved circuit carrying capacity of the conductors); or bridging of required fuses or circuit breakers.
- 2. Unapproved splices or taps.
- 3. Overloaded conductors or equipment.
- 4. Extension cord abuse (extension cords used as permanent wiring)
- Unprotected knife switches or other dangerous meter board equipment
- 6. Defective permanent wiring
- Lighting fixtures with pull chain switches mounted above plumbing fixtures

HC.B104.3 Minimum Facilities - The conditions listed in Sections HC.B104.1 to HC.B104.10 inclusive, shall be deemed to be the minimum facilities acceptable under this Code to correct hazardous conditions in existing buildings.

HC.B104.4 Receptacle Outlets, Existing Residential Occupancies - Every habitable room shall be provided with a minimum of one duplex receptacle outlet for each 55 sq.ft. of floor area or fraction thereof. Required outlets shall not be spaced greater than 12 feet, measured around the perimeter of the room.

HC.B104.5Appliance circuit, Existing Residential

Occupancies - In existing residential occupancies at least one appliance circuit of not less than 20 ampere capacity shall be installed as a separate circuit in the area where cooking facilities have been installed.

HC.B104.6 Circuits Related to Floor Area, Existing Residential Occupancies - There shall be at least one lighting circuit for each 575 square feet of floor.

HC.B104.7 Service Equipment - The service equipment shall be approved size for the connected load with a minimum of 60 ampere capacity.

HC.B104.8 Overload Protection - All lighting and appliance circuits, or circuits of 30 amperes or less shall be protected by tamperproof fuses or circuit breakers of approved size.

HC.B104.9 Defective Wiring and Devices - All wiring and electrical devices shall be of such nature as to be safe under normal conditions of use and free from all hazards apt to

result in injury or fire. All defective or abandoned wiring and equipment shall be removed.

HC.B104.10 Extensions to Wiring - In existing buildings, the wiring may be extended within the same room or area in the same type of wiring with which the building was originally wired, provided that neither the existing wiring nor the addition thereto shall constitute a serious hazard.

Any new circuits shall be wired in accordance with the most current edition of the NEC. If there are no visible unsafe defects in the existing wire, such existing wiring shall not be required to be changed, even if new service lines are required.

HC.B105 Demolition or Moving of Buildings (RCO 115.8)

As a condition precedent to obtaining a permit, the owner, agent or person in control of a building or structure to be demolished, razed or moved shall notify in writing the appropriate utility companies or public authorities serving the building and/or structure of his intention to demolish, raze or move such building or structure. Such notice shall request the public utility company or public authority to disconnect such service.

Within seven (7) days after receipt of such notice the public utility company or public authority shall disconnect and seal off and so report to the Building Official, who shall not issue a permit for such demolition, razing or moving until his receipt of such report.

- A. The applicant for a moving permit shall provide information as to the route of travel and obtain permission from those authorities having jurisdiction over the route of travel such as the County Engineer, Ohio Department of Highways, Township street/road authority and any public utilities affected.
- B. Lot Regulation. Whenever a building is demolished or moved, the site shall be restored to a state that is free of danger.
 - All such sites shall be brought to proper grade and all hazards shall be removed.
 - Any surface holes or irregularities, wells, septic tanks, basements, cellars, sidewalk vaults or coal chutes remaining after demolition of any building or structure shall be filled with material as approved by the Building Official and shall be graded in such manner that will provide effective surface drainage.
 - All debris and accumulation of material resulting from demolition of any building or structures shall be removed from the premises.
 - 4. All building sewers may be effectively plugged with concrete at the property line, or as may be required by the Building Official.
- C. Demolition or moving of a building shall be fully accomplished, including site restoration, within the time limits authorized in Section HC.A105.5 of this Code and as stated on the permit.

Demolition work, having commenced, shall be pursued diligently and without unreasonable interruption with due regard to safety. It is the intent of this section to limit the existence of an unsafe condition or nuisance on the premises during the period of demolition operations.

Final inspection to be made after all demolition work is completed.

D. Moved Structures. Structures moved shall be safe and sanitary and any repair, alteration, or change in occupancy shall comply with the provisions of this code for new structures. Field work, building location, foundation and foundation connections, wind loads, seismic loads, snow loads, and flood loads, shall comply with the requirements of this code. (For buildings under OBC refer to Section 3408.

HC.B106 Precautions During Work

All work to which the provisions of this Code apply shall be performed in a safe and careful manner so that same will not endanger adjoining property or be a hazard to public safety. (See OBC Chapter 33)

Except as otherwise provided in this section, or by any other laws or regulations, when the public is endangered by reason of any alteration, addition, repair or excavation, or when a hazard exists because of the condition of a building or structure, or because of an existing excavation, a suitable barricade shall be provided. If such barricade shall prevent sufficient passageway on the sidewalk, a temporary sidewalk or bridge, if necessary, shall be constructed and maintained.

All pits, excavations, barricades, builders equipment, building materials or other objects which are in or upon a thoroughfare temporarily, because of a building operation, shall have placed upon or by them at all times during darkness, illuminated or flashing lamps with red or yellow bulbs, flares or other approved lights, in such manner that there shall be one light at each end and at the intermediate points as may be necessary to afford proper warning consistent with the existing traffic conditions at the location affected.

CHAPTER 1 DEFINITIONS

For the purpose of this Code, and any written or verbal reference thereto, certain abbreviations, terms, phrases, words and their derivatives are used as defined below. (For definitions in regard to Fuel Gas Piping, see ANSI - Z-21.30). See Chapter 12 for definitions for mechanical sections.

ACCESSIBLE: Signifies access that requires the removal of an access panel or similar removable obstruction.

ACCESSIBLE, READILY: Signifies access without the necessity for removing a panel or similar obstruction.

ACCESSORY STRUCTURE: A building, the use of which is incidental to that of the *dwelling(s)* and which is located on the same lot.

ADDITION: An extension or increase in floor area or height of a building or structure.

AIR ADMITTANCE VALVE: A one-way valve designed to allow air into the plumbing drainage system when a negative pressure develops in the piping. This device shall close by gravity and seal the terminal under conditions of zero differential pressure (no flow conditions) and under positive internal pressure.

AIR BREAK (DRAINAGE SYSTEM): An arrangement in which a discharge pipe from a fixture, appliance or device drains indirectly into a receptor below the flood-level rim of the receptor, and above the trap seal.

AIR CIRCULATION, FORCED: A means of providing space conditioning utilizing movement of air through ducts or plenums by mechanical means.

AIR CONDITIONING SYSTEM: A system that consists of heat exchangers, blowers, filters, supply, exhaust and return-air systems and shall include any apparatus installed in connection therewith.

AIR DUCT: A tube or conduit, or an enclosed space or corridor within a wall or structure used for conveying air.

AIR GAP, DRAINAGE SYSTEM: The unobstructed vertical distance through free atmosphere between the outlet of a waste pipe and the flood-level rim of the fixture or receptor in to which it is discharging.

AIR GAP, WATER-DISTRIBUTION SYSTEM: The unobstructed vertical distance through free atmosphere between the lowest opening from a water supply discharge to the flood-level rim of a plumbing fixture.

ALCOVE: A recess adjoining and connected with a larger room, with an unobstructed opening into such room.

ALTERATION: The construction or renovation to an existing structure other than repair or addition.

ALTERATIONS, STRUCTURAL: Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any substantial change in the roof or in the exterior walls.

ALLEY: Is any public space, public park or thoroughfare less than twenty feet (20') but not less than ten feet (10') in width which has been dedicated or deeded to the public for public use.

ANCHORS: See "Supports"

ANTISIPHON: A tern applied to valves or mechanical devices that eliminate siphonage.

APPLIANCE: A device or apparatus that is manufactured and designed to utilize energy and for which this code provides specific requirements.

APPROVED: Approved refers to approval by the building official as a *result* of review, investigation, *inspection* and tests conducted *in accordance with the provisions of this code.*

APPROVED AGENCY: An established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when such agency has been approved by the building official.

AREA, BUILDING: The area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

AREA, FLOOR (GROSS): The floor area within the perimeter of the outside walls of the building under consideration, without deduction for hallways, stairs, closets, thickness of walls, columns or other features.

AREA, FLOOR (NET): To determine the number of persons for whom exits are to be provided, the net floor area shall be the actual occupied area and shall not include unoccupied accessory areas or thickness of walls.

AREAWAY: An uncovered subsurface space adjacent to a building.

AS-BUILT DRAWINGS: A drawing which represents exactly what is built, including but not limited to materials, dimensions, and assemblies. The drawings consist of plans, site plans, elevations and sections.

ASPECT RATIO: The ratio of the height to width (h/w) of a shear wall. The shear wall height is the maximum clear height from top of foundation or diaphragm to bottom of diaphragm framing above and the shear wall width is the

sheathed dimension in the direction of applied force on the shear wall.

ATTIC: The unfinished space between the ceiling joists of the top story and the roof rafters.

ATTIC, STORY: A habitable attic which has a stairway as a means of access and egress, and in which the ceiling area at a height of seven and one-third feet above the attic floor is not more than one-third the area of the floor next below.

BACKFILL: To place selected earth or fill material in an excavated void.

BACKFLOW, DRAINAGE: A reversal of flow in the drainage system.

BACKFLOW PREVENTER: A device or means to prevent backflow.

BACKFLOW PREVENTER, REDUCED-PRESSURE-

ZONE TYPE: A backflow-prevention device consisting of two independently acting check valves, internally force loaded to a normally closed position and separated by an intermediate chamber (or zone) in which there is an automatic relief means of venting to atmosphere internally loaded to a normally open position between two tightly closing shutoff valves and with means for testing for tightness of the checks and opening of relief means.

BACKFLOW, WATER DISTRIBUTION: The flow of water or other liquids into the potable water-supply piping from any sources other than its intended source. Backsiphonage is one type of backflow.

BACKPRESSURE: Pressure crested by any means in the water distribution system, which by being in excess of the pressure in the water supply mains causes a potential backflow condition.

BACKPRESSURE, LOW HEAD: A pressure less than or equal to 4.33 psi (29.88 kPa) or the pressure exerted by a 10-foot (3048 mm) column of water.

BACKSIPHONAGE: The flowing back of used or contaminated water from piping into potable water-supply pipe due to a negative pressure in such pipe.

BACKWATER VALVE: A device installed in a drain or pipe to prevent backflow of sewage.

BALCONY (EXTERIOR): An exterior floor system projecting from and supported by a structure without additional independent supports.

BASEMENT: That portion of a building which is partly or completely below grade (see "Story Above Grade").

BASEMENT WALL: The opaque portion of a wall that encloses one side of a basement and has an average below

grade wall area that is 50 percent or more of the total opaque and non-opaque area of that enclosing side.

BASIC WIND SPEED: Three-second gust speed at 33 feet (10 058 mm) above the ground in Exposure C (see Section R301.2.1) as given in Figure R301.2(4).

BATHROOM GROUP: A group of fixtures, including or excluding a bidet, consisting of a water closet, lavatory, and bathtub or shower. Such fixtures are located together on the same floor level.

BEND: A drainage fitting, designed to provide a change in direction of a drain pipe of less than the angle specified by the amount necessary to establish the desired slope of the line (see "Elbow" and "Sweep").

BOILER: A self-contained appliance from which hot water is circulated for heating purposes and then returned to the boiler, and which operates at water pressures not exceeding 160 pounds per square inch gage (psig) (1102 kPa gage) and at water temperatures not exceeding 250°F (121°C).

BOND BEAM: A horizontal grouted element within masonry in which reinforcement is embedded.

BRACED WALL LINE: A series of braced wall panels in a single story constructed in accordance with Section R602.10 for wood framing or Section R603.7 or R301.1.1 for cold-formed steel framing to resist racking from seismic and wind forces.

BRACED WALL PANEL: A section of a braced wall line constructed in accordance with Section R602.10 for wood framing or Section R603.7 or R301.1.1 for cold-formed steel framing, which extend the full height of the wall

BRANCH: Any part or the piping system other than a riser, main or stack.

BRANCH, FIXTURE: See "Fixture branch, drainage."

BRANCH, HORIZONTAL: See "Horizontal branch, drainage."

BRANCH, INTERVAL: A distance along a soil or waste stack corresponding to a story height, but not less than 8 feet (2438 mm), within which the horizontal branches from one floor or story of a building are connected to the stack.

BRANCH, MAIN: A water-distribution pipe that extends horizontally off a main or riser to convey water to branches or fixture groups.

BRANCH, VENT: A vent connecting two or more individual vents with a vent stack or stack vent.

BREEZEWAY: A covered passage between two buildings, open at the sides.

BTU/H: The listed maximum capacity of an appliance, absorption unit or burner expressed in British thermal units input per hour.

BUILDER: Person, firm or corporation who constructs or oversees a construction operation; one who undertakes to supervise all or some of the trades, such as carpentry, concrete work, masonry, etc., of a building or structure; that party who enters into an agreement with a buyer or owner to provide him with a structure.

BUILDING: One, two and three-family dwellings *detached from other structures* used, or designed or intended to be used for non-transient human habitation, with provisions for living, sleeping, cooking and eating, and shall include accessory structures thereto. For *the purpose of this Code*, "building" may also mean structures comprised of multiple single-family dwellings when such structures qualify in accordance with OBC Section 310.1.

BUILDING, AGRICULTURAL: A structure utilized to store farm implements, hay, feed, grain or other agricultural or horticultural projects, or to house poultry, livestock or other farm animals. Such structure shall not include habitable or occupiable spaces, spaces in which agricultural products are processed, treated or packaged, nor shall an agricultural building be a place of occupancy by the general public.

