



Legislation Text

File #: 2647-2018, **Version:** 1

BACKGROUND:

The Department of Building and Zoning Service is the agency that is certified by the Board of Building Standards to enforce all 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 and has adopted the Residential Code of Ohio for One-, Two-, and Three-Family Dwellings, also known as the RCO, as stipulated by the Columbus Building Code (Title 41) for such work on all one-, two- and three-family dwellings within the City.

The RCO does not regulate the design and construction of residential swimming pools and requires a separate adoption. The current adoption for swimming pools, "Appendix G - Pools" of the 2003 International Residential Code is outdated and lacks current technology and safeguards.

Therefore, in consideration of this issue, together with the necessity to maintain relevancy with the current building industry standards, the residential swimming pool section of the current adopted Ohio Building Code shall be in full force as the regulation for residential swimming pools.

A Public Hearing was held before the Board of Review of General and Home Improvement Contractors on July 11, 2018, and the Columbus Building Commission on August 21, 2018, whereupon the Board of Review of General and Home Improvement Contractors and the Building Commission voted to recommend this proposed Ordinance be forwarded to the Columbus City Council for adoption.

FISCAL IMPACT: No funding is required for this legislation.

To amend Section 4127.01 of the Columbus Building Code by replacing "Appendix G - Pools" of the 2003 Residential Code with the residential swimming pool section of the current adopted Ohio Building Code; and to repeal Section 4127.03 of the Columbus Building Code.

WHEREAS, the Department of Building and Zoning Services is the agency that is certified by the Board of Building Standards to enforce all 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 and has adopted the Residential Code of Ohio for One-, Two-, and Three-Family Dwellings, also known as the RCO; and

WHEREAS, the RCO does not regulate the design and construction of residential swimming pools and requires a separate adoption; and

WHEREAS, the current adoption for swimming pools, "Appendix G - Pools" of the 2003 International Residential Code is outdated and lacks current technology and safeguards; and

WHEREAS, it was determined that the Columbus Building Code should be changed to replace the current adopted standard with the residential swimming pool section of the current adopted Ohio Building Code; and

WHEREAS, a Public Hearing was held before the Board of Review of General and Home Improvement Contractors on

July 11, 2018, and the Columbus Building Commission on August 21, 2018, whereupon the Board of Review of General and Home Improvement Contractors and the Building Commission voted to recommend this proposed Ordinance be forwarded to the Columbus City Council for adoption; and

WHEREAS, it has become necessary in the usual daily operation of the Department of Building and Zoning Services to amend existing Section 4127.01(A) of the Columbus Building Code by replacing "Appendix G - Pools" of the 2003 Residential Code with the residential swimming pool section of the current adopted Ohio Building Code and to repeal section 4127.03; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS

SECTION 1. That the existing Section 4127.01 of the Columbus City Codes 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~~ the residential swimming pool section of the current adopted Ohio Building 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 2. That section 4127.03 of the Columbus City Codes is hereby repealed in its entirety.

SECTION 3. That prior existing section 4127.01 of the Columbus City Codes is hereby repealed.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period provided by law.