

Medina County Building Department

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August 31, 2001

Tommy Ramey
Mayor
Village of Spencer
109 North Main Street
PO Box 336
Spencer, OH 44275

Dear Mr. Ramey:

The Medina County Commissioners have adopted a revised version of the Medina County Building Code. The changes are intended to increase dependency on the adopted *standardized* codes, as well as comply with new State Licensing laws. All changes have been designed to ease the burden for contractors working within our jurisdiction.

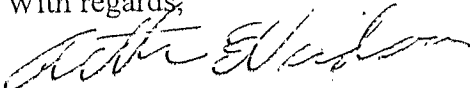
We have included, for your consideration, a copy of the revised text.

Prior to adoption, and in addition to the two required public hearings, the building department hosted a contractor conference. That forum afforded contractors a place to voice their opinion concerning the proposed code changes. The conference went very well, resulting in an uneventful public hearing procedure.

If you would, have your council members review this document at their earliest convenience. The overall effective date of the new code is October 1, 2001. Registration will replace licensing on September 17th, 2001.

Please send us a copy of the resolution that was accepted/rejected by counsel when available. If any contract jurisdiction chooses not to adopt the revised code, please contact this office as soon as possible because there will be a building code enforcement problem.

With regards,



Arthur E. Verdoorn
Building Official

REGULAR MEETING – MONDAY, AUGUST 27, 2001

The Board of County Commissioners of Medina County, Ohio, met in regular session on this date with the following members present:

STEPHEN D. HAMBLEY

PATRICIA G. GEISSMAN

THOMAS R. BAHR

Mrs. Geissman offered the following resolution and moved the adoption of same, which was duly seconded by Mr. Bahr.

**RESOLUTION NO. 01- 800
RESOLUTION APPROVING THE ADOPTION OF THE
MEDINA COUNTY BUILDING CODE AND REVISIONS TO
THE MEDINA COUNTY BUILDING DEPARTMENT FEE SCHEDULE**

WHEREAS, Ohio Revised Code Section 307.37 authorizes the Board of County Commissioners to adopt a County Building Code, and

WHEREAS, the Medina County Building Code was updated and adopted on March 15, 1999 pursuant to Resolution No. 99-197, and

WHEREAS, public hearings were held on August 13, 2001 and August 20, 2001 to review proposed revisions and fee changes to the Medina County Building Code.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Medina County, Ohio, that the Medina County Building Code, attached hereto as Exhibit A, be and is hereby adopted and shall be effective October 1, 2001.

BE IT FURTHER RESOLVED that Section 8 of the Medina County Building Code relative to licensing and registration of contractors shall become effective September 17, 2001 in conjunction with State of Ohio House Bill 434, Statewide Licensing of Specialty Contractors.

Voting AYE thereon: Mr. Hambley, Mrs. Geissman, and Mr. Bahr

Adopted: August 27, 2001

Prepared by: Commissioners Office

AUG 27 2001

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To The
Medina County Building Code

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shall also comply with the following Codes and regulations, which are hereby incorporated by reference:

- (A) DELETED
- (B) National Electric Code.
- (C) DELETED
- (D) County of Medina Board of Health Plumbing Code.
- (E) Medina County Flood Plain Code
- (F) Tri-County Minimum Residential Rewire Electrical Code.
- (G) Zoning regulations as prescribed by the township and village zoning authority.
- (H) Sanitary Engineers regulations.
- (I) Highway Engineers regulations, including storm water management, roadway, and driveway projects.
- (J) Tax Maps parcel documentation.
- (K) Fire Codes referenced by adopted codes.
- (L) Building Relocation: Section 3407 of the commercial code shall apply to commercial and residential building relocations.

1.2.03 COMMERCIAL CODE

By virtue of its certification by the State of Ohio Board of Building Standards, the Medina County Building Department is charged with enforcing the requirements of the Ohio State Building Code, as defined in sections 3781, 3783, and 3791, inclusive, of the Ohio Revised Code, and 4101:2-103 of the Ohio Administrative Code for all occupancies named in that code, all building code rules and regulations of the Ohio Board of Building Standards, Ohio Department of Commerce, which are hereby adopted as the Commercial Building Code of Medina County, Ohio. Said code shall represent the minimum requirements for the erection and construction of all applicable structures within the jurisdiction of this department. Said Commercial Building Code is hereby incorporated and made a party of this Building Code as if written into the Code in its entirety.

1.2.04 RELATIONSHIP TO OTHER LAWS

Nothing contained in the Code shall be deemed to nullify or repeal any provision of the zoning regulation or any other law pertaining to the location, use or type of construction of any structure or other condition to which the Code may apply, except as such nullification or repeal may be specifically asserted by specific provisions of the Code.

When the requirements or provisions of the Code differ with the requirement of any other lawfully adopted rules, regulations and laws, the more restrictive shall apply, excepting issues pertaining to permit life. Furthermore, the provisions of this Medina County Building Code shall supplement all laws or rules promulgated by authority of such law related to the purpose and scope of this Code.