BUILDING DRAIN: The lowest piping that collects the discharge from all other drainage piping inside the house and extends 30 inches (762 mm) in developed length of pipe, beyond the exterior walls and conveys the drainage to the building sewer.

BUILDING, EXISTING: Existing building is a building erected prior to the adoption of this Code, or one for which a legal building permit has been issued.

BUILDING INSPECTOR: Authorized employee of the Department of Building Inspections, charged with the duty to inspect new and existing construction and buildings for code compliance.

BUILDING LINE: The line established by law, beyond which a building shall not extend, except as specifically provided by law.

BUILDING OFFICIAL: The officer or other designated authority charged with the administration and enforcement of this code.

BUILDING PERMIT: An official document or certificate issued by the authority having jurisdiction that authorizes performance of a specified activity.

BUILDING SEWER: That part of the drainage system that extends from the end of the building drain and conveys its discharge to a public sewer, private sewer, individual sewage-disposal system or other point of disposal.

BUILDING SUPERINTENDENT: The officer or other designated authority charged with the administration and enforcement of this Code, or his duly authorized representative.

BUILDING THERMAL ENVELOPE: The basement walls, exterior walls, floor, roof and any other building element that enclose conditioned spaces.

BUILT-UP ROOF COVERING: Two or more layers of felt cemented together and surfaced with a cap sheet, mineral aggregate, smooth coating or similar surfacing material.

CARPORT: A roofed space having at least two sides open to the weather, primarily designed or used for motor vehicle parking.

CATCH BASIN: A cistern or vault at a point where yard or street water discharges into a sewer, designed to catch matter which would not pass readily through the sewer.

CEILING HEIGHT: The clear vertical distance from the finished floor to the finished ceiling.

CELLAR: That portion of a building, the ceiling of which is entirely below grade or less than four feet six inches above grade.

CERTIFICATE OF OCCUPANCY: The certificate issued by the Building Official which permits the use of a building in accordance with the approved plans and specifications, and which certifies compliance with the provisions of law for the use and occupancy of the building in its several parts together with any special stipulations or conditions of the building permit.

CHANGE OF OCCUPANCY: A change in the purpose or level of activity within a structure that involves a change in the application of the requirements of the Code.

CHIMNEY: A primary vertical structure containing one or more flues, for the purpose of carrying gaseous products of combustion and air from a fuel-burning appliance to the outside atmosphere.

CHIMNEY CONNECTOR: A pipe that connects a fuel-burning appliance to a chimney.

CHIMNEY, MASONRY: A field-constructed chimney of solid masonry units or stones.

CHIMNEY, METAL: A chimney whose flue is enclosed by metal.

CHIMNEY TYPES: Residential-type appliance. An approved chimney for removing the products of combustion from fuel-burning, residential-type appliances producing combustion gases not in excess of 1,000°F (538°C) under normal operating conditions, but capable of producing combustion gases of 1,400°F (760°C) during intermittent

forces firing for periods of up to 1 hour. All temperatures shall be measured at the appliance flue outlet. Residential-type appliance chimneys include masonry and factory-built types.

CIRCUIT VENT: A vent that connects to a horizontal drainage branch and vents two traps to a maximum of eight traps or trapped fixtures connected into a battery.

CITY: A municipal corporation.

CLADDING: The exterior materials that cover the surface of the building envelope that is directly loaded by the wind.

CLEANOUT: An accessible opening in the drainage system used for the removal of possible obstruction.

CLOSET: A small room or chamber used for storage.

COMBUSTION WASTE AND VENT SYSTEM: A specially designed system of waste piping embodying the horizontal wet venting of one or more sinks or floor drains by means of a common waste and vent pipe adequately sized to provide free movement of air above the flow line of the drain.

COMBUSTIBLE MATERIAL: Any material not defined as noncombustible.

COMBUSTION AIR: The air provided to fuel-burning equipment including air for fuel combustion, draft hood dilution and ventilation of the equipment enclosure.

COMMERCIAL: Any building or structure that is occupied or used by any individual, group, organization, or firm for purposes other than dwelling.

COMMERCIAL SYSTEM/EQUIPMENT: Building construction systems, building service equipment or systems, and any other systems or equipment intended for installation in commercial buildings.

COMMON VENT: A single pipe venting two trap arms within the same branch interval, either back-to-back or one above the other.

CONDENSATE: The liquid that separates from a gas due to a reduction in temperature, e.g., water that condenses from flue gases and water that condenses from air circulating through the cooling coil in air conditioning equipment.

CONDENSING APPLIANCE: An appliance that condenses water generated by the burning of fuels.

CONDITIONED AIR: Air treated to control its temperature, relative humidity or quality.

CONDITIONED AREA: That area within a building provided with heating and/or cooling systems or appliances capable of maintaining, through design or heat loss/gain,

68°F (20°C) during the heating season and/or 80°F (27°C) during the cooling season, or has a fixed opening directly adjacent to a conditioned area.

CONDITIONED FLOOR AREA: The horizontal projection of the floors associated with the conditioned space.

CONDITIONED SPACE: For energy purposes, space within a building that is provided with heating and/or cooling equipment or systems capable of maintaining, through design or heat loss/gain, 50°F (10°C) during the heating season and 85°F (29°C) during the cooling season, or communicates directly with a conditioned space. For mechanical purposes, an area, room or space being heated or cooled by any equipment or appliance.

CONDUCTORS: A pipe inside the building which conveys storm water from the roof to a storm or combined building drain.

CONFINED SPACE: A room or space having a volume less than 50 cubic feet per 1,000 Btu/h (4.83 L/W) of the aggregate input rating of all fuel-burning appliances installed in that space.

CONSTRUCTION DOCUMENTS: Written, graphic and pictorial documents prepared or assembled for describing the design, location and physical characteristics of the elements of a project necessary for obtaining an approval. Construction drawings shall be drawn to an appropriate scale

CONTINUOUS WASTE: A drain from two or more similar adjacent fixtures connected to a single trap.

CONTAMINATION: An impairment of the quality of the potable water that creates an actual hazard to the public health through poisoning or through the spread of disease by sewage, industrial fluids or waste.

CONTROL, LIMIT: An automatic control responsive to changes in liquid flow or level, pressure, or temperature for limiting the operation of an appliance.

CONTROL, PRIMARY SAFETY: A safety control responsive directly to flame properties that senses the presence or absence of flame and, in event of ignition failure or unintentional flame extinguishment, automatically causes shutdown of mechanical equipment.

CONTROLLED LOW-STRENGTH MATERIAL: A self-compacted, cementitious material used primarily as a backfill in place of compacted fill.

CONVECTOR: A system-incorporating heating element in an enclosure in which air enters an opening below the heating element, is heated and leaves the enclosure through an opening located above the heating element.

CONVEYANCE: The means by which anything is conveyed or transported from one place to another, especially a vehicle.

COOKING: The preparing of food for eating.

CORROSION RESISTANCE: The ability of a material to withstand deterioration of its surface or its properties when exposed to its environment.

COURT: A space, open and unobstructed to the sky, located at or above grade level on a lot and bounded on three or more sides by walls or a building.

CRAWL SPACE: An unfinished, accessible space below a floor with a minimum clearance of eighteen inches to the bottom of the joists. Spaces with headroom 6 feet 8 inches or higher shall be considered basements.

CRIPPLE WALL: A framed wall extending from the top of the foundation to the underside of the floor framing of the first story above grade plane.

CROSS CONNECTION: Any connection between two otherwise separate piping systems whereby there may be a flow from one system to the other.

CURB LEVEL: The elevation of the street curb as established in accordance with law.

DALLE GLASS: A decorative composite glazing material made of individual pieces of glass that are embedded in a cast matrix of concrete or epoxy.

DAMPER: A manually or automatically controlled device to regulate draft or the rate of flow of air or combustion gases.

DAMPER, VOLUME: A device that will restrict, retard or direct the flow of air in any duct, or the products of combustion of heat-producing equipment, vent connector, vent or chimney.

DAMPPROOFING: A treatment of a surface or structure which retards the passage of water.

DANGEROUS BUILDING: See Unsafe Building

DEAD END: A branch leading from a DWV system terminating at a developed length of 2 feet (610 mm) or more. Dead ends shall be prohibited except as an approved part of a rough-in for future connection.

DEAD LOADS: The weight of all materials of construction incorporated into the building, including but not limited to walls, floors, roofs, ceilings, stairways, built-in partitions, finishes, cladding, and other similarly incorporated architectural and structural items, and fixed service equipment.

DECK: An exterior floor system supported on at least two opposing sides by an adjoining structure and/or posts, piers or other independent supports.

DECORATIVE GLASS: A carved, leaded or Dalle glass or glazing material whose purpose is decorative or artistic, not functional; whose coloring, texture or other design qualities or components cannot be removed without destroying the glazing material; and whose surface, or assembly into which it is incorporated, is divided into segments.

DESIGN PROFESSIONAL: See definition of "Registered Design Professional".

DEVELOPED LENGTH: The length of pipeline measured along the center line of the pipe and fittings.

DIAMETER: Unless specifically stated, the term "diameter" is the nominal diameter as designated by the approved material standard.

DIAPHRAGM: A horizontal or nearly horizontal system acting to transmit lateral forces to the vertical resisting elements. When the term "diaphragm" is used, it includes horizontal bracing systems.

DILUTION AIR: Air that enters a draft hood or draft regulator and mixes with flue gases.

DINING ROOM: A room or space in a dwelling devoted to eating meals.

DIRECT-VENT APPLIANCE: A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DOMESTIC: See "Residential"

DOOR, EGRESS: Any door located in a continuous and unobstructed path of travel from any point in a building or structure to the public way.

DOOR, EXIT: All doors located in the exterior perimeter of a building or structure which leads to finished grade or the public way.

DOOR, FIRE: A door and its assembly, so constructed and assembled in place as to give protection against the passage of fire.

DOWNSPOUT: A pipe leading downward to carry off rainwater from the roof gutter.

DRAFT: The pressure difference existing between the appliance or any component part and the atmosphere, that causes a continuous flow of air and products of combustion through the gas passages of the appliance to the atmosphere.

Induced draft: The pressure difference created by the action of a fan, blower or ejector, that is located between the appliance and the chimney or vent termination.

Natural draft: The pressure difference created by a vent or chimney because of its height, and the temperature difference between the flue gases and the atmosphere.

DRAFT HOOD: A device built into an appliance, or a part of the vent connector from an appliance, which is designed to provide for the ready escape of the flue gases from the appliance in the event of no draft, back draft or stoppage beyond the draft hood; prevent a back draft from entering the appliance; and neutralize the effect of stack action of the chimney or gas vent on the operation of the appliance.

DRAFT REGULATOR: A device that functions to maintain a desired draft in the appliance by automatically reducing the draft to the desired value.

DRAFT STOP A material, device or construction installed to restrict the movement of air within open spaces of concealed areas of building components such as crawl spaces, floor-ceiling assemblies, roof-ceiling assemblies and attics.

DRAIN: Any pipe that carries soil and water-borne wastes in a building drainage system.

DRAINAGE FITTING: A pipe fitting designed to provide connections in the drainage system that have provisions for establishing the desired slope in the system. These fittings are made form a variety of both metals and plastics. The methods of coupling provide for required slope in the system (see "Durham fitting").

DRAINAGE SYSTEM: Those man-made items and natural features which collect storm water from roofed, paved or natural surfaces and convey same to proper outflow; includes all facilities from the collecting surface to outflow.

DRIVEWAY: A private way to a single building for the use of vehicles and pedestrians.

DUCT: A tube or conduit utilized for conveying air. The air passages of self-contained systems are not to be construed as air ducts.

DUCT SYSTEM: A continuous passageway for the transmission of air which, in addition to ducts, includes duct fittings, dampers, plenums, fans and accessory airhandling equipment and appliances.

DURHAM FITTING: A special type of drainage fitting for use in the durham systems installations in which the joints are made with recessed and tapered threaded fittings, as opposed to bell and spigot lead/oakum or solvent/cemented or soldered joints. The trapping is at an

angle (not 90 degrees) to provide for proper slope in otherwise rigid connections.

DURHAM SYSTEM: A term used to describe soil or waste systems where all piping is of threaded pipe, tube or other such rigid construction using recessed drainage fittings to correspond to the types of piping.

DWELLING: Any building *or portion of building* that contains one or more dwelling units used, intended, or designed to be built, used, rented, let or hired out to be occupied, or that *is* occupied for living purposes. *Each unit must have independent means of egress with no more than five lodgers or boarders per unit.*

DWELLING, DETACHED: A separate building containing one, two or three dwelling units, which functions as a dwelling.

DWELLING, MULTIPLE: A building which contains, within its full perimeter, more than three dwelling units. See the OBC.

DWELLING, ONE-FAMILY: A building containing one dwelling unit with not more than five lodgers or boarders.

DWELLING, TWO-FAMILY: A building containing two dwelling units with not more than five lodgers or boarders per family.

DWELLING, THREE-FAMILY: A building containing three dwelling units with not more than five lodgers or boarders per family.

DWELLING UNIT: A single unit providing complete independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

DWV: Abbreviated term for drain, waste and vent piping as used in common plumbing practices.

EASEMENT: A vested or acquired right to use land other than as a tenant, for a specific purpose, such right being held by someone other than the owner who holds title to the land; must be properly recorded in all applicable deeds.

EFFECTIVE OPENING: The minimum cross-sectional area at the point of water-supply discharge, measured or expressed in terms of diameter of a circle and if the opening is not circular, the diameter of a circle of equivalent cross-sectional area. (This is applicable to air gap.)

