2017 Ohio Building Code
Chapter 3

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“Better Codes, Better Buildings, Safer Ohio”

Agenda

- Significant Changes
- Definitions
- Classifications
- Tools
- Questions

Significant Changes

- Care Facilities
  - Group I
  - Group R
- Food Processing / Commercial Kitchens –
  - Section 304.1 & 306.2
- Training / Skill Development –
  - Section 306.1
- Accessory Storage –
  - Section 311.1.1

Definitions

- Care Facilities
- Types of Care
  - Personal / Custodial / Medical
- Self Preservation / Evacuation
  - Capable / Incapable
- Lodging House
- Vacation Rentals

Definition - Care Facility

A building or portion of a building that is held out to the public for and intended to provide all the following: (1) housing or accommodation; (2) personal, custodial, or medical care; and (3) a supervised environment. Care provided in a dwelling or dwelling unit that is the permanent residence of the care provider is not a care facility.

Type of Care – Personal Care Services

The care of persons who do not require medical care. Personal care involves responsibility for the safety of the persons while inside the building.
Type of Care - Custodial

- Assistance with day-to-day living tasks; such as assistance with cooking, taking medication, bathing, using toilet facilities and other tasks of daily living. Custodial care includes persons receiving care who have the ability to respond to emergency situations and evacuate at a slower rate and/or who have mental and psychiatric complications. Persons who receive custodial care may or may not require assistance with evacuation depending on the occupancy and/or the “condition” in the occupancy.

Type of Care - Medical

- Care involving medical or surgical procedures, nursing or for psychiatric purposes.

Self Preservation / Evacuation

- INCAPABLE OF SELF-PRESERVATION. Persons who, because of age, physical limitations, mental limitations, chemical dependency or medical treatment, cannot respond as an individual to an emergency situation to complete building evacuation.

  - No definition of “Capable of Self Preservation”

Definition – Lodging House

- A one-family dwelling where one or more occupants are primarily permanent in nature and rent is paid for guest rooms.

Vacation Rental

- No specific definition
- Transient occupancy
- Held out to the public
- In a 1, 2 or 3 family dwelling

Classifications

- Group R – Residential
  - R1 - Vacation Rental – Section 310.3.2
  - R3 – Lodging House – Section 310.5.4
- Group I - Institutional
  - Conditions
Vacation Rentals – effective 11/1/2017

- 310.3.2 Vacation Rental (Cabin, Cottage, Rambler, Chalet) (Transient). Group R-1 vacation rentals shall be permitted to comply with the construction requirements of the “Residential Code of Ohio for One-, Two-, and Three-Family Dwellings” when:
  1. The building is composed of a single dwelling unit;
  2. The building is occupied by a family or no more than 10 unrelated adults;
  3. The building has two exits directly to the exterior at the level of exit discharge; and,
  4. The building is located to maintain a minimum fire separation distance of thirty feet.

Limitations / Potential Burdens

- Family and no more than 10 unrelated adults
- Dwellings only

Lodging House – effective 11/1/2017

- 310.5.4 Lodging houses. Owner-occupied lodging houses with five or fewer guest rooms shall be permitted to comply with the construction requirements of the “Residential Code of Ohio for One-, Two-, or Three-Family Dwellings.”

I-1 Conditions

- 308.3.1.1 Condition 1. This occupancy condition shall include buildings in which all persons receiving care who, without any assistance, are capable of responding to an emergency situation to complete building evacuation.

- 308.3.1.2 Condition 2. This occupancy condition shall include buildings in which there are any persons receiving care who require limited verbal or physical assistance while responding to an emergency situation to complete building evacuation.

I-2 Conditions

- 308.4.1.1 Condition 1. This occupancy condition shall include facilities that provide care but do not provide emergency care, surgery, obstetrics or in-patient stabilization units for psychiatric or detoxification, including but not limited to nursing homes and foster care facilities.

- 308.4.1.2 Condition 2. This occupancy condition shall include facilities that provide care and could provide emergency care, surgery, obstetrics or in-patient stabilization units for psychiatric or detoxification, including but not limited to hospitals.

R-4 Conditions

- 310.6.1.1 Condition 1. This occupancy condition shall include buildings in which all persons receiving care, without any assistance, are capable of responding to an emergency situation to complete building evacuation.

- 310.6.1.2 Condition 2. This occupancy condition shall include buildings in which there are any persons receiving care who require limited verbal or physical assistance while responding to an emergency situation to complete building evacuation.

Tools

- Care Facilities
  - Flowchart
  - Matrix
  - Frequently asked Questions
  - Questionnaire

- Residential Occupancies
  - Flowchart
  - R-1 Vacation Rentals Matrix
Questions?

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