1.6.02 EXISTING USES CONTINUED

Except as otherwise herein provided, nothing in the Code shall require removal, alteration or abandonment of, or prevent continued occupancy or use of an existing building unless such building shall be or become unsafe.

1.6.03 MAINTENANCE

All buildings, structures and building service equipment shall be maintained in a safe and sanitary condition. All means of egress shall be maintained free of obstructions; devices and safety equipment required by the Code shall be kept in good working order.

1.6.04 AGRICULTURE

The agriculture exemption under Section 3781.06 of the Ohio Revised Code shall apply under this Code.

1.6.05 ACCREDITED AUTHORITATIVE AGENCY

DELETED

1.6.06 PARTIAL INVALIDITY

In the event any part or provision of the Code is held to be illegal or void by a court of competent jurisdiction, such shall not have the effect of making illegal or void other parts or provisions of the Code. It shall be presumed in such event that the Code would have been enacted had such illegal or invalid parts or provisions not been included, and the remainder of the Code shall continue in full force and effect regardless of the extent to which such illegal or invalid parts or provisions may be integrated in the remaining portions of the Code.

1.6.07 DECISIONS INVOLVING EXISTING BUILDINGS

DELETED

1.6.08 EXISTING BUILDINGS

DELETED

- (J) Refer Building Code violations to the appropriate prosecutors office for enforcement.

2.1.03 BUILDING INSPECTORS

Whenever necessary for the proper administration and enforcement of this Building Code, the Building Official may employ building inspectors with the approval of the Medina County Commissioners. Said inspectors shall have general knowledge of the building trade, meet State of Ohio Certification requirements (including interim status), and shall be responsible directly to the Building Official.

2.1.04 CONFLICT OF INTEREST

Neither the Building Official, nor his inspectors shall, during the term of County employment be engaged, directly or indirectly, in any building business or enter into any contracts for building for others, or for furnishing materials, plans or specifications for others involving construction projects within the jurisdictional area of the Medina County Building Department.

2.1.05 COMPENSATION AND BOND

The Building Official and his inspectors, if any, shall receive compensation for their services as the Medina County Commissioners may, from time to time, determine; and each shall, before entering upon the duties of his office, give bond to the County in an amount determined by the Medina County Commissioners for the faithful performance of his duties. The bond shall be paid for by the County. Surety or Sureties on the bond must be satisfactory to and approved by Medina County Commissioners. The obligation of the bond shall be to Medina County, Ohio.

2.1.06 RIGHT TO ENTER

The Building Official and his inspectors, so far as may be necessary for the performance of their duties and upon presentation of proper identification, shall have the right to enter during normal working hours any building site or premises for the purpose of enforcing the provisions of this Code, and such right shall be made a condition on any permit issued under this Code. This section may be amended, from time to time, by reference to the adopted codes.

2.1.07: RECORD MAINTENANCE

The Building Official shall keep records on file in his office setting forth the location and character of every building, structure or other work for which a permit is issued or refused, and a copy of every report of inspection of the building, structure or other work, so arranged that the full history of the various inspections of each building, structure, or other work shall appear therein in consecutive order, based upon the date upon which the permit was issued. All original reports of inspection shall be signed by the Building Official, or inspector making the inspection, and properly filed for permanent record. Records shall be kept in accordance with County Record Commission

2.2.02 QUALIFIED OWNER

The legal owner of record and title of a dwelling unit. For purposes of permit acquisition, the owner of a single family residential dwelling unit can acquire permits as outlined in Section 8.2, Property Owner's Exemption.

2.2.03 PERMITS REQUIRED

- (A) Building
- (B) Electrical
- (C) HVAC
- (D) Hydronics (State issued permits)
- (E) Refrigeration (State issued permits)
- (F) Fire Suppression Systems
- (F) Fire Protection Systems
- (G) Special Inspections
- (H) Change of Use
- (I) Others as determined necessary by the Building Official to maintain the health, safety, and/or welfare of occupants and citizens.

2.2.04 APPLICANTS FOR BUILDING PERMITS SHALL PROVIDE THE FOLLOWING AS APPLICABLE:

All applications shall be completed in full and be accompanied by the necessary documents required by the Building Official.

2.2.05 PROFESSIONAL ARCHITECT OR ENGINEER

DELETED

2.2.06 DRAWINGS AND SPECIFICATIONS

Permit documents shall be provided as required in the adopted codes and as prescribed by the building official.

2.2.07 DRAWINGS

Permit documents shall be provided as necessary per the adopted codes and where required by the building official. All drawings shall be to a scale that will clearly show the work to be done.

When documents are submitted for projects covered under the Commercial Code, the design professional shall affirm that all such documents conform to the requirements of Chapters 3781 & 3791 of the Revised Code.