ELBOW: A pressure pipe fitting designed to provide an exact change in direction of a pipe run. An elbow provides a sharp turn in the flow path (see "Bend" and "Sweep").

EMERGENCY ESCAPE AND RESCUE OPENING: An operable window, door or similar device that provides for a means of escape and access for rescue in the event of an emergency.

EQUIPMENT (OR FIXTURE): Any plumbing, heating, electrical, ventilating, air conditioning, refrigeration and fire protection devices and components of systems other than appliances, and elevators, dumb waiters, and other mechanical facilities or installations that are related to a building services.

EQUIVALENT LENGTH: For determining friction losses in a piping system, the effect of a particular fitting equal to the friction loss through a straight piping length of the same nominal diameter.

ESSENTIALLY NONTOXIC TRANSFER FLUIDS:

Fluids having a Gosselin rating of 1, including propylene glycol; mineral oil; polydimenthyoil oxane; hydrochlorofluorocarbon, chlorofluorocarbon and hydrofluorocarbon refrigerants; and FDA-approved boiler water additives for steam boilers.

ESSENTIALLY TOXIC TRANSFER FLUIDS: Soil, water or gray water and fluids having a Gosselin rating or 2 or more including ethylene glycol, hydrocarbon oils, ammonia refrigerants and hydrazine.

EVAPORATIVE COOLER: A device used for reducing air temperature by the process of evaporating water into an airstream.

EXCESS AIR: Air that passes through the combustion chamber and the appliance flue in excess of that which is theoretically required for complete combustion.

EXHAUST HOOD, FULL OPENING: An exhaust hood with an opening at least equal to the diameter of the connecting vent.

EXISTING INSTALLATIONS: Any system regulated by this code that was installed prior to the effective date of this code, or for which an approval to install have been issued.

EXIT ACCESS: The path of travel from any point in a building to the required exit door, including hallways, archways, cased openings and clearances around island cabinets.

EXTERIOR INSULATION FINISH SYSTEMS (EIFS):

Synthetic stucco cladding systems typically consisting of five layers: adhesive, insulation board, base coat into which fiberglass reinforcing mesh is embedded, and a finish coat in the desired color.

EXTERIOR WALL: An above-grade wall enclosing conditioned space. Includes between floor spandrels, peripheral edges of floors, roof and basement knee walls, dormer walls, gable end walls, walls enclosing a mansard roof, and basement walls with an average below grade wall area that is less than 50 percent of the total opaque and nonopaque area of that enclosing side.

FACTORY-BUILT CHIMNEY: A listed and labeled chimney composed of factory-made components assembled

in the field in accordance with the manufacturer's instructions and the conditions of the listing.

FAMILY: An individual, two or more persons related by blood, marriage or law, or a group of not more than any five persons living together in a dwelling unit. Servants having common housekeeping facilities with a family consisting of an individual, or two or more persons related by blood, marriage or law, are a part of the family for this code.

FENCE: A structure forming an enclosure around a space or object; constructed of materials such as posts, boards, palings, rails or wire.

FENESTRATION: Skylights, roof windows, vertical windows (whether fixed or moveable); opaque doors; glazed doors; glass block; and combination opaque/glazed doors.

FIBER CEMENT SIDING: A manufactured, fiber-reinforcing product made with an inorganic hydraulic or calcium silicate binder formed by chemical reaction and reinforced with organic or inorganic non-asbestos fibers, or both. Additives which enhance manufacturing or product performance are permitted. Fiber cement siding products have either smooth or textured faces and are intended for exterior wall and related applications.

FILTER: Any material or apparatus by which air or water is clarified.

FIREBLOCKING: Building materials installed to resist the free passage of flame to other areas of the building through concealed spaces.

FIREBOX: The chamber of a fireplace, furnace or other appliance which contains the fire.

FIREBRICK: A refractory brick, as of fire-clay, capable of sustaining high temperatures without fusion; used for lining fireplaces and chimneys.

FIREPLACE: An assembly consisting of a hearth and fire chamber of noncombustible material and provided with a chimney, for use with solid fuels.

Factory-built fireplace: A listed and labeled fireplace and chimney system composed of factory-made components, and assembled in the field in accordance with manufacturer's instructions and the conditions of the listing.

Masonry chimney: A field-constructed chimney composed of solid masonry units, bricks, stones or concrete

Masonry fireplace: A field-constructed fireplace composed of solid masonry units, bricks, stones or concrete.

FIREPLACE STOVE: A free-standing, chimney-connected solid-fuel-burning heater designed to be operated with the fire chamber doors in either the open or closed position.

FIREPLACE THROAT: The opening between the top of the firebox and the smoke chamber.

FIRE RESISTANCE RATING: The time in hours or fractions thereof that materials or their assemblies will resist fire exposure as determined by the fire test procedures set forth in ASTM E-119.

FIRE SEPARATION DISTANCE: The distance measured from the building face to the closest interior lot line, to the centerline of a street, alley or public way, or to an imaginary line between two buildings on the property. The distance shall be measured at right angles from the lot line.

FIXTURE (OR EQUIPMENT): Any plumbing, heating, electrical, ventilating, air conditioning, refrigerating and fire protection devices and components of systems other than appliances, and elevators, dumb waiters, and other mechanical facilities or installations that are related to building services.

FIXTURE: Also see "Plumbing fixture."

FIXTURE BRANCH, DRAINAGE: A drain serving two or more fixtures that discharge into another portion of the drainage system.

FIXTURE BRANCH, WATER-SUPPLY: A water-supply pipe between the fixture supply and a main water-distribution pipe or fixture group main.

FIXTURE DRAIN: The drain from the trap of the fixture to the junction of that drain with any other drain pipe.

FIXTURE FITTING:

Supply fitting: A fitting that controls the volumn and/or directional flow of water and is either attached to or accessible from a fixture or is used with an open or atmospheric discharge.

Waste fitting: A combination of components that conveys the sanitary waste from the outlet of a fixture to the connection of the sanitary drainage system.

FIXTURE GROUP, MAIN: The main water-distribution pipe (or secondary branch) serving a plumbing fixture grouping such as a bath, kitchen or laundry area to which two or more individual fixture branch pipes are connected.

FIXTURE SUPPLY: The water-supply pipe connecting a fixture or fixture fitting to a fixture branch.

FIXTURE UNIT, DRAINAGE (d.f.u.): A measure of probable discharge into the drainage system by various types of plumbing fixtures, used to size DWV piping system. The drainage fixture-unit value for a particular fixture depends on it volume rate of drainage discharge, on the time duration of a single drainage operation and on the average time between successive operations.

FIXTURE UNIT, WATER SUPLY (w.s.f.u.): A measure of the probable hydraulic demand on the water supply by various types of plumbing fixtures used to size water-piping systems. The water-supply fixture-unit value for a particular fixture depends on its volume rate of supply, on the time duration of a single supply operation and on the average time between successive operations.

FLAME SPREAD: The propagation of flame over a surface.

FLAME SPREAD INDEX: The numeric value assigned to a material tested in accordance with ASTM E84.

FLASHING: Sheet metal or other impervious material used in roof and wall construction to protect a building against seepage of water.

FLOOD-LEVEL RIM: The edge of the receptor or fixture from which water overflows.

FLOOR DRAIN: A plumbing fixture for recess in the floor having a floor-level strainer intended for the purpose of the collection and disposal of waste water used in cleaning the floor and for the collection and disposal of accidental spillage to the floor.

FLOOR FURNACE: A self-contained furnace suspended from the floor of the space being heated, taking air for combustion from outside such space, and with means for lighting the appliance from such space.

FLOW PRESSURE: The static pressure reading in the water-supply pipe near the faucet or water outlet while the faucet or water outlet is open and flowing at capacity.

FLUE: See "Vent"

FLUE, APPLIANCE: The passages within an appliance through which combustion products pass from the combustion chamber to the flue collar.

FLUE COLLAR: The portion of a fuel-burning appliance designed for the attachment of a draft hood, vent connector or venting system.

FLUE GASES: Products of combustion plus excess air in appliance flues or heat exchangers.

FLUSH VALVE: A device located at the bottom of a flush tank that is operated to flush water closets.

FLUSHOMETER TANK: A device integrated within an air accumulator vessel that is designed to discharge a predetermined quantity of water to fixtures for flushing pruposes.

FLUSHOMETER VALVE: A flushometer valve is a device that discharges a predetermined quantity of water to fixtures for flushing purposes and is actuated by direct water pressure.

FOAM PLASTIC INSULATION: A plastic that is intentionally expanded by the use of a foaming agent to produce a reduced-density plastic consisting open or closed cells distributed throughout the plastic and that has a density less than 20 pounds per cubic foot (320kg/m³).

FOUNDATION: Construction, below or partly below grade, which provides support for exterior walls or other structural parts of the building.

FROST LINE: The greatest depth to which ground may be expected to freeze.

FUEL-PIPING SYSTEM: All piping, tubing, valves and fittings used to connect fuel utilization equipment to the point of fuel delivery.

FULLWAY VALVE: A valve that in the full open position has an opening cross-sectional area equal to a minimum of 85 percent of the cross-sectional area of the connecting pipe.

FURNACE: A vented heating appliance designed or arranged to discharge heated air into a conditioned space or through a duct or ducts.

GARAGE: A building or enclosure primarily designed or used for motor vehicle parking.

GARAGE, PRIVATE: A garage for four or less passenger motor vehicles, four or less single motor airplanes, or one commercial motor vehicle, without provision for repairing or servicing such vehicles for profit.

GLAZING AREA: The interior surface area of all glazed fenestration, including the area of sash, curbing, or other framing elements, that enclose conditioned space. Includes the area of glazed fenestration assemblies in walls bounding conditioned basements.

GRADE: The finished ground level adjoining the building at all exterior walls.

GRADE FLOOR OPENING: A window or other opening located such that the sill height of the opening is not more than 44 inches (1118mm) above or below the finished ground level adjacent to the opening.

GRADE PIPING: See "Slope."

GRADE PLANE: A reference plane representing the average of the finished ground level adjoining the building at all exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 ft. (1829mm) from the building between the structure and a point 6 ft. (1829mm) from the building.

GREENHOUSES: An enclosed detached accessory structure consisting primarily of light-transmitting materials and used exclusively for growing plants.

GROSS AREA OF EXTERIOR WALLS: The normal projection of all exterior walls, including the areas of all windows and doors installed therein.

GROUND-SOURCE HEAT PUMP LOOP SYSTEM:

Piping buried in horizontal or vertical excavations or placed in a body of water for the purpose of transporting heat transfer liquid to and from a heat pump. Included in this definition are closed loop systems in which the liquid is recirculated and open loop systems in which the liquid is drawn from a well or other source.

GUARD: A building component or a system of building components located near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to the lower level.

GUTTER:

- A channel at the eaves for collecting and conveying rainwater draining off of the roof.
- A channel formed by the street curb and paving used to convey storm water to proper outflow.

HABITABLE SPACE: A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

HANDRAIL: A horizontal or sloping rail intended for grasping by the hand for guidance or support.

HANGERS: See "Supports."

HAZARD: Any earth condition which is obviously a threat to property or public health and safety, including but not limited to conditions which cause inadequate drainage, erosion, sedimentation, disruption of the sewer system, slope stability problems or imposing of unsafe loads on structures or slopes (see County Earthwork Regulations for full definition); also, any condition on or within a building or structure which is an obvious threat to public health and safety.

HAZARDOUS LOCATION: Any location considered to be a fire hazard for flammable vapors, dust, combustible fibers or other highly combustible substances.

HEARTH: The floor of a fireplace firebox; the surface material on which the fire is made. Also, extension of this surface or the horizontal surface immediately adjacent to the front or sides of the firebox.

HEATING DEGREE DAYS (HDD): The sum, on an annual basis, of the difference between 65°F (18°C) and the mean temperature for each day as determined from "NOAA Annual Degree Days to Selected Bases Derived from the 1960-1990 Normals" or other weather data sources acceptable to the Code Official.

HEAT PUMP: An appliance having heating or heating/cooling capability and that uses refrigerants to extract heat from air, liquid or other sources.

HEAT TRANSMISSION: Thermal transmittance, sometimes called overall coefficient of heat transfer; the time rate of heat flow, from the fluid on the warm side to the fluid on cold side per square foot/degree temperature difference between the two fluids. Common unit is BTU per hour/per square foot/Fahrenheit degree. Symbol "U".

HEIGHT, BUILDING: The vertical distance from grade plane to the average height of the highest roof surface.

HEIGHT, STORY: The vertical distance from top to top of two successive tiers of beams or finished floor surfaces; and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

HIGH-TEMPERATURE (H.T.) **CHIMNEY:** A high temperature chimney complying with the requirements of UL 103. A Type H.T. chimney is identifiable by the markings "Type H.T." on each chimney pipe section.

HISTORIC BUILDING: A residential building meeting one of the following criteria:

- Listed or preliminarily determined to be eligible for listing in the "National Register of Historic Places"; or
- Determined by the Secretary of the U.S.
 Department of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district; or
- Designated as historic under a state or local historic preservation program that is approved by the U.S. Department of Interior.

HOLLOW MASONRY: Load-bearing or nonload-bearing construction using masonry units where the net cross-sectional area of each unit in any plane parallel to the load-bearing surface is less than 75 percent of its gross cross-sectional area. Hollow masonry units shall confirm to ASTM C90, C129 or C652.

HORIZONTAL BRANCH, DRAINAGE: A drain pipe extending laterally from a soil or waste stack or building drain, that receives the discharge from one or more fixture drains.

HORIZONTAL PIPE: Any pipe or fitting that makes an angle of less than 45 degrees (0.79 rad) with the horizontal.

