

## SECTION 101 GENERAL

### **SECTION 101.2**

**Scope.** *The provisions of the "Residential Code of Ohio for One-, Two-, and Three-Family Dwellings" shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every one-, two-, or three-family dwelling, any appurtenances connected or attached to such buildings or structures, or any accessory structure incidental to that dwelling house including electrical equipment associated with bodies of water as defined in article 680 of NFPA 70 as referenced in part IX, chapter 44. This code also applies to a one-family, two-family, or three-family dwelling house that is used as a model to promote the sale of a similar dwelling house. No building or its equipment or accessories, to which the rules of the board apply shall be erected, constructed, or installed, except in conformity with the rules of the board.*

*This code also applies to such other residential occupancies as referenced and to the extent indicated in section 310 of the "Ohio Building Code" or OBC.*

#### **Exceptions:**

1. *Manufactured homes constructed under " 24 CFR Part 3280," "Manufactured Home Construction and Safety Standards" and used as a dwelling or by a park operator to promote the sale/rental of manufactured homes.*
2. *Multiple single-family dwelling structures more than three stories in height and with more than three dwelling units.*
  - a. *The structure of one-, two-, and three-family dwellings which are more than three stories in height shall comply with the structural requirements of the OBC or section 106.5 of this code.*
3. *Residential buildings attached to occupancies that are within the scope of the OBC shall comply with the requirements of the "OBC".*
4. *Buildings or structures containing two or three dwelling units with a shared exit shall comply with the requirements of the "OBC."*
5. *Buildings or structures which are incident to the use for agricultural purposes of the land on which said buildings or structures are located, provided such buildings or structures are not used in the business of retail trade; for the purposes of this section, a building or structure is not considered used in the business of retail trade if fifty per cent or more of the gross income received from sales of products in the building or structure by the owner or operator is from sales of products produced or raised in a normal crop year on farms owned or operated by the seller (see sections [3781.06](#) and [3781.061](#) of the Revised Code);*
6. *Agricultural labor camps;*
7. *Type A or Type B family day-care homes, except for the inspection required for licensure by the "Ohio Department of Jobs and Family Services (ODJFS)". This required inspection shall be conducted by the certified building department having jurisdiction in accordance with the inspection checklist found on the board of building standard's website.*

8. *Buildings or structures which are designed, constructed, and maintained in accordance with federal standards and regulations and are used primarily for federal and state military purposes where the U.S. secretary of defense, pursuant to 10 U.S.C. Sections 18233(A)(1) and 18237, has acquired by purchase, lease, or transfer, and constructs, expands, rehabilitates, or corrects and equips, such buildings or structures as he determines to be necessary to carry out the purposes of Chapter 1803 of the U.S.C.*
9. *Sewerage systems, treatment works, and disposal systems (including the tanks, piping, and process equipment associated with these systems) regulated by the legislative authority of a municipal corporation or the governing board of a county or special district owning or operating a publicly owned treatment works or sewerage system as stated in division (A) of section [6111.032](#) of the Revised Code.*
10. *Building sewer piping.*
11. *Private water systems (including tanks, foundations, piping, and process equipment associated with these systems) regulated by the Ohio Department of Health in accordance with section [3701.344](#) of the Revised Code.*
12. *Wind turbines, pumps, site lighting, and flagpoles not connected to building services equipment.*
13. *Fixed or floating docks (including the electrical wiring and lighting systems serving the docks not connected to building services equipment).*
14. *Retaining walls, bridges, walkways or site stairs unless associated with or necessary for the building or the building egress to comply with the rules of the board.*
15. *The applicable provisions of the OBC shall apply when installing components, equipment, and systems for which there are no provisions in this code.*
16. *When buildings regulated by the OBC are permitted to use the construction requirements of this code, such buildings remain within the scope of the OBC.*

## SECTION 102 APPLICABILITY AND JURISDICTIONAL AUTHORITY

### **SECTION 102.10**

**Work exempt from approval.** Approval shall not be required for the following work; however, this work shall comply with all applicable provisions of the rules of the board:

#### **Building:**

1. *One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed two hundred square feet ( 18.58 m<sup>2</sup>) and playground structures.*
2. *Fences not over six feet (1829 mm) high.*
3. *Retaining walls which are not over four feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.*
4. *Water tanks supported directly upon grade if the capacity does not exceed five thousand gallons (18 927 L) and the ratio of height to diameter or width does not exceed two to one.*
5. *Sidewalks and driveways not more than thirty inches (762 mm) above grade and not over any basement or story below and which are not part of an accessible route.*
6. *Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.*

7. Swings and other playground equipment accessory to a one, two, or three-family dwelling.
8. Window awnings supported by an exterior wall which do not project more than fifty-four inches (1372 mm) from the exterior wall and do not require additional support.
9. Decks not exceeding 200 square feet ( 18.58 m<sup>2</sup>)in area, that are not more than 30 inches (762mm) above grade at any point, are not attached to a dwelling, and do not serve the exit door required by section 311.2.
10. Above-ground storage tanks as defined in rule [4101:8-2-01](#) of the Administrative Code and the associated tank foundations.
11. Battery operated smoke or carbon monoxide alarms installed in existing buildings where no construction is taking place.