- (A) Additional Drawings as may be necessary to fully illustrate and show the type, size and other dimensions of all structural parts and service equipment of the building except as set forth otherwise in the Code.

Such time limits shall enumerate the limit of time in which work must be fully executed.

- (3) If the project is not completed within the time limit, the Building Official may revoke the permit, or allow for permit extensions in six-month increments, as set forth in C below.
- (C) All residential permits shall have a fixed life of 18 months with one additional 6 month extension granted if the request for such an extension is submitted, in writing, by the permit holder within 30 days of the most current expiration date of the permit.
- (D) Unless determined otherwise by the Building Official, all permits issued for commercial projects shall be time-limited in accordance with the State of Ohio OBC.

2.2.13**COMMENCEMENT AND CONTINUATION OF WORK**

Authorized work must start within six (6) months of the date of issuance of the permit. Except for reasonable cause, the Building Official may grant not more than two (2) extensions of time for additional periods of six (6) months each. Any permit shall become invalid if the authorized work remains uninitiated or is suspended, postponed or abandoned throughout any six (6) month period. Start of the authorized work is deemed the completion of at least one-third of the in-ground permanent foundation for the authorized work of the permit. Any project which continues for one and one-half (1.5) years or more will be subject to an extension fee as determined by the Medina County Commissioners.

2.2.14**POSTING OF PERMITS**

A building permit shall be posted on the street side of the project and maintained in good condition until project completion. No inspection shall be made unless the permit is posted. Other instruments serving the purpose as determined by the Building Official shall be posted on the site of operation visible during the entire time of prosecution of the work until completion.

In addition, every construction site shall have the street address of the site posted and plainly visible from the street in a manner acceptable to the Building Official. No inspection shall be made unless the address is properly posted.

2.2.15**REVOCATION OF PERMIT**

- (A) The Building Official may revoke any permit or approval issued for any of the following reasons:
 - (1) The continuance of any work becomes dangerous to life or property.
 - (2) There is a violation of any condition on which the issuance of the permit or approval was based.
 - (3) Any false statement or misrepresentation has

until fees have been paid.

- (2) Building permit fees shall be set by the Medina County Commissioners.
 - (3) Any person, firm or corporation who fails to obtain the required permit prior to the erection, construction, alteration or repair of any structure within the jurisdictional area of the Medina County Building Department shall, upon detection, be required to purchase the necessary permit, and when applicable, register with the Building Department. To cover the additional administrative cost incurred, the Building Official may determine that the violator shall be required to pay an administrative fee in addition to the permit fee. The maximum amount of this fee will be double the amount of the required fee, payable to the Medina County Building Department. Nothing herein shall preclude the prosecution of the violator for conduct which otherwise constitutes a violation of the provisions of this Code.
 - (4) For the health and safety of the general public a contractor may make an emergency electrical or heating repair provided he,
 - a. Notifies the Building Department on the first business day after making such repair.
 - b. Obtains any necessary permit within two business days of the repair.
 - c. Makes such repairs in compliance with code.
 - d. Has the work inspected and approved per these regulations.
- (B) Compliance with Code. A permit shall be an authorization to proceed with the work, but shall not be construed as authority to violate, cancel or set aside any of the provisions of the Code, zoning laws or other applicable laws, except as specifically allowed by authorized modification or deviation.
- (C) Compliance with Approved Documents. All work shall accurately conform to the approved application and drawings for which the permit has been issued and any approved amendments thereto.
- (D) Signature. The Building Official, or his authorized representative, shall affix his signature to every permit receipt.

2.2.18 EXISTING PERMITS

Nothing in the Code shall require changes in the drawings, construction or designated use of a building for which a lawful permit has been issued or otherwise lawfully authorized before the effective date of the Code, provided that work under such permit or authorization is under active prosecution upon such date, or is actively prosecuted within 180 days of such

the permit and this Code. Such notice shall be given within a reasonable time before the inspection is desired, but in no event shall be less than 24 hours in advance. Notice given on a Friday or on a day prior to a legal holiday shall not constitute notice for inspection on a Saturday, Sunday or holiday unless arrangements have been made under approved rules for inspection on such days. Before giving such notice, the holder of the permit shall first test the work and satisfy himself that it conforms to the approved plans and specifications and the requirements of the Code.

2.3.09 ACTION ON REQUEST FOR INSPECTION

Upon receipt of notice that work is ready, inspection shall be as soon as reasonably practicable. However, failure to make a prompt inspection shall not be deemed justification for covering work without inspection when such work is required to be inspected before being covered.

2.3.10 COVERING WORK

It shall be a violation of the Code to cover any work prior to the inspections required under the provisions of a permit, the approved rules or the Code. The Building Official shall require the holder of the permit to uncover any such work for inspection and the cost of uncovering such work and of replacing the cover after the work has been inspected and any required corrections completed to the satisfaction of the Building Official, shall be borne by the holder of the permit.