HOT WATER: Water at a temperature greater than or equal to $110^{\circ}F$ ($43^{\circ}C$)

HURRICANE-PRONE REGIONS: Areas vulnerable to hurricanes, defined as the U.S. Atlantic Ocean and Gulf of Mexico coasts where the basic wind speed is greater than 110 miles per hour (177km/h), and Hawaii, Puerto Rico, Guam, Virgin Islands, and America Samoa.

HYDROGEN GENERATING APPLIANCE: A self-contained package or factory-matched packages of integrated systems for generating gaseous hydrogen. Hydrogen generating appliances utilize electrolysis, reformation, chemical or other processes to generate hydrogen.

IGNITION SOURCE: A flame, spark or hot surface capable of igniting flammable vapors or fumes. Such sources include appliance burners, burner ignitions, and electrical switching devices.

INDIRECT WASTE PIPE: A waste pipe that discharges into the drainage system through an air gap into a trap, fixture or receptor.

INDIVIDUAL SEWAGE DISPOSAL SYSTEM: A system for disposal of sewage by means of a septic tank or mechanical treatment, designed for use apart from a public sewer to serve a single establishment or building.

INDIVIDUAL VENT: A pipe installed to vent a single-fixture drain that connects with the vent system above or terminates independently outside the building.

INDIVIDUAL WATER SUPPLY: A supply other than an approved public water supply that serves one or more families.

INSULATED: Having a material whose purpose is to slow or prevent the transfer of heat, sound or electricity between two bodies.

INSULATING CONCRETE FORM (ICF): A concrete forming system using stay-in-place forms of rigid foam plastic insulation, a hybrid of cement and foam insulation, a hybrid of cement and wood chips, or other insulating material for constructing cast-in-place concrete walls.

INSULATING SHEATHING: An insulating board having a minimum thermal resistance of R-2 of the core material.

JURISDICTION: The municipality, township or county governmental unit with a residential building department certified by the Board of Building Standards.

KITCHEN: Kitchen shall mean an area used, or designated to be used, for the preparation of food.

LABEL: An identification applied on a product by the manufacturer which contains the name of the manufacturer, the function and performance characteristics of the product or material, and the name and identification of an approved agency and that indicates that the representative sample of the product or material has been tested and evaluated by an approved agency. (See also "Manufacturer's designation" and "Mark".)

LABELED: Devices, equipment or materials to which have been affixed a label, seal, symbol or other identifying mark of a testing laboratory, inspection agency or other

organization concerned with product evaluation that maintains periodic inspection of the production of the above labeled items that attests to compliance with a specific standard.

LANDING: A platform in a flight of stairs between two stories; the termination of a stair.

LEADER, ROOF: An exterior drainage pipe for conveying storm water from roof or gutter drains to an approved means of disposal.

LIGHT-FRAMED CONSTRUCTION: A type of construction whose vertical and horizontal structural elements are primarily formed by a system of repetitive wood or light gage steel framing members.

LINTEL: The beam or girder placed over an opening in a wall which supports the wall construction above.

LISTED AND LISTING: Terms referring to equipment which is shown in a list published by an approved testing agency qualified and equipped for experimental testing and maintaining an adequate periodic inspection of current productions and whose listing states that the equipment complies with nationally recognized standards, when installed in accordance with the manufacturer's installation instructions.

LIVE LOADS: Those loads produced by the use and occupancy of the building or other structure and do not include construction or environmental loads, such as wind load, snow load, rain load, earthquake load, flood load or dead load.

LIVING ROOM: A room in a residence, designed for general occupancy of the dwellers and not to any special function; a sitting room.

LIVING SPACE: Space within a dwelling unit utilized for living, sleeping, eating, cooking, bathing, washing and sanitation purposes.

LOAD-BEARING ELEMENT: Any column, girder, beam joist, truss, rafter, wall, floor or roof sheathing that supports any vertical load in addition to its own weight, and/or any lateral load.

LOT: A portion or parcel of land considered as a unit.

LOT LINE: A line dividing one lot from another, or from a street or any public place.

MACERATING TOILET SYSTEMS: A system comprised of a sump with macerating pump and with connections for a water closet and other plumbing fixtures, that is designed to accept, grind and pump wastes to an approved point of discharge.

MAIN: The principal pipe artery to which branches may be connected

MANTEL: The beam, stone or arch serving as a lintel to support the masonry above; all work or facing, including a shelf, around a fireplace.

MANIFOLD WATER DISTRIBUTION SYSTEMS: A

fabricated piping arrangement in which a large supply main is fitted with multiple branches in close proximity in which water is distributed separately to fixtures from each branch.

MANUFACTURED HOME: A dwelling constructed under "24 CFR Part 3280," Manufactured Home Construction and Safety Standards" [note: Typically, a "Manufactured Home" will be constructed on a steel chassis and have a small (approx. 1-1/2"x3") metal plate with inscribed HUD regulation reference numbers attached to the exterior end wall of the unit.]

MANUFACTURER'S DESIGNATION: An

identification applied on a product by the manufacture indicating that a product or material complies with a specified standard or set of rules. (See also "Mark" and "Label".)

MANUFACTURER'S INSTALLATION

INSTRUCTIONS: Printed instructions included with equipment as part of the conditions of listing and labeling.

MARK: An identification applied on a product by the manufacturer indicating the name of the manufacturer and the function of a product or material. (See also "Manufacturer's designation" and "Label".

MASONRY CHIMNEY: A field-constructed chimney composed of solid masonry units, bricks, stones or concrete.

MASONRY HEATER: A masonry heater is a solid fuel burning heating appliance constructed predominantly of concrete or solid masonry having a mass of at least 1,100 lb. (500kg), excluding the chimney and foundation. It is designed to absorb and store a substantial portion of heat from a fire built in the firebox by routing exhaust gases through internal heat exchange channels in which the flow path downstream of the firebox includes at least one 180-degree (3.14-rad) change in flow direction before entering the chimney and which deliver heat by radiation through the masonry surface of the heater.

MASONRY, SOLID: Masonry consisting of solid masonry units laid contiguously with the joints between the units filled with mortar.

MASONRY UNIT: Brick, tile, stone, glass block or concrete block conforming to the requirements specified in Section 2103 of the *Ohio Building Code*.

Clay: A building unit larger in size than a brick, composed of burned clay, shale, fire clay or mixtures thereof.

Concrete: A building unit or block larger in size than 12 inches by 4 inches by 4 inches (305mm by 102mm by 102mm) made of cement and suitable aggregate.

Glass: Nonload-bearing masonry composed of glass units bonded by mortar.

Hollow: A masonry unit whose net cross-sectional area in any plane parallel to the load-bearing surface is less than 75 percent of its gross cross-sectional area measured in the same plane.

Solid: A masonry unit whose net cross-sectional area in every plane parallel to the load-bearing surface is 75 percent or more of its cross-sectional area measured in the same plane.

MASS WALL: Masonry or concrete walls having a mass greater than or equal to 30 pounds per square foot (146kg/m²), solid wood walls having a mass greater than or equal to 20 pounds per square foot (98kg/m²), and any other walls having a heat capacity greater than or equal to 6 Btu/ft² • °F (266J/m² •k).

MEAN ROOF HEIGHT: The average of the roof eave height and the height to the highest point on the roof surface, except that eave height shall be used for roof angle of not less than or equal to 10 degrees (0.18 rad).

MECHANICAL DRAFT SYSTEM: A venting system designed to remove flue or vent gases by mechanical means, that consists of an induced draft portion under nonpositive static pressure or a forced draft portion under positive static pressure.

Forced-draft venting system: A portion of a venting system using a fan or other mechanical means to cause the removal of flue or vent gases under positive static pressure.

Induced draft venting system: A portion of a venting system using a fan or other mechanical means to cause the removal of flue or vent gases under nonpositive static vent pressure.

Power venting system: A portion of a venting system using a fan or other mechanical means to cause the removal of flue or vent gases under positive static vent pressure.

MECHANICAL EXHAUST SYSTEM: A system for removing air from a room or space by mechanical means.

MECHANICAL SYSTEM: A system specifically addressed and regulated in this code and composed of components, devices, appliances and equipment.

METAL ROOF PANEL: An interlocking metal sheet having a minimum installed weather exposure of at least 3 square feet (0.28m²) per sheet.

METAL ROOF SHINGLE: An interlocking metal sheet having an installed weather exposure less than 3 square feet (0.28m²) per sheet.

MEZZANINE, LOFT: An intermediate level or levels between the floor and ceiling of any story with an aggregate floor area of not more than one-third of the area of the room or space in which the level or levels are located.

MOBILE HOME: See Manufactured Home

MODIFIED BITUMEN ROOF COVERING: One or more layers of polymer modified asphalt sheets. The sheet materials shall be fully adhered or mechanically attached to the substrate or held in place with an approved ballast layer.

MULTIPLE STATION SMOKE ALARM: Two or more single station alarm devices that are capable of interconnection such that actuation of one causes all integral or separate audible alarms to operate.

NATURAL DRAFT SYSTEM: A venting system designated to remove flue or vent gases under nonpositive static vent pressure entirely by natural draft.

NONCOMBUSTIBLE MATERIAL: Materials that pass the test procedure for defining noncombustibility of elementary materials set forth in ASTM E136.

NONCONDITIONED SPACE: A space that is not a conditioned space by insulated walls, floors or ceilings.

OCCUPANCY: The purpose for which a building or portion thereof is used.

OCCUPIED: With regard to buildings, structures or portions thereof, the presence of personal possessions, persons or objects, or an area that is designed or intended for utilization.

OCCUPIED SPACE: The total area of all buildings or structures on any lot or parcel of ground projected on a horizontal plane, excluding permitted projections as allowed by this code.

OFFSET: A combination of fittings that makes two changes in direction bringing one section of the pipe out of line but into a line parallel with the other section.

OWNER: Any person, agent, firm or corporation having a legal or equitable interest in the property.

PARGING: To cover the inside surface of a fireplace smoke chamber to give a smooth surface and help the draft.

PASSAGEWAY: An enclosed hallway or corridor connecting a required exit to a street or other open space connecting with a street.

PAVING: Any hard, smooth surface that will bear traffic (travel); concrete, bituminous concrete and similar homogeneous materials.

PELLET FUEL-BURNING APPLIANCE: A closed combustion, vented appliance equipped with a fuel feed mechanism for burning processed pellets of solid fuel of a specified size and composition.

PELLET VENT: A vent listed and labeled for use with a listed pellet fuel-burning appliance.

PERMIT: An approval indicated in an official document or certificate by the *residential building official* that authorizes performance of a specified activity. *Also see* "APPROVED"

PERMIT, FOOTING AND FOUNDATION: A license to construct all footings and foundation walls of a building (see "foundation").

PERMIT, SHELL: A license to construct the exterior walls of a building, including all interior load-bearing members and the roof. For multi-level buildings, it must include all stairs, stair shafts, sprinklers (if applicable) and the public restrooms as required by the OBC.

PERSON: An individual, heirs, executors, administrators or assigns, and also includes a firm, partnership or corporation, its or their successors or assigns, or the agent of any of the aforesaid.

PITCH: See "Slope."

PIPING, RECIRCULATING: The piping from the pool to the filter and return to the pool through which the water circulates.

PLATFORM CONSTRUCTION: A method of construction by which floor framing bears on load bearing walls that are not continuous through the story levels or floor framing.

PLENUM: A chamber that forms part of an air-circulation system other than the occupied space being conditioned.

PLUMBING: The practice, materials and fixtures utilized in the installation, maintenance, extension and alteration of all piping, fixtures, appliances and appurtenances within or adjacent to any structure, in connection with sanitary drainage or storm drainage facilities; venting systems; and public or private water supply systems.

PLUMBING APPLIANCE: A energized household appliance with plumbing connections, such as a dishwasher, food-waste grinder, clothes washer or water heater.

PLUMBING APPURTENANCE: A device or assembly that is an adjunct to the basic plumbing system and demands no additional water supply nor adds any discharge load to the system. It is presumed that it performs some useful function in the operation, maintenance, servicing, economy or safety of the plumbing system. Examples include filters, relief valves and aerators.

PLUMBING FIXTURE: A receptor or device that requires both a water-supply connection and a discharge to the drainage system, such as water closets, lavatories, bathtubs and sinks. Plumbing appliances as a special class of fixture are further defined.

PLUMBING SYSTEM: Includes the water supply and distribution pipes, plumbing fixtures, supports and

appurtenances; soil, waste and vent pipes; sanitary drains and building sewers to an approved point of disposal.

POLLUTION: An impairment of the quality of the potable water to a degree that does not create a hazard to the public health but that does adversely and unreasonably affect the aesthetic qualities of such potable water for domestic use.

POOL, FAMILY (RESIDENTIAL) SWIMMING: A built or unitized accessory structure consisting of a basin or tank of water for swimming and diving by the homeowner and family, and their invited guests only. This excludes hot

and family, and their invited guests only. The tubs, spas and ponds.

PORTABLE FUEL CELL, APPLIANCE: A fuel cell generator of electricity, which is not fixed in place. A portable fuel cell appliance utilizes a cord and plug connection to a grid-isolated load and has an integral fuel supply.

POSITIVE ROOF DRAINAGE: The drainage condition in which consideration has been made for all loading deflections of the roof deck, and additional slope has been provided to ensure drainage of the roof within 48 hours of precipitation.

POTABLE WATER: Water free from impurities present in amounts sufficient to cause disease or harmful physiological effects and conforming in bacteriological and chemical quality to the requirements of the public health authority having jurisdiction

PREFABRICATED: Manufactured items for building construction that are wholly or partially assembled into a more advanced form or final form in a factory instead of at the individual building site.

