



# City of Columbus Legislation Report

Office of City Clerk  
90 West Broad Street  
Columbus OH 43215-9015  
columbuscitycouncil.org

File Number: 0165-2010

**ORIGINAL**

30-Day

File Number: 0165-2010

File Type: Ordinance

Status: First Reading

Version: 1

Controlling Body: Rules and Reference Committee

File Name: Title 41 Building Code; Model Code Adoption Cleanup

Introduced: 1/20/2010

Requester: Dev Drafter

Cost:

Final Action:

Auditor Cert #:

**Auditor:** When assigned an Auditor Certificate Number I, the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Paul Freedman 645-0704

Floor Action (Clerk's Office Only)

MAY 17 2010 P 7-0

Mayor's Action

Mayor

Veto

MAY 19 2010

Date

Date

Council Action

MAY 17 2010

Date Passed/ Adopted

President of Council

City Clerk

Title:

To repeal sections in Chapter 4125 and Chapter 4127 of the Columbus Building Code, Title 41, in order to remove code requirements that are either redundant or in conflict with updated state mandated model building codes and to amend Sections 4125.11, 4127.01, and 4127.03 to clarify existing code requirements.

Sponsors:

Indexes:

Attachments:

## History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Dev Drafter	1/20/10	Sent for Approval	DEVELOPMENT DIRECTOR			
	<b>Action Note:</b> Building Services Division						
1	DEVELOPMENT DIRECTOR	1/22/10	Reviewed and Approved	Dev Drafter			
	<b>Action Note:</b> nmb						
1	Dev Drafter	1/25/10	Sent for Approval	Atty Inbox			
1	CITY ATTORNEY	1/25/10	Reviewed and Approved	Dev Drafter			
	<b>Action Note:</b> jsg						
1	Dev Drafter	1/25/10	Sent to Clerk's Office for Council	City Clerk Inbox			

**EBOCO:** Following review and approval, when required, the Equal Business Opportunity Commission Office certifies compliance with Title 39 as of date listed.

**City Attorney:** Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

## Explanation

**BACKGROUND:**

The city of Columbus has adopted the Residential Code of Ohio (RCO) and the Ohio Building Code (OBC) as the state required model building codes governing the construction of all one, two, and three-dwelling units buildings and all other types of buildings, respectively.

This ordinance will update one section of Chapter 4125 and two sections of Chapter 4127 of the Columbus Building Code, Title 41, in order to clarify code requirements and deletes other code sections that are either no longer needed or are believed to be in conflict with these state mandated model codes. The sections that are being deleted contain code that may be in conflict with the state mandated model codes and as such would be preempted in place of the standard requirements that are contained in the RCO and the OBC. No new requirements are being added to the code nor are any requirements being increased.

These code changes were reviewed by the Columbus Building Commission at their January 19, 2010, meeting and the Columbus Building Commission recommended the changes for approval.

**FISCAL IMPACT:**

No funding is required for this legislation.

**Title**

To repeal sections in Chapter 4125 and Chapter 4127 of the Columbus Building Code, Title 41, in order to remove code requirements that are either redundant or in conflict with updated state mandated model building codes and to amend Sections 4125.11, 4127.01, and 4127.03 to clarify existing code requirements.

**Body**

**WHEREAS**, the city of Columbus has adopted the Residential Code of Ohio(RCO) and the Ohio Building Code (OBC) as the state required model building codes governing the construction of all one, two, and three-dwelling units buildings and all other types of buildings, respectively; and

**WHEREAS**, this ordinance will update one section of Chapter 4125 and two sections of Chapter 4127 of the Columbus Building Code, Title 41, in order to clarify code requirements and deletes other code sections that are either no longer needed or are believed to be in conflict with these state mandated model codes and

**WHEREAS**, the sections that are being deleted contain code that may be in conflict with the state mandated model codes and as such, would be preempted in place of the standard requirements that are contained in the RCO and the OBC and

**WHEREAS**, no new requirements are being added to the code nor are any requirements being increased and

**WHEREAS**, these code changes were reviewed by the Columbus Building Commission at their January 19, 2010, meeting and the Columbus Building Commission recommended the changes for approval now, therefore,

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**Section 1.** That Columbus City Codes, 1959, are hereby supplemented with the enactment of a new section numbered 4125.11, reading as follows:

**4125.11 Ohio Mechanical Code--HVAC design and installation.**

In OBC use groups A, E and I, all equipment located on grade or within eight(8) feet (2438 mm) of grade shall be enclosed with a protective fence, cabinet, or enclosure.

**Section 2.** That the existing Section 4127.01 of the Columbus City Codes, 1959, is hereby amended to read as follows:

**4127.01 Residential Code of Ohio (RCO).**

(A) Incorporated. The "Residential Code of Ohio for One-, Two- and Three Family Dwellings," also known as the RCO, as adopted, and/or as republished from time to time, by the Ohio Board of Building Standards (OBBS) of the State of Ohio, Department of Commerce, and Division of Industrial Compliance, shall be in full force and effect. This code includes, but is not limited to, all related codes and standards for electrical, mechanical (HVAC), refrigeration, hydronic and plumbing systems. The provisions of this model code shall apply to all buildings and structures governed under the provisions of the OBBS - Residential Code of Ohio (RCO). The OBBS-Residential Code of Ohio (RCO) is incorporated as if set out fully at length herein and is referred to as the RCO. Included in this adoption shall be "Appendix G - Pools" of the 2003 International Residential Code.

(B) Plans and specifications submitted to the Department for approval for the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure covered by this code, any appurtenances connected or attached to such buildings or structures, or any accessory structures, shall be governed by the code as adopted above.

**Section 3.** That Columbus City Codes, 1959, are hereby supplemented with the enactment of a new section numbered 4127.03, reading as follows:

**4127.03 Columbus revision to "Appendix G - Pools".**

The following subsection is a supplement to Appendix G - Pools and shall apply to all one (1), two (2) and three (3) family dwellings and all structures not covered or governed under the OBC

Where doors providing direct access to the pool are required to be equipped with an alarm which produces an audible warning when the door and its screen, if present, are opened the alarm must be listed and comply with the requirements of UL2017 or ASTM F2208.

**Section 4.** That existing sections 4125.11, 4125.13, 4125.15, 4125.17, 4125.23, 4125.31, 4125.37, 4125.39, 4125.41, 4125.45, 4125.47, 4127.01, 4127.03, 4127.05 and 4127.07 of the Columbus City Codes, 1959, are hereby repealed.

**Section 5.** That this ordinance shall take effect and be in force from and after the earliest period provided by law.