2.3.11 FINAL INSPECTION

It shall be the duty of the Building Official, upon request of the permit holder or his agent, to make or cause to be made a final inspection and examination of all the buildings or structures included under the various classifications of the Code, hereafter erected, constructed, altered, repaired or added to, before any such building or structure is occupied, and if such building has been found to have been constructed in conformity to the provisions of the Code, to issue a written certificate thereof to the owner.

2.3.12 CERTIFICATE OF OCCUPANCY

- A. New buildings: A building or structure hereafter erected shall not be used or occupied in whole or in part until a certificate of occupancy shall have been issued by the building official.
- B. Building hereafter altered: A building or structure hereafter enlarged, extended or altered, in whole or in part, shall not be occupied or used until a certificate of occupancy shall have been issued; except that any use or occupancy which was not discontinued during the work of alteration may be continued without such a permit in the areas previously permitted.
- C. Changes of use and occupancy: A building or structure hereafter changed, in whole or in part, from one use group to another or to a different use within the same use group, shall not be occupied for the new use until the building

CHAPTER 3

SECTION 3.1: MOVING OF BUILDINGS OR STRUCTURES

**3.1.01 PERMIT FOR MOVING BUILDINGS AND STRUCTURES
REQUIRED**

When any person desires to move any building or structure, he shall apply to the County Building Official for a permit. Section 3407 of the Ohio Revised Code shall pertain to commercial and residential projects within the jurisdiction of this department.

**3.1.02 PERMIT REQUIREMENTS
DELETED**

CHAPTER 5

DELETED IN ENTIRETY

CHAPTER 6**SECTION 6.1: MEDINA COUNTY BOARD OF BUILDING APPEALS****6.1.01 ESTABLISHMENT**

- A. The Medina County Board of Building Appeals hereafter known as the County Board, established per Section 4101:2-1-73 Ohio Administrative Code, shall hear and decide appeals from adjudication orders of the Building Official, County Building Officials or other officer assigned to perform their duties pertaining to the enforcement within the Building Department's jurisdiction of Chapters 3781 and 3791 of the Revised Code and any rules adapted pursuant thereto.
- B. The Medina County one, two, & three family Board of Building Appeals, hereafter known as the Local Board, shall hear and decide appeals from the decisions of the County Building Officials or other officer assigned to perform their duties pertaining to the enforcement within the Building Department's jurisdiction of the County's one, two and three family building regulations.

This Board shall consist of the members of the County Board plus a state licensed electrical contractor and a state licensed HVAC contractor appointed by the Medina County Board of Commissioners for a five year term.

6.1.02 COMPENSATION

The County Commissioners may from time to time set the compensation, if any, of the State or Local Board members for time served at Board meetings.

6.1.03 DISQUALIFICATION

No member of the State or Local Board shall pass upon any question in which he has a financial or personal interest. On any appeal as to which a member is disqualified or asks to be excused, the Commissioners shall appoint an alternate to fill said position for all purposes on that particular appeal.

6.1.04 POWERS

The County and Local Board shall have the power, subject to the limitations and procedures set forth herein to:

- (A) Affirm or reverse, in whole or in part, or modify, any decision of the Building Official or other official, interpreting the provision of this Code.
- (B) Vary the application of any provision of this Code to any particular case, when, in its opinion, enforcement thereof would result in unnecessary

Board, may request a hearing by a Board on any subject over which the board has jurisdiction or power, as set forth in this Code, or may request the Board to review or interpret any provision of this Code.

- (B) Time, fee and notice. An appeal from any decision of the Building Official may be taken within thirty days from the date of the decision from which the appeal is taken by paying the required fee and filing with the Building Official and with the appropriate Board a notice of appeal, specifying the grounds therefore. The Building Official shall then transmit to the Board, the record upon which the action was taken.
- (C) Action on appeals. A Board shall hold a public hearing on each appeal and shall give notice to the Building Official and other interested parties, as the Board directs and shall give notice to the public by posting, publication or otherwise as necessary for compliance with Ohio's Sunshine Law. At the hearing any party may appear in person or by his agent or attorney.
- (D) Action by Building Official. If a decision of a Board reverses or modifies a refusal order, or disallowance of the Building Department, or varies the application of any provision of this Code, the Building Official shall take action immediately in accordance with the decision.
- (E) Decision. A Board shall hear and act upon all cases within thirty (30) days; unless additional time is mutually agreed upon by the Board and applicant. Every decision of the Board shall be in writing and shall indicate the vote upon a decision. Every decision shall be promptly filed in the office of the Building Official and shall be open to public inspection. A certified copy shall be sent by mail, or otherwise to the applicant or other interested party and a copy shall be kept publicly posted in the office of the Building Official for two weeks after the Board rules.