PRESSURE-RELIEF VALVE: A pressure-actuated valve held closed by a spring or other means and designed to automatically relieve pressure at the pressure at which it is set.

PROPERTY LINE: A recorded boundary of a lot.

PROPERTY LINE, COMMON: A line dividing one lot from another when such lots are not of one ownership.

PUBLIC SEWER: A common sewer directly controlled by pubic authority.

PUBLIC WATER MAIN: A water-supply pipe for public use controlled by public authority.

PUBLIC WAY: Any street, alley or other parcel of land open to the outside air leading to a public street, which has been deeded, dedicated or otherwise permanently appropriated to the public for public use and that has a clear width and height of not less than 10 feet (3048mm).

PURGE: To clear of air, gas or other foreign substances.

QUICK-CLOSING VALVE: A valve or faucet that closes automatically when released manually or controlled by mechanical means for fast-action closing.

R-VALUE, THERMAL RESISTANCE: The inverse of the time rate of heat flow through a building thermal envelope element from one of its bounding surfaces to the other for a unit temperature difference between the two surfaces, under steady state conditions, per unit area (h • ft² • °F/Btu).

RAMP: A walking surface that has a running slope steeper than 1 unit vertical in 20 units horizontal (5 percent slope).

RECEPTOR: A fixture or device that receives the discharge from indirect waste pipes.

REFRIGERANT: A substance used to produce refrigeration by its expansion or evaporation.

REFRIGERANT COMPRESSOR: A specific machine, with or without accessories, for compressing a given refrigerant vapor.

REFRIGERATING SYSTEM: A combination of interconnected parts forming a closed circuit in which refrigerant is circulated for the purpose of extracting, then rejecting, heat. A direct refrigerating system is one in which the evaporator or condenser of the refrigerating system is in direct contact with the air or other substances to be cooled or heated. An indirect refrigerating system is one in which a secondary coolant cooled or heated by the refrigerating system is circulated to the air or other substance to be cooled or heated.

REGISTERED DESIGN PROFESSIONAL An architect holding a certificate issued under Sections 4703.10 and 4703.36 of the Revised Code or any engineer holding a certificate issued under Section 4733.14 of the Revised Code.

RELIEF VALVE, VACUUM: A device to prevent excessive buildup of vacuum in a pressure vessel.

REPAIR, MINOR: The reconstruction or renewal of any part of an existing building for the purpose of its maintenance when maintenance when the work has limited impact on access, safety or health. Minor repairs do not include the cutting away of any wall, partition or portions of walls, the removal or cutting of any structural beam or load bearing support, or the removal or change of any required element of accessibility, means of egress, or rearrangement of parts of a structure affecting the egress requirements. Minor repairs do not include addition to, alteration of replace or relocation of any standpipe, water supply sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electrical wiring or mechanical or fire protection equipment.

REPAIR: The reconstruction or renewal of any part of an existing building for the purpose of its maintenance.

REQUIRED: Shall be construed to be mandatory by provisions of this code.

REROOFING: The process of recovering or replacing an existing roof covering. See "Roof recover".

RESIDENTIAL: Description of any device, equipment, construction or function related to family living and/or family living quarters (see Dwelling).

RESIDENTIAL BUILDING OFFICIAL: An individual who has received and maintains a certification of "Building Official" or "Residential Building Official" in accordance with rules of the Board of Building Standards.

RESIDENTIAL BUILDING TYPE: The type of residential building for determining building thermal envelope criteria. Detached one-, two- and three-family dwellings are Type A-1. Multiple single family dwellings are Type A-2.

RETURN AIR: Air removed from an approved conditioned space or location and recirculated or exhausted.

RIGHT-OF-WAY: The land secured and reserved for public uses, such as highways, streets, sidewalks, utilities, etc.

RISER: A water pipe that extends vertically one full story or more to convey water to branches or to a group of fixtures.

ROOF ASSEMBLY: A system designed to provide weather protection and resistance to design loads. The system consists of a roof covering and roof deck or a single component serving as both the roof covering and the roof deck. A roof assembly includes the roof deck, vapor retarder, substrate or thermal barrier, insulation, vapor retarder, and roof covering.

ROOF COVERING: The covering applied to the roof deck for weather resistance, fire classification or appearance.

ROOF COVERING SYSTEM: See "Roof assembly".

ROOF DECK: The flat or sloped surface not including its supporting members or vertical supports.

ROOF RECOVER: The process of installing an additional roof covering over a prepared existing roof covering without removing the existing roof covering.

ROOF REPAIR: Reconstruction or renewal of any part of an existing roof for the purposes of its maintenance.

ROOFTOP STRUCTURE: An enclosed structure on or above the roof of any part of a building.

ROOM HEATER: A freestanding heating appliance installed in the space being heated and not connected to ducts.

ROUGH-IN: The installation of all parts of the plumbing system that must be completed prior to the installation of fixtures. This includes DWV, water supply and built-in fixture supports.

RUNNING BOND: The placement of masonry units such that head joints in successive courses are horizontally offset at least one-quarter the unit length.

SAFE: As applied to a building, means free from danger or hazard to the life, safety, health or welfare of persons occupying or frequenting it, or of the public, and from danger of settlement, movement, disintegration, or collapse, whether such danger arises from the method or materials of its construction or from equipment installed therein, for the purpose of lighting, heating, the transmission or utilization of electric current, or from its location or otherwise.

SANITARY: As applied to a building, means free from danger or hazard to the health of persons occupying or frequenting it or to that of the public, if such danger arises from the method or materials of its construction or from any equipment installed therein for the purpose of lighting, heating, ventilating, or plumbing.

SANITARY SEWER: A sewer that carries sewage and excludes storm, surface and goundwater.

SCUPPER: An opening in a wall or parapet that allows water to drain from a roof.

SEISMIC DESIGN CATEGORY: A classification assigned to a structure based on its Seismic Group and the severity of the design earthquake ground motion at the site.

SEPTIC TANK: A water-tight receptor that receives the discharge of a building sanitary drainage system and is constructed so as to separate solids from the liquid, digest organic matter through a period of detention, and allow the liquids to discharge into the soil outside of the tank through a system of open joint or perforated piping or a seepage pit.

SERIOUS HAZARD: A hazard of considerable consequence to safety or health through the design, location, construction, or equipment of a building, or the condition thereof, which hazard has been established through experience to be of certain or probable consequence, or which can be determined to be, or which is obviously such a hazard.

SEWAGE: Any liquid waste containing animal matter, vegetable matter or other impurity in suspension or solution.

SEWAGE PUMP: A permanently installed mechanical device for removing sewage or liquid waste from a sump.

SHALL: The term when used in this code, is construed as mandatory.

SHEAR WALL: A general term for walls that are designed and constructed to resist racking from seismic and wind by use of masonry, concrete, cold-formed steel or wood framing in accordance with Chapter 6 of this code and the associated limitations in Section R301.2 of this code.

SIDE VENT: A vent connecting to the drain pipe through a fitting at an angle less than 45 degrees (0.79 rad) to the horizontal.

SINGLE PLY MEMBRANE: A roofing membrane that is field applied using one layer of membrane material (either homogeneous or composite) rather than multiple layers.

SINGLE STATION SMOKE ALARM: An assembly incorporating the detector, control equipment and alarm sounding device in one unit that is operated from a power supply either in the unit or obtained at the point of installation.

SITE: A parcel of land defined by legal boundaries on which the project is located or proposed to be located.

SITE PLAN: A drawing showing the position and dimensions of the site, the project and all required auxiliary information including contours of the land.

SKYLIGHT AND SLOPED GLAZING: See Section R308.6.1

SKYLIGHT, UNIT: See Section R308.6.1.

SLIP JOINT: A mechanical-type joint used primarily on fixture traps. The joint tightness is obtained by compressing a friction-type washer such as rubber, nylon, neoprene, lead or special packing material against the pipe by the tightening of a (slip) nut.

SLOPE: The fall (pitch) of a line of pipe in reference to a horizontal plane. In drainage, the slope is expressed as the fall in units vertical per units horizontal (percent) for a length of pipe.

SMOKE-DEVELOPED RATING: A numerical index indicating the relative density of smoke produced by burning assigned to a material tested in accordance with ASTM E84.

SOIL STACK OR PIPE: A pipe that conveys sewage containing fecal material.

SOFFIT: The underside of a stairway, archway, cornice or the like.

SOLAR HEAT GAIN COEFFICIENT (SHGC) The solar heat gain through a fenestration or glazing assembly relative to the incident solar radiation (Btu/h • ft² • °F).

SOLID MASONRY: Load-bearing or nonload-bearing construction using masonry units where the net cross-sectional area of each unit in any plane parallel to the bearing surface is not less than 75 percent of its gross cross-sectional area. Solid masonry units shall conform to ASTM C55, C62, C73, C145 or C216.

SPACE HEATER: Any device designed and constructed for general of heat from electricity or burning gases, liquid or solid fuels and used for heating all or any portion of a building.

STACK: Any main vertical DWV line, including offsets, that extends one or more stories as directly as possible to its vent terminal.

STACK BOND: The placement of masonry units in a bond pattern is such that head joints in successive courses are vertically aligned. For the purpose of this code, requirements for stack bond shall apply to all masonry laid in other than running bond.

STACK VENT: The extension of soil or waste stack above the highest horizontal drain connected.

STACK VENTING: A method of venting a fixture or fixtures through the soil or waste stack without individual fixture vents.

STAIRWAY: One or more flights of stairs, and the necessary landings and platforms connecting them, to form a continuous and uninterrupted passage from one floor to another.

STANDARD TRUSS: Any construction that does not permit the roof/ceiling insulation to achieve the required R-value over the exterior walls.

STATIONARY FUEL CELL POWER PLANT: A self-contained package or factory-matched packages which constitute an automatically-operated assembly of integrated systems for generating useful electrical energy and recoverable thermal energy that is permanently connected and fixed in place.

STORM SEWER, DRAIN: A pipe used for conveying rainwater, surface water, subsurface water and similar liquid waste.

STORY: That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

STORY ABOVE GRADE: Any story having its finished floor surface entirely above grade except that a basement shall be considered as a story above grade where the finished surface of the floor above the basement is:

- 1. More than 6 feet (1829 mm) above grade plane.
- More than 6 feet (1829 mm) above the finished ground level for more than 50 percent of the total building perimeter.
- 3. More than 12 feet (3658 mm) above the finished ground level at any point.

STORY, HALF: A space under a sloping roof which has the line or intersection of roof decking and wall face not more than three feet above the top floor level, and in which space, not more than two-thirds of the floor area, is finished off for use. A half-story containing independent apartment or living quarters shall be counted as a full story.

STREET: A public thoroughfare (such as a street, avenue or boulevard) which has been dedicated for public use.

STRUCTURAL INSULATED PANELS (SIPS): Factory fabricated panels of solid core insulation with structural skins of oriented strand board (OSB) or plywood.

STRUCTURE: That which is built or constructed.

SUBSTANDARD BUILDING: Any building or portion thereof, including any dwelling unit, guest room or suite of rooms or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building.

- A. Inadequate Sanitation: Inadequate sanitation shall include but not be limited to the following:
 - Lack of or improper water closets, lavatories and bathtubs or showers as required by Code(s).
 - 2. Lack of or improper kitchen sink.
 - Lack of hot and cold running water to plumbing fixtures.
 - 4. Lack of adequate heating facilities.
 - 5. Lack of or improper operation of required ventilating equipment.
 - Lack of minimum amounts of natural light and ventilation required by these Regulations.
 - Room and space dimensions less than required by these Regulations.
 - 8. Lack of required electrical lighting.
 - 9. Dampness of habitable rooms.
 - 10. General dilapidation of improper maintenance.
 - 11. Lack of compliance with Hamilton County Health Regulations, regarding sanitary and sewage conditions, garbage storage and removal, infestation of insects, vermin or rodents, etc.
- B. Structural Hazards: Structural hazards shall include, but not be limited to the following:
 - 1. Deteriorated or inadequate foundations.
 - 2. Defective or deteriorated flooring or floor supports.
 - 3. Flooring or floor supports of insufficient size to carry imposed loads with safety.

- Members of walls, partitions or other vertical supports that are split, that lean, list or buckle due to defective material or deterioration.
- Members of walls, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety.
- Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration.
- Members of ceilings, roofs, ceiling and roof supports or other horizontal members that are of insufficient size to carry imposed loads with safety.
- 8. Fireplaces or chimneys which list, bulge or settle due to defective material or deterioration.
- Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.
- C. Nuisance. Any nuisance as defined in these Regulations.
- D. Hazardous Wiring. All wiring except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner.
- E. Hazardous Plumbing. All plumbing except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and which is free of cross connections and siphonage between fixtures.
- F. Hazardous Mechanical Equipment. All mechanical equipment, including vents, except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good and safe condition.
- G. Faulty Weather Protection, which shall include but not be limited to the following:
 - 1. Deteriorated, crumbling or loose plaster.
 - Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows or doors.
 - Defective or lack of weather protection for exterior wall coverings, including lack of paint or weathering due to lack of paint or other approved protective covering.
 - 4. Broken, rotted, split or buckled exterior wall coverings or roof coverings.
- H. Fire Hazard. Any building or portion thereof, device, apparatus, equipment, combustible waste or vegetation which, in the opinion of the Fire Department is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.
- Faulty Materials of Construction. All materials of construction except those which are specifically

- allowed or approved by these Regulations, and which have been adequately maintained in good and safe condition.
- J. Hazardous or Unsanitary Premises. Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions constitute fire, health or safety hazards.
- K. Inadequate Exits. All buildings or portions thereof not provided with adequate exit facilities as required by these Regulations, except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction and which have been adequately maintained and increase in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

When an unsafe condition exists through lack of or improper location of exits, additional exits may be required to be installed.

