

Memorandum

To: All Registered Contractors

From: Building Inspection Department

Date: 12/4/2012

Re: Significant Code Changes in 2013 Residential Code of Ohio

The following information reflects the significant changes to the Residential Code of Ohio which will or could affect future projects. The items shown do not represent all changes to the code and contractors should reference the 2013 Ohio Residential Code for specific answers to code questions.

CODE CHANGES – EFFECTIVE JANUARY 1, 2013

315.1 – Carbon Monoxide Alarms: Listed CO detectors required outside of each sleeping area in the immediate vicinity.

315.3 – Alarm Requirements- Single Station Alarms: Complying with UL2034

502.14 – Fire Resistance of Floors: I-joists spanning a basement require ½” gypsum board or 5/8” wood structural panel. Exceptions: 1) space above sprinkler, 2) located over crawl space with no storage or fuel fired appliances, 3) portions of floor assemblies can be unprotected when complying with the following: 3.1) aggregate area shall not exceed 80 square feet per story, 3.2) fire blocking is installed along perimeter of all unprotected areas, 4) wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2” by 10” nominal dimension or approved floor assemblies demonstrating equivalent fire performance.

502.22 – Deck: Gives specific requirements for deck ledger boards to house. Spacing and locations of lags (1/2”) are specified in table 502.2.21 if requirements cannot be verified, deck must be self-supporting.

502.2.3 – Deck Lateral Load Connection – Hold down tension devices shall be installed in not less than two locations per deck and each device shall have an allowable stress design capacity of not less than 1,500 lbs.

See Figure 502.2.3 supplied with this memo

PLAN APPROVAL REQUIREMENTS (All new homes & room additions) – Section 106 of ORC

- All plans must be dimensioned and drawn on suitable material
- Index of drawings on first sheet.
- Site plan to scale, north orientation, noting all setbacks, easements, and elevations of proposed finish grade.
- Floor plans-all floors shown including full or partial basements-door swings, window sizes, and type, and all wall finishes-all spaces must be identified for their use.
- Cross sections or wall sections must be included showing typical connections as required to fully describe wall, ceiling, floor, and roof materials. Must also show the exterior wall envelope in sufficient detail to determine compliance with code.
- All structural elements used in building including engineered floor or roof systems.
- All fire resistant elements must be shown with details for any penetrations of said system
- System descriptions-all mechanical, plumbing, and electrical systems including materials used-locations and types of fixtures, sizes of all locations and types of fixtures, sizes of all duct work, location and type of heating , cooling, and ventilation. All lighting and power equipment.
- Fire protection systems.

Should you have questions concerning these changes, please feel free to contact this office at (937) 498-8132.

David J. Brulport
Residential Building Official
City of Sidney