SECTION 8.2: RESIDENTIAL PROPERTY OWNER'S EXEMPTION

All work shall be done in conformity with the provisions of the Building Codes and State laws; no work shall be done unless all permits required by the Building Code are obtained.

A permit is not a license to employ, using any method of compensation, any entity to perform any work covered by a permit or portion thereof.

- (A) The owner may obtain any and all necessary permits for construction projects on his/her primary dwelling unit in lieu of all registration requirements provided that:

a. A signed and sworn affidavit, affirming that they will be responsible for the installation(s) covered under the permit, is provided. This includes, but is not limited to the following permit categories: building, electrical, and HVAC.

- (B) A property owner may employ any registered contractor to perform any aspect of the project that requires registration, provided that:

a. The employed contractor directly secures any necessary permits for the work to be performed. This will warrant current registration status.

b. The employed contractor assumes ownership of a permit that the owner had previously secured, through a transfer of permit responsibility (see Appendix II).

- (C) Due to the extremely hazardous nature of certain projects, only Registered entities may apply for and obtain permits for the following:

a. All electrical wiring covered in Article 680 of the National Electrical Code - Swimming Pools, Fountains, and Similar Installations.

b. Active electrical service upgrades.

i. The owner of the dwelling unit may obtain a permit provided they agree to contact their electrical supplier and coordinate power deactivation. At no time shall a property owner work on an energized electrical service.

Falsification of an affidavit may be subject to felony prosecution.

SECTION 8.3: REQUIREMENTS AND ELIGIBILITY**8.3.01 ELECTRICAL, HVAC, HYDRONICS, & REFRIGERATION**

8.3.01-A To be eligible for registration as a contractor, one of the following qualifications must be met:

- (A) A current OCIEB issued License

- (G) No permits shall be granted until registration is current .

SECTION 8.7: PLANT REGISTRATION RESTRICTIONS AND PLANT DESIGNEE

- (A) Any business, meeting the definition of Plant as set forth in Section 8.1.D1 (G) who employs a designee licensed pursuant to Section 8.5 of the Medina County Building Code may apply for a Plant Registration subject to the following rules and conditions.
- (B) A plant designee shall be solely employed by the registration holder. No plant registration shall be sold, transferred, or loaned, or be used by other than its holder. No plant registration shall entitle its holder or designee to act as a contractor in the trade or business for which such plant registration is issued. The plant registration shall entitle its holder to make repairs, alterations, or replacements of equipment in the buildings which the registration holder occupies as owner or lessee provided such work is performed under the supervision of the person designated in such registration. Registration fees as set forth in this Code shall be required. No plant registration shall entitle its holder to do such work on such facilities in the premises or parts thereof not occupied by the registration holder.
- (C) In lieu of a plant registration, an owner or lessee may designate a licensed contractor, licensed with the County, as said owner's plant electrical manager designate. The location of all building, premises, or property where alterations, repairs, or replacements are to be made pursuant to permits issued under the provisions of the resolution dealing with plant registration shall be recorded with the Medina County Building Department.
- (D) The obligation of a plant manager or plant owner to properly perform electrical work may be fulfilled by having either a full-time licensed employee or a licensed contractor do the work.

SECTION 8.7.02 RESPONSIBILITY OF PLANT LICENSEE

A holder of a plant registration, through its qualified representative, is held responsible for all work done under its registration and is subject to the penalties provided for in this Code. All work is subject to inspection at any time, and the registration is subject to suspension or revocation at any time in accordance with provisions of Section 8.11, upon failure to comply with the requirements of this licensing agreement.

SECTION 8.7.03: TERMINATION OF PLANT REPRESENTATION

If the representative should at any time terminate his relationship with the plant he represents, then such plant shall file an application for its plant registration through another qualified applicant. Should the applicant meet the requirements of Chapter 8

A contractor's successful challenge to a suspension under this Section shall result in a return of the filing fee paid to take the matter before the Board of Appeals.

- (C) The Building Official may recommend the revocation, or suspension of a registration for a period in excess of twenty-one (21) days, for a good cause including but not limited to:

1, 2 and 3 above, 4, 5 and 6 above, and:

7. Conviction of a felony by the licensee, provided revocation is deemed necessary in the public interest.
8. Dishonest or unfair practices in the conduct of a business or practice of a trade.
9. Consumer fraud violations.

If the Building Official desires to proceed under this Section he shall forward a recommendation to the Board of Appeals, setting forth the nature of the violation, the length of the suspension or revocation requested, and the reason for the particular time frame involved.

A copy of said recommendation, with the date of hearing thereon, should be forwarded to the contractor involved, who shall be advised by certified mail that he has a right to appear at such hearing and present evidence through counsel or personally, to oppose said revocation or suspension.

The Building Official may authorize a licensee who's registration is suspended under Section 4 to continue work for any period deemed necessary by said building official to correct the work giving rise to said suspension.