- L. Inadequate Fire-protection or Fire-Fighting Equipment. All buildings or portions thereof which are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by these Regulations, except those buildings or portions thereof which conformed with all applicable laws at the time of their construction, and whose fire-resistive integrity and fire-extinguishing systems or equipment have been adequately maintained and improved in relation to any change in occupancy.
- M. Improper Occupancy. All buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

SUMP: A tank or pit that receives sewage or waste, located below the normal grade of the gravity system and that must be emptied by mechanical means.

SUMP PUMP: A pump installed to empty a sump. These pumps are used for removing storm water only. The pump is selected for the specific head and volume of the load and is usually operated by level controllers.

SUNROOM ADDITION: A one-story structure added to an existing dwelling with a glazing area in excess of 40 percent of the gross area of the structure's exterior walls and roof.

SUPPLY AIR: Air delivered to a conditioned space through ducts or plenums from the heat exchanger of a heating, cooling or ventilating system.

SUPPORTS: Devices for supporting, hanging and securing pipes, fixtures and equipment.

SURFACING (DRIVEWAY): Any material, other than paving, applied to the ground, used to make the driveway travelable.

SWALE: A drainage channel formed by the convergence of intersecting slopes.

SWEEP: A drainage fitting designed to provide a change in direction of a drain pipe of less than the angle specified by the amount necessary to establish to desired slope of the line. Sweeps provide a longer turning radius than bends and a less turbulent flow pattern (see "Bend" and "Elbow").

TEMPERATURE-AND PRESSURE-RELIEF (T AND P) VALVE: A combination relief valve designed to function as both a temperature-relief and pressure-relief valve.

TEMPERATURE-RELIEF VALVE: A temperatureactuated valve designed to discharge automatically at the temperature at which it is set.

THERMAL ISOLATION: A separation of conditioned spaces, between a sunroom addition and a dwelling unit, consisting of existing or new wall(s), doors, and/or windows.

THERMAL RESISTANCE, R-VALUE: The inverse of the time rate of heat flow through a body from one of its bounding surfaces to the other for a unit temperature difference between the two surfaces, under steady state conditions, per unit area (h• ft²• °F/Btu).

TOWNHOUSE: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof.

TRAP: A fitting, either separate or built into a fixture, that provides a liquid seal to prevent the emission of sewer gases without materially affecting the flow of sewage or waste water through it.

TRAP ARM: That portion of a fixture drain between a trap weir and the vent fitting.

TRAP PRIMER: A device or system of piping to maintain a water seal in a trap, typically installed where infrequent use of the trap would result in evaporation of the trap seal such as floor drains.

TRAP SEAL: The trap seal is the maximum vertical depth of liquid that a trap will retain, measured between the crown weir and the top of the dip of the trap.

TRIM: Picture molds, chair rails, baseboards, handrails, door and window frames, and similar decorative or protective materials used in fixed applications.

TRUSS DESIGN DRAWING: The graphic depiction of an individual truss, which describes the design and physical characteristics of the truss.

TYPE L VENT: A listed and labeled vent conforming to UL 641 for venting oil-burning appliances listed for use with Type L vents or with gas appliances listed for use with Type B vents.

U-FACTOR, THERMAL TRANSMITTANCE: The coefficient of heat transmission (air to air) through a building envelope component or assembly, equal to the time rate of heat flow per unit area and unit temperature difference between the warm side and cold side air films (Btu/h • ft² • °F).

UNCONFINED SPACE: A space having a volume not less than 50 cubic feet per 1,000 Btu/h (4.8m³/kW) of the aggregate input rating of all appliances installed in that space. Rooms communicating directly with the space in which the appliances are installed, through openings not furnished with doors, are considered a part of the unconfined space.

UNDERLAYMENT: One or more layers of felt, sheathing paper, nonbituminous saturated felt, or other approved material over which a roof covering, with a slope of 2 to 12 (17-percent slope) or greater, is applied.

UNSAFE BUILDING: Any building or portion thereof, including any dwelling unit, guest room, suite of rooms or the premises on which the same is located in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety or welfare of the public, or the occupants thereof, shall be deemed and hereby is declared to be an unsafe building. Conditions shall include, but are not limited to the following:

- A. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size, or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
- B. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one-half times the working stress or stresses allowed in these Regulations for new buildings of similar structure, purpose or location.
- C. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structure strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of these Regulations for new buildings of similar structure, purpose or location.
- D. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
- E. Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be

capable of resisting a wind pressure of one-half of that specified in these Regulations for a new building or similar structure, purpose or location without exceeding the working stresses permitted in these Regulations for such buildings.

- F. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
- G. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or stability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.
- H. Whenever, for any reason, the building or any portion there-of, is manifestly unsafe for the purpose for which it is being used.
- I. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base.
- J. Whenever the building, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its nonsupporting members, enclosing or outside walls or coverings.
- K. Whenever the building has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or (iii) as to enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
- L. Whenever any building has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building provided by these Regulations or of any law or regulation of this state or county relating to the condition, location or structure of buildings.
- M. Whenever any building which, whether or not erected in accordance with all applicable laws and regulations, has in any nonsupporting part, member or portion, less than 50 percent, or in any supporting part, member or portion, less than 66 percent, of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather-resisting qualities or characteristics required by law in the case of a newly constructed building or like area, height and occupancy in the same location.

- N. Whenever a building, used or intended to be used for dwelling purposes because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise is determined by the Health Officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
- O. Whenever any building, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by a Fire Service Official to be a fire hazard.
- P. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.
- Q. Whenever any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six (6) months so as to constitute such buildings or portion thereof an attractive nuisance or hazard to the public.

UNUSUALLY TIGHT CONSTRUCTION: Construction meeting the following requirements:

- Walls comprising the building thermal envelope have a continuous water vapor retarder with a rating of 1 perm (57.4ng/(s • m² • Pa) or less with openings therein gasketed or sealed.
- 2. Doors and openable windows meet the air leakage requirements of IECC Section 502.1.4.1; and
- 3. Caulking or sealants are applied to areas such as joints around window and door frames between sole plates and floors, between wall-ceiling joints, between wall panels, at penetrations for plumbing, electrical and gas lines, and at other openings.

UTILITY (MECHANICAL) ROOM: A room in a dwelling devoted primarily to equipment for heating, electrical services or laundry appliances.

VACUUM BREAKERS: A device which prevents backsiphonage of water by admitting atmospheric pressure through ports to the discharge side of the device.

VALUATION: As applied to a building means the estimated cost to replace the building in kind.

VAPOR PERMEABLE MEMBRANE: A material or covering have a permeance rating of 5 perms (52.9 • 10⁻¹⁰kg/Pa • s • m²) or greater, when tested in accordance with the desiccant method using Procedure A of ASTM E96. A vapor permeable material permits the passage of moisture vapor.

VAPOR RETARDER: A vapor resistant material, membrane or covering such as foil, plastic sheeting, or insulation facing having a permeance rating of 1 perm (5.7 •

10⁻¹¹kg/Pa • s • m²) or less, when tested in accordance with the desiccant method using Procedure A of ASTM E96. Vapor retarders limit the amount of moisture vapor that passes through a material or wall assembly.

VENEER: A facing of brick, concrete, metal, stone, tile or similar material attached to a wall for the purpose of providing ornamentation.

VENT: A passageway for conveying flue gases from fuelfired appliances, or their vent connectors, to the outside atmosphere.

VENT COLLAR: See "Flue collar".

VENT CONNECTOR: That portion of a venting system which connects the flue collar or draft hood of an appliance to a vent.

VENT DAMPER DEVICE, AUTOMATIC: A device intended for installation in the venting system, in the outlet of an individual, automatically operated fuel burning appliance and that is designed to open the venting system automatically when the appliance is in operation and to close off the venting system automatically when the appliance is in a standby or shutdown condition.

VENT GASES: Products of combustion from fuel-burning appliances, plus excess air and dilution air, in the venting system above the draft hood or draft regulator.

VENT STACK: A vertical vent pipe installed to provide circulation of air to and from the drainage system and which extends through one or more stories.

VENT SYSTEM: Piping installed to equalize pneumatic pressure in a drainage system to prevent trap seal loss or blow-back due to siphonage or back pressure.

VENTILATION: The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

VENTING: Removal of combustion products to the outdoors.

VENTING SYSTEM: A continuous open passageway from the flue collar of an appliance to the outside atmosphere for the purpose of removing flue or vent gases. A venting system is usually composed of a vent or a chimney and vent connector, if used, assembled to form the open passageway.

VERTICAL PIPE: Any pipe or fitting that makes an angle of 45 degrees (0.79 rad) or more with the horizontal.

WALLS: Walls shall be defined as follows:

Load-bearing wall: a wall supporting any vertical load in addition to its own weight.

Nonload-bearing wall: a wall which does not support vertical loads other than its own weight.

WALL, CAVITY: A wall built of masonry units or of concrete, or a combination of these materials, arranged to provide an air space within the wall, and in which the inner and outer parts of the wall are tied together with metal ties.

WALL, FACED: A wall in which the masonry facing and backing are so bonded as to exert common action under load.

WALL, FIRE: A fire resistance rated wall, having protected openings, which restricts the spread of fire and extends continuously from the foundation to or through the roof.

WALL, FIRE SEPARATION: A fire resistance rated assembly of materials having protected openings which is designed to restrict the spread of fire.

WALL, **GRAVITY**: A retaining wall designed so that the stability is dependent principally on the weight of the wall.

WALL, PARAPET: That part of any wall entirely above the roof line.

WALL, RETAINING: Any wall used to resist the lateral displacement of any material.

WASTE: Liquid-borne waste that is free of fecal matter.

WASTE PIPE OR STACK: Piping that conveys only liquid sewage not containing fecal matter.

WATER-DISTRIBUTION SYSTEM: Piping which conveys water form the service to the plumbing fixtures, appliances, appurtenances, equipment, devices or other systems served, including fittings and control valves.

WATER HEATER: Any heating appliance or equipment that heats potable water and supplies such water to the potable hot water distribution system.

WATER MAIN: A water-supply pipe for public use.

WATER OUTLET: A valved discharge opening, including a hose bibb, through which water is removed from the potable water system supplying water to a plumbing fixture or plumbing appliance that requires either an air gap or backflow prevention device for protection of the supply system.

WATER SERVICE PIPE: The pipe from the water main to the building served.

WATER-SUPPLY SYSTEM: The water-service pipe, the water-distributing pips and the necessary connecting pipes, fittings, control valves and all appurtenances in or adjacent to the building or premises.

WATERCOURSE: Any small stream, creek, gully, swale, or linear depression capable of carrying surface drainage.

WET VENT: A vent that also receives the discharge of wastes from other fixtures.

WIND BORNE DEBRIS REGION: Areas within hurricane-prone regions within one mile of the coastal mean high water line where the basic wind speed is 110 miles per hour (177 km/h) or greater; or where the basic wind speed is equal to or greater than 120 miles per hour (193 km/h); or Hawaii.

WINDER: A tread with non-parallel edges.

WINDOW: A glazed opening, including portions of glazed doors.

WINDOW, BAY: A bay window is a window that projects beyond the wall line of a building and extends down to the foundation.

WINDOW, DORMER: A window belonging to a room in a roof, which consequently projects from it with a valley gutter on each side.

WINDOW, ORIEL: A window projected beyond and suspended from the wall of the building or cantilevered therefrom.

WOOD STRUCTURAL PANEL: A panel manufactured from veneers; or wood strands or wafers; bonded together with waterproof synthetic resins or other suitable bonding systems. Examples of wood structural panels are plywood, OSB or composite panels.

WRITTEN NOTICE: Shall be considered to have been served if delivered in person to the individual or to the parties intended, or if delivered to or sent by regular mail to the address of the party to whom the notice is directed.

YARD: An open space, other than a court, unobstructed from the ground to the sky, except where specifically provided by this code, on the lot on which a building is situated.

ARTICLE C SITE REQUIREMENTS (Applicable to all types of projects)

HC.C101 Site Restrictions

HC.C101.1 As a general rule, this Code provides for a single, primary building on an individual lot. Any and all other structures on the lot shall be considered accessory structures.

Exception: Complexes where several primary buildings are located on one parcel of land; fire separation distance shall be controlled by the Ohio Building Code, the Residential Code of Ohio, and the Hamilton County Zoning Resolution.

HC.C101.2 Buildings shall be located within the buildable area of the lot, fully providing for the requirements of the Hamilton County Zoning Resolution.

HC.C102 Site Access

HC.C102.1 Each building site shall be planned so the building can be used and maintained from an abutting street without trespass upon adjoining properties.

- A means of entrance shall be provided from the public right-of-way to the building. The means of entrance shall be a legal, permanent, uninterruptible, unobstructed system of access roads, driveways and walks.
- 2. The use of easements to cross other properties is permitted where land configuration dictates, but such easements must be submitted on the site plan for evaluation of the access systems and shall be recorded in all applicable deeds. Where access easements are used/required, the following "Driveway Release Statement" shall be placed on the site plan:

"The County of Hamilton does not accept any private easement shown on this plat and is not obligated to maintain or repair any installations in said easement. The applicant agrees, as a condition of approval of this plat, that there will be included in the deed of conveyance of every lot in this subdivision, subservient to an access easement a condition requiring the grantee, his heirs and assigns, to continuously maintain the easement area for the purpose designed and a condition that within such easement no structure, planting or other material shall be placed or permitted to remain which may obstruct, retard or change the use of the easement, such conditions being for the mutual benefit of the owners of all lots on which similar easements are reserved."