**Electrical:**

1. Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlets thereof.
3. Replacement of branch circuit overcurrent devices of the required capacity and type in the same location.
4. Electrical wiring, devices, appliances, apparatus, or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Repairs and Maintenance: Approval shall not be required for minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
6. Process equipment and the associated wiring on the load side of the power disconnect to the equipment.
7. Electrical wiring equipment not connected to building services equipment in and adjacent to natural or artificially made bodies of water as defined in Article 682 of NFPA 70 as referenced in Chapter 44.

**Gas:**

1. Portable heating, cooking, or clothes drying appliances;
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.
4. Gas distribution piping owned and maintained by public or municipal utilities and located upstream of the point of delivery.
5. Process equipment, including the associated tanks, foundations, and process piping. For combination building services/process or power piping systems, the power or process piping located downstream of the control valve which separates the process from the building services piping is exempt from approval.

**Mechanical:**

1. Portable heating appliances;
2. Portable ventilation equipment;

3. *Portable cooling units;*
4. *Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.*
5. *Replacement of any part that does not alter approval of equipment or make such equipment unsafe.*
6. *Portable evaporative cooler.*
7. *Self-contained refrigeration systems containing ten pounds ( 4.54 kg) or less of refrigerant or that are actuated by motors of one horsepower (746 W) or less.*
8. *Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.*
9. *Heating and cooling distribution piping owned and maintained by public or municipal utilities.*
10. *Process equipment including the associated tanks, foundations, and process piping. For combination building services/process or power piping systems, the power or process piping located downstream of the control valve which separates the process from the building services piping is exempt from approval.*

**Plumbing:**

1. *The repair of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drain-pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and an approval shall be obtained and inspection made as provided in this code.*
2. *The clearance of stoppages or the repair of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement of more than one fixture or rearrangement of valves, pipes or fixtures.*
3. *Process equipment including the associated tanks, foundations, and process piping. For combination building services/process or power piping systems, the power or process piping located downstream of the control valve which separates the process from the building services piping is exempt from approval.*

**SECTION 102.10.1**

**Emergency repairs.** *Where equipment replacements and repairs must be performed in an emergency situation, an application for approval shall be submitted within the next working business day to the building official.*

**SECTION 102.10.2**

**Minor repairs.** *Minor repairs to structures may be to residential structures made without application or notice to the residential building official. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.*

**SECTION 102.11**

**Building department jurisdictional limitations.** *A municipal, township, or county residential building department that has been certified by the board of building standards, pursuant to section 103.2, shall enforce provisions of the rules of the board and of Chapters 3781. and 3791. of the Revised Code, relating to construction, arrangement, and the erection of residential buildings or parts thereof as defined in the rules of the board in accordance with the certification except as follows:*

1. **Fire.** *The fire chief of municipal corporations or townships, having fire departments, shall enforce all provisions of the rules of the board relating to fire prevention.*
2. **Health.** *The department of health, the boards of health of city or general health districts, or the residential departments of building inspection of municipal corporations, townships, or counties shall enforce such provisions relating to sanitary construction.*
3. **Sewerage and drainage system.** *In accordance with Section 3781.03 of the Revised Code, the department of the city engineer, in cities having such departments, the boards of health of health districts, or the sewer purveyor, as appropriate, shall have complete supervision and regulation of the entire sewerage and drainage system of the jurisdiction, including the building sewer and all laterals draining into the street sewers. Such department or agency shall have control and supervision of the installation and construction of all drains and sewers that become a part of the sewerage system of the jurisdiction and shall issue all the necessary permits and licenses for the construction and installation of all building sewers and of all other lateral drains that empty into the main sewers. Such department or agency shall keep a permanent record of the installation and location of every drain and sewerage system of the city.*
4. **Enforcement.** *This section does not exempt any officer or department from the obligation of enforcing any provision of the rules of the board.*
5. **State Projects.** *Certification does not confer any jurisdiction to a certified building department to:*
  - 5.1 *The construction of buildings by the state of Ohio or on land owned by the state of Ohio including, but is not limited to, its agencies, authorities, boards, commissions, administrative departments, instrumentalities, community or technical college districts, but does not include other political subdivisions.*

**Exception:** *Local school district building projects funded by the Ohio school facilities commission in accordance with Chapter 3318. of the Revised Code where the local certified building department is authorized by the board to regulate construction of school facilities.*

- 5.2 *Park districts created pursuant to Chapter 1545. of the Revised Code. A certified municipal, township, or county building department may exercise enforcement authority, accept and approve plans and specifications, and make inspections for a park district created pursuant to Chapter 1545. of the Revised Code upon the approval, by resolution, of the board of park commissioners of the park district requesting the department to exercise that authority and conduct those activities.*

**Note:** *The lands owned by Miami university in the city of Oxford and Oxford township in Butler County and leased to private individuals or corporations under the land rent provisions of the Act of February 17, 1809, as set forth at 7 Ohio laws 184, are subject to local certified building department jurisdiction and are exempt from these provisions.*