SECTION 8.11.02: REVOCATION APPEAL

- (A) Whenever a registration is revoked, the licensee may appeal to the Medina County Board of Building Appeals.

SECTION 8.11.03: ADVERSE DETERMINATIONS BY THE BUILDING OFFICIAL

- (A) Any person adversely affected by a decision of a Building Official may appeal said decision within thirty (30) days of date of written decision of the Building Official either on the grounds that the Code or rules have been incorrectly interpreted in that particular case, or that there are no such Code or regulatory provisions covering the particular matter involved.
- (B) The Board shall determine all appeals within thirty (30) days after the filing thereof. A Building Official or any interested person may apply to the Board for a variance from an approved rule at any time.

they have contracted to perform.

A registered contractor may hire employees to work directly for the contractor and to actually perform the work involved. The registered contractor shall, however, be responsible for all work performed under his registration by his employees.

- F. DELETED
- G. Before any service is released to the electric utility, all panel covers shall be installed with at least one breaker installed with a connected load.
- H. Ceilings, walls, and underground wiring shall be inspected prior to backfilling or covering. Where covered by others prior to inspection, the responsibility for exposing said wiring shall be that of the person or persons who have violated this section of the Medina County Building Code and the owner of record.
- I. 277/480 systems shall be color coded Brown, Orange, and Yellow.
- J. DELETED
- K. The minimum electrical requirements for an existing dwelling shall be as specified in the most recent edition of the Tri-County Minimum Residential Rewire Electric Code.
- L. Fire Jobs: Remove all branch circuits from panel. Circuits for heat and GFCI protected outlets may be re-established.
- M. All work done beyond the weather head on overhead services, and the point of service on underground services, with the exception of meters, are subject to registration and permit fees.

Exception: An empty underground raceway may be installed by an unlicensed contractor for one, two, & three family residential dwelling & accessory building projects provided:

- (1) A permit is secured before any work begins.
 - (2) All electrical wires are installed and all terminations performed by a licensed Medina County electrical contractor.
 - (3) The permit acquirer shall be responsible for inspection scheduling.
- N. All electrical connections between appliances and building wiring--which electrical connections include motors, controls and all necessary electrical equipment in order to properly operate such appliances--shall conform to the National Electrical Code. This shall be interpreted to require that a licensed installer of heating systems and all allied systems may connect, repair or install the necessary electrical connections, but each heating, and air conditioning unit shall be energized from an electrical service outlet. Such installation shall be within sight of and within fifty (50) feet of the unit involved. In no event shall the installer make direct

APPENDIX I: STANDARDS FOR POLE BUILDINGS

The following standards are intended to serve as a policy and a guide for persons involved with pole construction in Medina County. They are intended to consolidate and focus on minimum requirements which are applicable to popular pole construction methods. These standards are not meant to be substituted for, or be contrary to, governing building code regulations of the State of Ohio.

A. Location on Site

New structures shall meet with all zoning rules. Building code restrictions vary pending on the use of the building and distances from the property line and other structures.

B. Footings

- (1) It is the responsibility of the person who prepares the plans to design the footing according to the bearing capacity of the soil.
- (2) Footings shall bear on virgin soil a minimum of three feet below the finish grade.
- (3) All holes for footing pads shall be inspected before placement of the concrete. No bearing capacity of soil shall be assumed to be greater than 1500 pounds per square foot unless the bearing data is certified by an architect or engineer.
- (4) Backfill material around poles, where the finish slab is above finish grade, may be compacted earth. Where subject to wind uplift forces, the poles shall be anchored to the concrete footing pad or ground.
- (5) Wood foundations enclosing habitable or usable spaces below grade including beams shall be constructed to comply with the applicable provisions of the adopted Code of Medina County.

C. Skirt Boards

- (1) All skirt boards shall be tongue and grooved and pressure treated against decay. Skirt boards shall be installed for the base of the slab to a point not less than eight (8) inches above the slab or finish grade, whichever is higher.
- (2) Finished grades shall be pitched away from the exterior walls.

D. Pole Building Additions

Weather-proof control joints and expansion joints shall be utilized where new pole buildings connect with existing buildings to allow for movement.

E. Decay-Resistant Wood

All wood in contact with the ground shall be natural weather resistant or shall be treated against decay and termites in accord with applicable rules of the residential and commercial Building Code adopted by Medina County.

F. Concrete Slabs

- (1) Concrete slabs shall not be placed in direct contact with load-bearing poles. Poles shall be separate from

concrete slabs with pre-molded expansion joint filler or 15lb. felt when required by the Building Official.

- (2) Slabs are not permitted to be placed on top soil. Top soil shall be removed and replaced with compacted materials which meet with rules and standards of the applicable residential or commercial building Code of Medina County.