3. Bridges, culverts and culvert pipe installations required to provide access to a building site are considered "structures" and require documentation, review, approval and a permit. Where the same are existing, documentation is required to show required hydraulic capacity, and such structural capacity as to accommodate truck traffic which is normal to the facility, as well as the full range of servicing emergency vehicles.

HC.C102.2 The required means of entrance from the public street to the building shall be a system of sidewalks or hard-surfaced paths, a driveway (if a vehicle is to be kept on the premises) and any necessary access roads.

- 1. Slope of a paved non-vehicular entrance means or any service means shall be limited to a maximum gradient of one (1) inch per foot (8 percent).
- 2. Minimum width of the walk from the main exit door shall be 3 feet; the minimum width of any other walk or path shall be 2 feet. The required walk shall connect the main exit door to the public right-of-way or to the driveway.
- 3. Slopes on driveways and access roads shall be limited to a maximum gradient of 1-3/4 inches per foot (14 percent). At any point along the centerline of a driveway, the slope shall not exceed 20%, with a maximum transitional change of 10% at any point. Transitional slopes shall not be less than 8' in length. Driveways which are dead-level or which hold or "pocket" water are not permitted. A positive slope of minimum size shall be provided to drain the driveway into the formal storm drainage system or to approved natural drainage features. No slope may start anywhere in the public right-ofway, other than as required by the County Engineer.
- 4. Minimum width of driveway, 8 feet.
- All driveways and access roads shall be surfaced or paved, no matter what gradient is installed.

HC.C103 Exterior Construction Requirements

The following requirements apply to all work installed on private property. Structures regulated by the OBC or the RCO shall meet those requirements where in conflict with this code. No items listed herein, unless specifically approved by the proper agency, are permitted within the pubic road right-of-way. Property lines shall be identified to ensure no encroachment on public property, or adjacent private property. Construction including decorative features, landscaping, signs, etc. which are found to encroach on adjacent property will be ordered removed.

HC.C103.1 Exterior concrete construction.

- Exposed exterior concrete shall comply with Table R301.2(1) and Section R402.2 of the RCO.
- 2. Walks and driveways (not including the driveway apron in the road right-of-way) shall be a minimum of 3-1/2 inches thick (actual), and shall be placed on an earth surface which has been properly excavated, filled, rolled, tamped and graded.
- All drives, walks, steps and porches shall receive a wood float or similar finish.

HC.C103.2 Exterior Egress Steps and Stairs from Occupied Structures.

- 1. Exterior steps and stairs shall comply with the requirements of Section R311 of the RCO.
- Provide handrails and guardrails as required by Section R312 of the RCO.

HC.C103.3 Retaining Walls

- Retaining walls shall not be placed within thirty (30) feet of the intersection of two or more streets, where such work would impair the ability to observe traffic movement.
- 2. Retaining walls do not require building permits when 1) the retaining wall is 48 inches or less in height measured from the finished grade on the low side of the wall; (2) the ground slope where the retaining wall is to be built is less than 3:1; and (3) the retaining wall supports no surcharge loading, i.e., driveways, parking lots, buildings, etc. on the high side of the wall.
- Retaining walls requiring building permits shall be engineered and will comply with the following conditions:
 - a. Retaining walls shall be built with the bottom of the wall or footing at least 30 inches below the finished grade on the low side of the wall.
 - b. In lieu of engineered design, gravity walls, with level backfill and level grade at the front of the wall shall have a minimum width at the top of 8 inches if of poured concrete or 12 inches if of brick, solid concrete block or stone. At any point along the distance of the wall, the thickness of the wall shall be no less than 1/3 of the distance from this point to the top of the wall, if the wall is poured concrete or 2/5 of the distance if the wall is brick, solid concrete block, stone.
 - c. A granular backfill shall be placed behind the wall at an elevation coinciding with the finished grade on the low side of the wall extending to within 8 inches of the top of the wall. This backfill shall be at least 12 inches thick against the back of the retaining wall.
 - d. Provisions for drainage of the backfill shall be made either by means of weep holes (4 inches diameter max. 6'-0" o.c.) in the wall or with a system of perforated pipe of 4 inch minimum diameter laid at the base of the backfill and having a proper gradient to an outlet.
 - e. Unengineered concrete block retaining walls shall not be permitted.

HC.C103.4 Areaways for windows and exterior doors shall conform with the following:

- 1. Window areaway height shall be such that the top of the areaway is at least 2 inches from the finish grade and the bottom is at least 4 inches below bottom of window.
- Projection of window areaways shall be 12 inches minimum measured at right angle to wall at center of areaway. If window is providing required natural ventilation, the 12 inch dimensions shall be

- increased 1 inch for each additional inch of vertical depth over 12 inches from top of areaway to sill.
- Areaways over 30 inches in vertical depth shall be provided with protective grills, railings, covers or similar guards.
- 4. Exterior door areaways, window areaways larger than required for an individual window, and other areas subject to receiving storm water drainage shall be provided with a positive means of drainage which must dispose of the storm water as determined.

HC.C103.5 Railings and Guards. Railings and guards shall be provided in connection with platforms, porches, stairs, retaining walls, and areaways as required by this section and shall conform with the requirements of Section R312 of the RCO or for vehicular guardrails, the OBC Section 1012, 1607, and 1607.7.3 or The Ohio Department of Transportation, Roadway Engineering Standards for vehicular guardrails.

- Retaining walls requiring permits with less than 2 feet between the nearest wall face and a walk, path or driveway on the high side shall have a railing, guard or continuation of wall to protect those using the property on the high side. Railings, guards, etc. shall also be installed when, in the opinion of the Building Official, a hazardous slope or change in grade exists in close proximity to a pedestrian or vehicular use.
- Exterior stairs to porches or platforms or along walks or paths in the yard shall require handrails and guardrails complying with Section R312 of the RCO.
 Stairs may be broken into separate flights.
 Flights of stairs are considered separated when interrupted by a minimum three (3) foot landing.

HC.C103.6 Fences. Fences six feet (6') and under in height do not require building permits; however, the following restrictions apply to all fence installations:

- Height of fences on the top of retaining walls shall be measured from the higher grade on either side of the wall.
- 2. Barbed-wire or any electrified wire materials shall be prohibited for use in fences.

 Exception: Barbed-wire may be installed on top of fences over eight (8') feet in height on other than residential property.

HC.C103.7 Noise Abatement. Suitable and durable means shall be provided to prevent the transmission of loud and objectionable sounds generated by any mechanical equipment.

- It shall be contrary to this Code for any person, in the operation of any mechanical equipment, to make, continue or cause to be made excessive noise so as to cause annoyance or detriment to the public or any person.
- 2. The following sound levels are not considered loud or objectionable within the scope of the Code:
 - a. 60 dba or less at any point on the adjoining property line with the equipment operating.

- b. Should the sound level exceed 60 dba with the equipment in operation, then additional readings shall be taken with the equipment not operating to determine its contribution to the sound level. If the difference exceeds 10 dba with the equipment operating, the equipment shall be considered as contributing to load and objectionable sounds and shall be moved, modified or controlled so that the difference does not exceed 10 dba.
- Sound requirements shall be measured on the "A" weighting scale of a sound level meter meeting the requirements of ANSI Std. S1.4-1971
 (R1976) when the meter is located at a point on the property line nearest the mechanical equipment, 5'-0" above grade level and no closer than 3'-0" to any wall.

HC.C103.8 Antennae. Antennae towers which exceed twenty (20) feet in height, where permitted by Zoning regulations (or in areas not covered by zoning regulations), when free-standing, shall be considered accessory structures.

- 1. Location. Antennae towers may be built in a side or rear yard with no part of the structure closer than three (3) feet to any lot line. The area between tower legs or supports shall not be in excess of thirty (30) percent of the required rear yard area and shall be located not less than sixty (60) feet from any front lot line. Guy wires and other accessories shall not cross or encroach upon any required yard setback or any adjoining private or public property.
- 2. Height limitation. Heights over one-hundred (100) feet are not permitted as residential accessory use.
- Design provisions. Antennae towers shall be engineered and designed to comply with conditions present on site.

HC.C104 Family (Residential) Swimming pools

Family (residential) swimming pools shall conform to the requirements of this Section (public swimming pools are regulated under Chapter 3749 of the Ohio Revised Code and not this Code).

HC.C104.1 Permits. Permits are required as follows:

- Building permits are required for all family (residential) swimming pools more than 24 inches in depth at any point, or greater than 150 sq. ft. in surface area. Prefabricated swimming pools that are less than 24" deep do not require permits. Pools not requiring building permits may require permits as listed in (2) and/or (3) below.
- Plumbing Permits are required for all pools served by a permanent water supply and/or permanent draining system.
- 3. Electrical permits are required for all pools which utilize electrical apparatus or equipment, in conjunction with the cleaning, servicing or

- operation of the pool. (Copy of electrical permit required at application.)
- Separate permits are not required for fences used as pool enclosure devices. (See Par. (D) under this section.)
- 5. All permits require that certain in-process inspections and a final inspection must be accomplished before the pool is filled. The permit holder is responsible for final inspection. Prior to the final inspection, the required enclosure shall be installed and the electrical work shall be approved. No work requiring inspection shall be permanently covered, before such inspection is accomplished.

HC.C104.2 Location on lot. The family (residential) swimming pool walls shall be a minimum of 3'-0" from property lines, unless regulated differently by zoning regulations.

HC.C104.3 Design and Construction.

- 1. In-ground swimming pools.
 - a. Minimum Standards The standards to be used in determining compliance to this section shall be the most current copy of Standards for Residential Swimming Pools.
- 2. Above ground/on ground swimming pools.
 - a. Minimum Standards The standards to be used in determining compliance to this section shall be the most current copy of Standards for Above Ground/On Ground Residential Swimming Pools.

HC.C104.4 Enclosure Devices. Every person owning land on which a family (residential) swimming pool is situated, which constitutes an obvious hazard, or which is more than 24 inches in depth at any point or greater than 150 sq.ft. in surface area, shall erect and maintain thereon an enclosure surrounding the pool area, sufficient to make such a body of water inaccessible to small children.

Pool enclosures, including gates, must be not less than 48 inches tall measured from the grade four (4) feet beyond the enclosure.

All gates must be self-closing and self-latching with all latches placed on the inside of the enclosure high enough to render the gate inoperable by small children.

All enclosures shall have intermediate rails or ornamental closures which will not allow passage of an object 4 inches or more in diameter.

Exceptions:

- Pools with walls 48 inches or higher above grade require no enclosure. (Grade should prevail for at least four feet beyond the pool wall.)
- Above ground pools with walls 48 inches or higher and with decks and removable ladders as the sole means of access need no enclosure, if the ladder is removed to render the pool inaccessible to small children when not in use.
- 3. Pools with fencing attached to the top of the wall

making the total height over 48 inches high require no further enclosure.

HC.C104.5 Pool Covers. Manufactured, mechanically operated or manually closed horizontal pool covers may be installed without a building permit, but such covers are not considered as a substitute or replacement for the enclosures required above.

HC.C104.6 Minimum Standards. When items not required by this Section are used in construction or operation of family (residential) swimming pools, or when performance is required by this Section, the standards to be used in determining compliance to this Section shall be those as established by the National Spa and Pool Institute (www.nspi.org).

HC.C105 Grading and Drainage

HC.C105.1 General. The site plan submitted for the building shall show all proposed improvements and shall include field verified grade elevations of existing conditions.

- 1. For projects other than one-, two- and three-family dwellings, a "SDS Application" form must be filed. This may require a drainage review by the Department of Public Works.
- Receipt and acceptance of the permit application presumes that the requirements of Section 3781.25 to 3781.32 of the Revised Code have been complied with, as they regard excavation and grading for the project.
- Work which is executed, but not in conformance with the submitted and approved site plan, shall be removed and remedial action taken to bring the property into full compliance.
- All applicable requirements of the grading and drainage shown on the Site Plan must be complied with before a Certificate of Occupancy will be issued.

HC.C105.2 Grading. Where a project is exempted from the Hamilton County Earthwork Regulations, compliance with this Section is mandatory.

Exception: where a hazard is created, compliance with applicable portions of the Earthwork Regulations is mandatory, and are in addition to the requirements of this Section.

Grading of the site shall be accomplished in a manner which will maintain the pre-existing drainage patterns, as the water leaves the site.

- Grading shall be done so that the drainage pattern (in-place or approved) is not changed, and storm water run-off to adjoining property is not redirected or caused to spill off the property in new locations.
- 2. Where a lot is graded to lower or higher level than the existing grade, the owner shall provide slopes (max. 3:1), retaining walls or other approved protection on his property, to preserve

- the elevation of the adjoining property. Steeper slopes may be approved in specially designed cases.
- The site immediately adjacent to the building(s) shall be graded in accord with Section 401.3 of this Code. See Section 404.1.3 for backfill requirements.

HC.C105.3 Drainage. All projects shall be planned, designed and executed to utilize proper drainage equipment, techniques and facilities. Plans submitted for review must accurately show all existing and proposed storm drainage systems, features, including grading, elevations (grades), swales, drainage and storm sewer easements, outflows, watercourses, etc.

