

# 1301.01 ADOPTION.

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OH

Sheffield Lake

Codified Ordinances of Sheffield Lake, OH

1301.01 ADOPTION.

CHAPTER 1301 Ohio Building Code

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Ohio Building Code

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CROSS REFERENCES

See sectional histories for similar State law

Removal of unsafe structures - see Ohio R.C. 715.26(B), 715.261

Power to enact further and additional regulations - see Ohio R.C. 3781.01

Authorization by Board of Building Standards - see Ohio R.C. 3781.12

Enforcement - see Ohio R.C. 3781.03, 3781.031, 3781.10(E), 3781.102, 3781.19

Final jurisdiction - see Ohio R.C. 3781.04

Application - see Ohio R.C. 3781.06, 3781.10(E), 3781.11(A)

Submission of plans - see Ohio R.C. 3791.04

Dead bolt locks in apartment buildings - see Ohio R.C. 3781.103

Smoke detection system for apartments and condominiums - see Ohio R.C. 3781.104

Automatic sprinkler systems - see Ohio R.C. 3781.105, 3791.041 et seq.  
Fire suppression systems - see Ohio R.C. 3781.108  
Use of public buildings by handicapped persons - see Ohio R.C. 3781.111  
Energy conservation - see Ohio R.C. 3781.181, 3781.182, 3781.21  
Abandoned service stations - see Ohio R.C. 3791.11 et seq.  
Safety standards for refuse containers - see Ohio R.C. 3791.21

#### 1301.01 ADOPTION.

The City of Sheffield Lake hereby adopts the Ohio Building Code as promulgated in the Ohio Administrative Code 4101:1 et seq. by the Ohio Board of Building Standards pursuant to Ohio R.C. 3781 and 3791 and said rules shall apply and be enforced in the City.  
(Ord. 29-10. Passed 6-22-10.)

#### 1301.02 SCOPE.

The provisions of the "Ohio Building Code", the "Ohio Mechanical Code", and the "Ohio Plumbing Code" shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures. As provided in division (B) of section 3791.04 of the Revised Code, no plans or specifications shall be approved or inspection approval given unless the building represented by those plans or specifications would, if constructed, repaired, erected, or equipped according to those plans or specifications, comply with Chapters 3781 and 3791 of the Revised Code and any rules adopted by the board. An owner may exceed the requirements of the "Ohio Building Code" in compliance with section 102.9.

##### Exceptions:

- (1) This code applies to detached one-, two-, and three-family dwellings and structures accessory to those dwellings, only to the extent indicated in section 310 of this code;
- (2) Buildings owned by and used for a function of the United States government;
- (3) Buildings or structures which are incident to the use for agricultural purposes of the land on which said buildings or structures are located, provided such buildings or structures are not used in the business of retail trade; for the purposes of this section, a building or structure is not considered used in the business of retail trade if fifty per cent or more of the gross income received from sales of products in the building or structure by the owner or operator is from sales of products produced or raised in a normal crop year on farms owned or operated by the seller (see sections 3781.06 and 3781.061 of the Revised Code);
- (4) Agricultural labor camps;
- (5) Type A or Type B family day-care homes;
- (6) Buildings or structures which are designed, constructed, and maintained in accordance with federal standards and regulations and are used primarily for federal and state military purposes where the U.S. secretary of defense, pursuant to 10 U.S.C. Sections 18233(A)(1) and 18237, has acquired by purchase, lease, or transfer, and constructs, expands, rehabilitates, or corrects and equips, such buildings or structures as he determines to be necessary to carry out the purposes of Chapter 1803 of the U.S.C.
- (7) Manufactured homes constructed under "24 CFR Part 3280," "Manufactured Home Construction and Safety Standards" and within the scope of the rules adopted by the Ohio Manufactured Home Commission.
- (8) Sewerage systems, treatment works, and disposal systems (including the tanks, piping,

and process equipment associated with these systems) regulated by the legislative authority of a municipal corporation or the governing board of a county or special district owning or operating a publicly owned treatment works or sewerage system as stated in division (A) of section 6111.032 of the Revised Code.

(9) Building sewer piping.

(10) Portable electric generators and wiring supplying carnival and amusement park rides regulated by the Ohio Department of Agriculture.

(11) Structures directly related to the operation of a generating plant or major utility facilities regulated by the power siting board.

Appendices. The content of the appendices to the Administrative Code is not adopted material, but is approved by the board of building standards (BBS) and provided as a reference for code users.

(Ord. 29-10. Passed 6-22-10.)

#### 1301.03 INTENT.

(a) The purpose of this code is to establish uniform minimum requirements for the erection, construction, repair, alteration, and maintenance of buildings, including construction of industrialized units. Such requirements shall relate to the conservation of energy, safety, and sanitation of buildings for their intended use and occupancy with consideration for the following:

(1) Performance. Establish such requirements, in terms of performance objectives for the use intended.

(2) Extent of use. Permit to the fullest extent feasible, the use of materials and technical methods, devices, and improvements which tend to reduce the cost of construction without affecting minimum requirements for the health, safety, and security of the occupants of buildings without preferential treatment of types or classes of materials or products or methods of construction.

(3) Standardization. To encourage, so far as may be practicable, the standardization of construction practices, methods, equipment, material and techniques, including methods employed to produce industrialized units.

(b) The rules of the board and proceedings shall be liberally construed in order to promote its purpose. When the building official finds that the proposed design is a reasonable interpretation of the provisions of this code, it shall be approved. Materials, equipment and devices approved by the building official pursuant to section 114 shall be constructed and installed in accordance with such approval.

(Ord. 29-10. Passed 6-22-10.)

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- Ordinances of Sheffield Lake, OH
- ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO
- ORDINANCE NO. 116-84
- ORDINANCES OF SHEFFIELD LAKE
- ORDER
- Repealed)
- order
- Ord. 29-10
- ording to those plans or specifications, comply with Chapters 3781 and 3791 of the Revised Code and any rules adopted by the board
- ordinance with federal standards and regulations and are used primarily for federal and state military purposes where the U
- adopted by the Ohio Manufactured Home Commission
- adopted material, but is approved by the board of building standards (BBS) and provided as a reference for code users
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