G. Insulation

- (1) Walls. Insulation is required in structures to be heated and structures where drywall is to be used to enclose the exterior walls. Insulation for walls shall have an average thermal resistance rating of at least R-13.
- (2) Ceilings shall have a thermal resistance rating of at least R-30.
- (3) Floor Slabs. Perimeter insulation for heated or unheated slabs on grade shall have minimum thermal resistance ratings of R-8 and R-6 respectively. The insulation shall extend downward from the top of the slab for at least 24 inches or downward to the bottom of the slab and then extend horizontally beneath the slab for a total distance of at least 24 inches.

H. Poles

- (1) Minimum size for bearing shall be 6" X 6" nominal. Poles on end walls may be 4" X 6". The 6-inch dimension shall be perpendicular to the wall.

Exception 1:

Poles used in single car garages or storage facilities which support roof structures of less than 14-foot clear span may be 4" X 6" minimum size. The 6-inch dimension shall be perpendicular to the exterior wall and supporting beam joints shall be properly blocked with a minimum 2" X 4" X 24" wood block or approved alternative.

Exception 2:

4" X 4" posts spaced not greater than 4-foot on center may be substituted for 6" X 6" posts.

- (2) Standard spacing of posts shall not exceed 8'0" unless approved otherwise.

I. Truss-bearing Beams

- (1) Continuous beams, which are designed to support roof trusses shall be thru-bolted to the poles. Alternative methods of connecting beams and poles utilizing thru-bolted ledgers or jacks will be subject to approval by the Building Official.
- (2) No connections between the poles and truss-bearing beams utilizing nails solely for the shear connections is acceptable unless approved by the Building Official.

J. Girts (Side-wall Purlins)

- (1) Girts shall be spaced not more than 24 inches on center for exterior wall siding and 24 inches on center for interior wall covering but spaced not less than required by the manufacturer's printed material.

(2) All information in regard to girts is in reference to girts being secured to wood poles spaced not more than eight (8) feet center to center.

(3) 2" X 4" wood girts shall be secured to each pole with 2-16 d nails.

K. Roof Purlins

(1) Roof purlins shall be designed and spaced to accommodate the roof loads and materials.

(2) In respect to roofs consisting of standard asphalt shingles, felt and sheathing pitched 4" in 12" or greater, the following minimums apply:

(a) 2" X 4" laid flat--four -foot span at 2-foot on center.

(b) 2" X 4" on edge--eight-foot span at 16 inches on center.

L. Wind Bracing

All walls shall be diagonally braced with one-half inch ($\frac{1}{2}$ ") plywood or diagonal bracing adequate to resist wind forces.

M. Trusses

(1) Trusses shall be designed to support the wind, snow, and dead loads and in no circumstances a total load of less than 45 pounds per square foot unless accompanied by engineering data.

(2) Trusses shall be braced and erected in accord with the "Commentary and Recommendations" of the Truss Plate Institute or as recommended otherwise by the truss manufacturer's printed instructions.

(3) Trusses shall be secured at each bearing point with a metal truss clip or strap.

N. Firestopping

(1) When cavity walls or ceiling attic spaces are created, firestopping shall be provided.

(2) Attic spaces shall be subdivided by firestopping material so no area is greater than 3,000 square feet.

(3) The space between the two-member truss bearing beam shall be firestopped where the ceiling and wall intersect.

(4) Cavities in exterior walls shall be firestopped no greater than every ten (10) feet horizontally.

O. Drywall Work

"Interior drywall shall be installed in accordance with the manufacturer's installation instructions and shall comply with applicable rules of the Medina County Building Codes

INCIDENTAL WELL, SEPTIC, OR EMPTY RACEWAY+TRENCH PERMIT	\$40.00 EACH	\$ 50.00 for two or three such installations on a single project
Incidental Appliance Hookup	\$40.00	

ELECTRICAL BASEBOARD HEAT	\$40.00	\$25.00 Additional if part of a Square Foot permit.
MULTI-FAMILY NEW SERVICE OR UPGRADES	\$40.00	\$15.00 PER UNIT
MOBILE HOME PARKS	\$40.00	\$15.00 PER UNIT
* ABOVE GROUND SWIMMING POOL	\$40.00	
* IN-GROUND SWIMMING POOL	\$50.00	
* HOT TUBS AND SPAS	\$40.00	

* IN ADDITION TO ABOVE FEES

RESIDENTIAL HEATING - SEE FEES FOR LICENSING		
NEW CONSTRUCTION ADDITION/ALTERATION	\$60.00	Plus \$10.00 Each Additional Furnace or A/C unit.
AIR CONDITIONING-ADD ON	\$40.00	\$10.00 Each Additional Unit
LIQUIFIED PETROLEUM GAS SYSTEM (REQUIRES UNDERGROUND INSPECTION)	\$40.00	
AIR CONDITIONING REPLACEMENT	\$40.00	\$10.00 Each additional Unit
FORCED AIR FURNACE REPLACEMENT OR Add On.	\$40.00	\$10.00 Each additional furnace or A/C unit