- The storm drainage system, on each lot, shall comply with the above and shall include, but is not limited to;
 - a surface and/or sub-surface drainage system for the collection and disposal of storm water run-off and sub-surface water from the site;
 - facilities to prevent flooding, erosion, sedimentation and standing water (except planned lakes or ponds);
 - direction of concentrated flows to approved surface, subsurface or piped drainage facilities.
- The choice of drainage facility lies with the property owner; the County reserves the right to require use of an alternative facility. Approval of the use of any such facility shall be acquired by the owner from the regulating agency.
- 3. Positive surface drainage shall be provided for each lot so there is no unplanned pocketing of water on any surface. Downspout and sump pump storm water discharge, when piped below ground, shall be dispersed onto the ground surface no closer than ten (10) feet to adjoining properties.
- All building drainage (storm and sanitary) including sump pump and clear-water sump pump discharges shall be disposed of in full accord with Article D of this Code (4101:2-56 through 4101:2-69 OAC).
- 5. Where a driveway or access road crosses a watercourse, drainage ditch or other drainage facility, a pipe shall be installed under the roadway. Such pipe shall be the same, and installed in the same manner described in Section V of the Hamilton County Engineer's Driveway regulations. Design calculations for sizing the culvert shall be submitted with the permit application.
- 6. When operation of the drainage system or pattern is in doubt, drainage to any means of disposal shall be dye-tested to ensure proper function. Such testing shall be accomplished by the owner, at his expense, in the presence of the appropriate inspector(s) and in compliance with the applicable regulations and plan shall be achieved before issuance of the Certificate of Occupancy. Notice shall be given prior to the testing in accord with Section HC.A109 of this Code.

HC.C106 Flood Damage Prevention

Pursuant to Section 307.85 ORC and the National Flood Insurance Program, the Board of County Commissioners of Hamilton County, Ohio, operates a flood plain management program within the unincorporated territory of Hamilton County, Ohio, through the adoption of Flood Damage Prevention Regulations, effective June 1, 1982. A part of the flood plain management system requires control of building construction in flood-prone areas. All structures must comply with the Hamilton County Flood Damage Prevention Regulations. All structures located within a Special Flood Hazard Area are reviewed by the Department of Public Works.

All structures located within a Special Flood Hazard Area as defined by the Hamilton County Flood Damage Prevention Regulations shall comply with the following:

HC.C106.1 Construction documents must include a site plan submitted for proposed residential buildings or structures located in communities with identified flood hazard areas. The site plan shall show the actual development location in relationship to the Special Floor Hazard Area (SFHA), be certified by a registered surveyor and include building elevations, contours and finish floor elevations using the same datum as the current flood maps for that community. The owner shall be responsible for the compliance with all local flood damage prevention regulations within the community.

HC.C106.2 A certificate for each building, verifying the actual, in-place elevation of the lowest floor (including basements) and/or the actual level of flood-proof construction as applicable shall be submitted to the Building Inspector prior to the issuance the Certificate of Occupancy. Such certificate shall be certified by with the professional seal of a registered surveyor or engineer and shall be expressed in feet and 10ths of feet NVGD (mean sea level).

ARTICLE D PLUMBING

HC.D101 General

All plumbing requirements, as regulated by the Ohio Plumbing Code and enforced by the Plumbing Division, Hamilton County Board of Health, shall apply to all projects covered by this Code.

The plumbing requirements of the Ohio Building Code, including Chapter 29 (except the toilet room and fixture requirements) shall apply to all projects regulated by that Code.

Further, the requirements and regulations of the Metropolitan Sewer District and the Hamilton County Department of Public Works shall apply, as they concern sanitary and storm drainage respectively.

The energy conservation requirements of Article F as they apply to plumbing systems must also be met.

All plumbing work shall be designed and installed in accordance with Section 4.13(d) Hamilton County Flood Damage Prevention Regulations, where applicable, and Section HC.C106 of this Code.

HC.D102 Approval and Permits

All plan reviews, permits and inspections must be accomplished as required by the various agencies. An ample number of project documents must be submitted with the permit application, as required by the Building Official for distribution to the various agencies.

Formal approval by the other agencies must be received before the building permit will be issued.

ARTICLE E ELECTRICAL REQUIREMENTS

HC.E101 Adoption of Code

Chapter 27 of the OBC made part of this Code under Section A4) shall regulate all electrical work in buildings other than one-, two- and three-family dwellings.

All amendments and modifications to the OBC in effect on the effective date of this Code shall regulate all work as applicable.

Electrical work in one-, two-, and three-family dwellings shall be regulated by the current edition of NFPA 70, known as "The National Electric Code" as adopted by the OBC.

HC.E102 Code Coordination

In addition to the provisions of the adopted codes, when a specific section of the National Electrical Code (NEC) conflicts with the HCBC, the HCBC shall govern for one-, two- and three-family dwellings.

HC.E103 Floodproofing

All electrical work shall be designed and installed in accordance with Section 4.13(d) Hamilton County Flood Damage Prevention Regulations, where applicable, and Section HC.A106 of this code.

HC.E104 Approval and Inspection

The following electrical inspection system shall be required:

HC.E104.1 Authorized Electrical Inspection Agency:

The Inspection Bureau, Inc. (I.B.I.) is authorized by contract with the Hamilton County Board of County Commissioners to provide services for an electrical inspection system encompassing electrical plan review, electrical permits and electrical field inspections for the enforcement of this Chapter of the HCBC.

HC.E104.2 Electrical Plan Review:

Electrical drawings, specifications and other pertinent data (including energy conservation requirements of Chapter 13 OBC) shall be submitted for plan review for all new buildings, structures and structural additions to all buildings and structures, except dwellings that are one-, two- and three-family residences. Drawings, specifications and other data shall be submitted with the application for a general building permit.

HC.E104.3 Plan Review: When drawings and specifications are received by the Building Official, as required in Section HC.A106 and Article E of the Code, he shall review these to determine if exit signs, emergency and egress lighting, where applicable, are properly located. He shall mark the drawings to conform with the occupancy chapter for the work and shall then forward such portions of the plans and specifications describing electrical work to the electrical inspection agency for plan review. Plan review is not required for one-, two-and three-family dwellings.

The electrical inspection agency in the performance of plan review shall stamp complying drawings and specifications as being approved as reviewed, and will then issue an electrical permit when properly applied for. Drawings and specifications found to be in nonconformity shall be accompanied by a written description of the deficiencies; these shall be returned to the applicant, corrected and resubmitted until compliance is determined and endorsed.

When the applicant desires to have plan review made for work not requiring plan review under Chapter 27 of the OBC, plans may be submitted directly to the electrical inspection agency on such forms as they prescribe and such review shall be charged for in accordance with the fee schedule in this code.

HC.E104.4 Electrical Permits:

An electrical permit is required for all permanent electrical wiring, the installation of electrical equipment and electrical service equipment. Before an electrical permit is issued, an application must first be filed, in writing, with the electrical inspection agency. The form of the application shall be as the Building Official may prescribe.

Failure to obtain an electrical permit before starting work shall be processed in accordance with Section HC.A105 and HC.A114 of the Code for work performed without a permit. The electrical permit fees that are to be doubled are as prescribed in Article E where work is of an emergency nature, the permit shall be applied for no later than three (3) working days after commencing said work (See Sections HC.A105 and HC.B103).

Application screening and electrical permit issuance:

- a. Applications for projects which do not reference a building permit number. The applicant shall sign a statement verifying that he is only performing electric work. The right of the Building Official and/or the electrical inspection agency to require this act as a condition precedent to the issuance of a permit is to maintain uniformity of permit processing as stated in Section HC.A106.30 of this Code.
- b. Application on projects which do not require plan review. The electrical inspection agency shall review the application and verify that all necessary portions are properly completed and shall receive payment of the appropriate inspection fees. One copy shall be returned to the applicant with the endorsement that this is an electrical permit, and it authorizes him to proceed with the installation in accordance with the Code. the electrical permit is an Approved Paper as per OBC 105.7.2 and RCO 105.7.2 of the Code and must be retained on that job site until the work has been completed.

HC.E104.5 Electrical Field Inspection:

The work of every electrical permit issued is required to be inspected and approved, in accordance with Section HC.A109 of the Code, by the electrical inspection agency and also Chapters 1 and 27 of the OBC.

a. In emergency situations prior to re-connection of the

electrical service, an inspection is required. The electrical inspection agency shall provide such service on a 24 hour basis. Fee as noted in schedule.

A temporary release, i.e., a certificate of partial approval, may be issued by the electrical inspection agency when requested by the owner of record, in writing. Same shall be valid for the time period shown via use of an expiration date. It shall be issued only when a portion of the building has been satisfactorily wired and the service equipment is not defective in any way. When the final inspection has been satisfactorily completed, the applicant will be issued a final certificate of approval.

Based on the results of an inspection whereby nonconforming work is found, the electrical inspection agency shall issue a Defect Notice, notifying the owner of record and the applicant of this fact. The deficiencies shall be itemized and the owner/applicant informed of the fifteen (15) calendar days allowed to correct the defective items.

In addition to the content of Section HC.A105.10 the Building Official (upon recommendation by the electrical inspection agency) shall revoke an electrical permit upon the expiration of a temporary release or defect notice after contacting the owner of record, the applicant and Duke Energy. They all shall be notified that the electrical permit may be revoked at the discretion of the Building Official unless action was taken to either establish an agreed inspection date or submit a written request for a time extension stating their justification for this request.

In accordance with Section HC.A105.10 of the Code, the issuance of an electrical permit is authorization to proceed with the electrical work in accordance with the Code, and shall not be construed as authority to violate, cancel or set aside any provisions of the Code.

HC.E105 Heating Equipment Requirements

Separate circuits shall be required for electrically operated and controlled motor driven heating equipment such as stokers, oil burners, circulating pumps, hot air circulating fans, unit heaters and other similar equipment of any kind. No lighting equipment shall be connected on any such separate circuit. Each motor shall be individually protected against overload.

HC.E106 Service Entrances

In accordance with the provisions of Article 230 of the NEC, underground copper and aluminum cables for service lateral conductors shall be type USE, which shall be sized in accordance with the applicable table in Article 310 NEC.

HC.E107 Existing Buildings - See HC.B104

HC.E108 Electrical Inspection Fees

The fees provided herein shall be payable to and retained by the Inspection Bureau, Inc. as compensation in full for services to provide an electrical inspection system incorporating electrical plan review, electrical permits and electrical field inspections and their administration in accordance with the Code. The Inspection Bureau, Inc. shall keep an accurate account of all electrical permits issued, and of all fees collected for all work within the unincorporated areas of Hamilton County and those incorporated areas as designated by the Building Official. The Inspection Bureau, Inc. shall submit to the Building Official monthly reports (by the end of each month) and an annual report (in January) for each year, in such form as the Building Official may prescribe.

The authority for the collection of these fees is the same as stated in Section HC.A108 of this Code.

Construction fees, plan review fees and survey fees based on the Fee Schedule shall be paid prior to any approval, permit or report. The fees are listed in the Fee Schedule.

HC.E109 Electrical Plan Review - when required

Electrical drawings, specifications and data shall be submitted for Plan Review for new buildings and structures and structural additions to all buildings and structures, except dwellings that are one-, two- and three-family residences. Drawings, specifications and data shall be submitted with the application for a general building permit.

APPENDIX Y PROTOCOL AGREEMENT

This appendix of the Hamilton County Building Code (HCBC) is not adopted material by the Board of County Commissioners and is not part of the Code. It is provided as a reference for users of the code.

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The noted parties for the purpose of mutual benefit, interest, and intent, concur, advocate, and pledge adherence to the following principles for the interface between the Home Builders Association of Greater Cincinnati, and the Hamilton County agencies of the Building Commissioner, and the Board of Building Standards (BBS):

- The Association will be involved in the building code change process immediately upon the availability of documentation that is feasible, productive, and practicable prior to the formal involvement of the BBS.
- Internal communications between the County agencies may occur at any time prior to, or concurrent with communication to the Association, in either or both written and verbal form;
- Involvement of the Association in the process does not necessarily entail participation in every meeting or other session in which code change matters are taken up, including those of an internal nature;
- The Association will meet with the Building Commissioner upon notice from the Association, in order to resolve "open" issues before presentation to the BBS;
- There will be a joint Association/Building Commissioner presentation to the BBS after the meeting noted above;
- The BBS is recognized as the agency which recommends changes in the Building Code, based on information from the Association, the Building Commissioner, and upon petition from any others (there is not prioritized order);
- The BBS will take no vote on any code text change recommendation without at least two (2) weeks prior notice to the Association:
- The recommendation(s) of the BBS will be submitted to the Board of County Commissioners, for enactment, in session which will include the Association, if deemed necessary or advisable by the BBS or the Commissioners;
- In accord with a previous resolution of the Board of County Commissioners, no overall revision of the building code will occur within the three-year interim between succeeding editions of the ORC. This, however, does not preclude consideration and/or enactment of single, or multiple text changes in that interim period, as deemed necessary by the conditions and circumstances of the code situation, the BBS and the County Commissioners.

- Communications between the Association and the County agencies will be increased and maximized, with emphasis on early, initial and direct contact with the Building Commissioner, on all code change issues;
- The Association will assist the County agencies in the distribution of code change information and explanatory material for the membership, as deemed appropriate and essential:
- It is recognized that the views and perspectives of the County and the Association may be in conflict or opposition from time to time and, therefore, it is essential that this be respected and "worked-through" by use of this agreement and each part thereof;
- Text revisions may occur at any time, but work by the parties hereto shall project January first (1st) as the ideal effective date for the major code revisions (made on the three-year cycle);
- Every effort, by all parties, shall be directed toward ever better working relationships, deeper understanding, respect for differing opinions, and full recognition of the status, position and perspective of each party, working in concert to produce a proper, legal, appropriate and meaningful building code test for Hamilton County.

This agreement shall become effective upon acceptance and notice form all parties listed above, and shall remain in effect with no terminal date. Amendments and revisions hereto may be made as necessary and as agreed by the parties; the same may be submitted by any party hereto.