



Legislation Text

File #: 1568-2014, **Version:** 1

BACKGROUND:

This code change increases the permit and review threshold for tents and membrane structures, contained in Section 4113.51 of the Columbus Building Code, from 200 square feet to 400 square feet. This increase is based upon changes contained in Section 3102.1.1 of the 2011 Ohio Building Code ensuring consistency with mandatory, statewide building codes.

The Columbus Building Commission voted to recommend approval of this Building Code revision at its monthly public meeting on January 21, 2014.

FISCAL IMPACT: No funding is required for this legislation.

To amend Section 4113.51 of Title 41, the Columbus Building Code, to require permits and/or registrations for tents and membrane structures larger than 400 square feet, increasing the permit and review threshold from 200 square feet, in keeping with changes in the statewide Ohio Building Code.

WHEREAS, this code change increases the permit and review threshold for tents and membrane structures, contained in Section 4113.51 of the Columbus Building Code, from 200 square feet to 400 square feet; and

WHEREAS, this increase is based upon changes contained in Section 3102.1.1 of the 2011 Ohio Building Code ensuring consistency with mandatory, statewide building codes; and

WHEREAS, the Columbus Building Commission voted to recommend approval of this Building Code revision at its monthly public meeting on January 21, 2014; now, therefore,

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

SECTION 1. That existing section 4113.51 of the Columbus City Codes is hereby amended to read as follows:

4113.51 - Special building permits-Tents.

(A) No person shall erect a tent or any variant thereof of any type tent that creates a covered or enclosed area greater than ~~200~~ 400 square feet (~~200~~ 400 sq. ft./~~18.58~~ 37 m²) without first applying for and obtaining a special building permit or registration from the chief building official for such purpose. In addition, the fee prescribed therefor in the fee schedule shall be paid for either a special building permit or registration as hereinafter provided. Each special building permit or registration is valid for only one location and is not transferable. Unless specifically required by the chief building official, construction documents prepared and sealed by a registered design professional as defined by the Ohio Building Code (OBC) are not required to be submitted for a special building permit or registration for a tent.

The special building permit for a tent or a variant thereof shall be issued for a maximum of a 30 calendar day period or for any portion thereof. A special building permit shall expire at the end of the 30 calendar days or at the end of the period for which it was issued. Renewal for a maximum additional 30 calendar day period or for a portion thereof may be granted at the discretion of the chief building official. The existence of a temporary tent or a variant thereof shall not be allowed for more than one calendar year.

The erection of any tent or membrane structure, which creates a covered or enclosed area of greater than ~~200~~ 400

square feet (~~200 400~~ sq. ft./~~18.58 37~~ m²) shall be subject to the regulations of the Ohio Building Code (OBC) and the Columbus Building Code. Tents that either share or are joined by common construction and/or connecting elements shall be considered one tent structure.

Exemption: The erection of any frame or pole tent or any variant thereof, that is erected and used only as a temporary accessory use to a one-, two- or three-family dwelling is exempt from obtaining a special building permit or registration under the requirements of this section. However, any tent or any variant thereof, so erected under this exemption shall not be used for any public or commercial purpose like, but not limited to, advertising, display, sales, sales promotions or special events.

(B) Registration of a Temporary Use Tent (five days or less) For a Public Festival. A tent or any variant thereof, used for a public festival, which has a combined total covered or enclosed area greater than ~~200 400~~ square feet (~~200 400~~ sq. ft./~~18.58 37~~ m²) but not more than 2,000 square feet (2,000 sq. ft./185.5 m²) shall be registered with the Department and not require a special building permit if erected for use not more than five consecutive days for a specific event. The five consecutive calendar days shall not include the days used for erection or dismantling of the temporary tent installation.

As a prerequisite for a temporary use tent(s) registration, either the responsible party representing the public festival, or the erector of the tent(s), shall give to the Department notarized evidence, acceptable to the Chief Building Official, that such a tent(s) or any variants thereof meet the requirements of CC. 3390 and have been found to be safe and sanitary for their intended use and occupancy. The notarized evidence establishing that such a condition exists by benefit of compliance with all the applicable requirements of the Ohio Building Code (OBC). In addition, there shall also be provided and thereafter constantly maintained during the event a clear space separation of a minimum of 12 feet (12 ft./3.7 m) between each tent structure.

A single registration may be issued for each event that utilizes temporary tents as herein defined and the registration may include all qualifying event structures eligible for registration. A copy of the temporary tent registration issued by the Chief Building Official shall be continuously posted at the festival site for the duration of the event.

(C) Any tent or any variant thereof, that is more than 2,000 square feet (2,000 sq. ft./185.5 m²), or for which the tent's use exceeds the maximum five consecutive calendar day period, shall require a special building permit. For the purposes of this code, tents or any variants thereof, that share and/or are joined by common construction and/or connecting elements shall be considered one tent structure.

SECTION 2. That prior existing section 4113.51 of the Columbus City Codes, 1959, is hereby repealed.

SECTION 3. That this ordinance shall take effect and be in force from and after the earliest period provided by law.