COMMERCIAL HVAC - SEE FEES FOR LICENSING		
NEW CONSTRUCTION/ADDITION/ALTER INCLUDES AC	\$50.00	.01/SQ FT
MULTI-FAMILY (4 OR MORE UNITS)	\$50.00	.01/SQ FT + \$25.00 PER UNIT
FORCED AIR FURNACE REPLACEMENT/ADD ON	\$50.00	\$10.00 EACH ADDITIONAL
AIR CONDITIONING-ADD ON	\$50.00	\$10.00 EACH ADDITIONAL
AIR CONDITIONING-REPLACEMENT	\$50.00	\$10.00 EACH ADDITIONAL
Kitchen Hoods (registration not required)	\$50.00	\$20 Each Additional
Fire Suppression System		
Sprinkler System	\$100.00	\$.02/Sq Ft
Limited Area Fire Suppression System	\$50.00	
Hood Fire Suppression	\$50.00	

MISCELLANEOUS FEES

FEES FOR LICENSING	
REGISTRATION FEE - INITIAL AND RE-APPLICATION	\$ 75.00
REGISTRATION RENEWAL BY MARCH 31 ST OF THE CURRENT YEAR.	\$ 50.00
If more than one license is held by an individual or corporation, the renewal for each additional license will cost \$25.	\$ 25.00
COST OF REGISTRATION IF WORK IS BEGUN PRIOR TO REGISTRATION	\$ 200.00
SPECIAL INSPECTIONS: BUILDING OR ELECTRIC	
SPECIAL RESIDENTIAL INSPECTIONS (Based upon one inspector spending no more than 1 hour of cumulative time)	\$45.00
SPECIAL COMMERCIAL INSPECTIONS (+3%) (Based upon one inspector spending no more than 1 hour of cumulative time)	\$45.00

Permit List Fees	
Weely	\$ 2.00
Monthly	\$ 6.00
FAXED Weekly	\$ 5.00
FAXED Monthly	\$10.00

PERMIT EXTENSION FEES - Per Half-Year	\$ 30.00
MEDINA COUNTY BUILDING CODE - Paper or Diskette	\$ 10.00
BOARD OF APPEALS PROCESSING FEE	\$ 200.00

ADMINISTRATIVE AND RE-INSPECTION FEES FOR COMMERCIAL & RESIDENTIAL	
Each Re-Inspection necessary for reasons of incompetence, incomplete, or negligent work.	
REINSPECTION FEE	\$ 45.00
Occupancy prior to final approval	\$ 75.00
Per Notification - Notifications fees can be assessed no more than every 7 calendar days.	
Working without a permit (maximum allowed)	200%

* NOTE: AN INSPECTION WILL NOT BE MADE UNTIL ALL FEES ARE PAID!

Kitchen	Also stairways
Bathrooms	Hallways
Dining room	Exterior entrances
Bedrooms	
Living room	

The following areas may contain pull chain lighting fixtures:

Storage rooms	Attic areas
Furnace rooms	Utility rooms
Laundry rooms	Basement rooms

KITCHEN CIRCUITS

- (h) All kitchens shall have at least three grounding type duplex receptacles, on no less than two 20 ampere circuits. One circuit shall supply power for at least one counter top receptacle. Fixed appliances shall be circuited accordingly, and properly grounded. All new or existing receptacles within (6) feet of the kitchen sink, shall be GFCI protected. All other new receptacles shall comply with section (d) above.

LAUNDRY CIRCUIT

- (i) All single family residences shall have a separate 20 ampere grounded circuit for a laundry receptacle, where laundry facilities exist.

FURNACE CIRCUIT

- (j) A minimum of one fifteen (15) ampere separate circuit shall be provided for the heating system, when the system requires an electric circuit. No other load shall be connected to this circuit. The heating system may include furnace, humidifier and electronic filter.

KNOB AND TUBE WIRING

- (k) All original knob and tube branch circuit wiring shall be reconnected on fifteen (15) ampere circuits, and any tampered wire shall have its original insulation quality replaced. Remove all exposed knob and tube wiring in basements to the point where it is connected to refeed risers.

FUSE

- (l) If Edison Base fuse holders are used, they shall be fitted with type "S" fuse adapters and fuse stats.

OUTBUILDINGS

- (m) Attached and unattached buildings (with wiring) on the same premises shall meet the requirements of the local code. If unattached and inoperative, the wiring shall be removed.

SMOKE DETECTORS

- (n) Smoke detectors must be installed according to local code.
MAY 27, 1994: Approved by the Tri-County National Electrical Code Uniform Interpretation Committee (Tri-County CUIC).

RANGES, DRYERS, AND ALL OTHER 120/240 VOLT APPLIANCES

- (o) All existing or refeed units must comply with section 250-140 of the 1999 NEC. And all new installations of the above shall comply with sections 250-134 and 250-138 of the 1999 NEC.