

CITY OF OBERLIN, OHIO

ORDINANCE No. 24-33 AC CMS

AN ORDINANCE AMENDING SECTIONS 1101.01, 1121.01, 1141.01, 1151.01, 1195.01, AND 1197.01 AND ADOPTING NEW TITLES SEVENTEEN AND NINETEEN OF PART ELEVEN AND AMENDING SECTION 1501.01(C) OF PART FIFTEEN OF THE CODIFIED ORDINANCES OF THE CITY OF OBERLIN TO ADOPT THE MOST RECENT VERSIONS OF STATE BUILDING CODES AND TO GO INTO IMMEDIATE EFFECT

WHEREAS, in order to bring certain of the City building and fire codes into parity with the applicable provisions of the Ohio Administrative Code, it is necessary to adopt the current versions of the Ohio Building Code, the Ohio Mechanical Code, the Ohio Plumbing Code, the Existing Buildings Code, the National Electric Code, the National Fire Alarm and Signaling Code, the Automatic Sprinkler Systems Handbook, the International Property Maintenance Code, the International Swimming Pool and Spa Code, the International Fuel Gas Code and the Residential Code of Ohio.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, and State of Ohio:

SECTION 1. That Section 1101.01 of the Oberlin Codified Ordinances be amended to read as is set forth in Exhibit "A" attached hereto;

SECTION 2. That Section 1121.01 of the Oberlin Codified Ordinances be amended to read as is set forth in Exhibit "B" attached hereto;

SECTION 3. That Section 1141.01 of the Oberlin Codified Ordinances be amended to read as is set forth in Exhibit "C" attached hereto;

SECTION 4. That Section 1151.01 of the Oberlin Codified Ordinances be amended to read as is set forth in Exhibit "D" attached hereto;

SECTION 5. That Section 1195.01 of the Oberlin Codified Ordinances be amended to read as is set forth in Exhibit "E" attached hereto;

SECTION 6. That Section 1197.01 of the Oberlin Codified Ordinances be amended to read as is set forth in Exhibit "F" attached hereto;

SECTION 7. That Section 1501.01© of the Oberlin Codified Ordinances be amended to read as is set forth in Exhibit "G" attached hereto;

SECTION 8. That new Title Seventeen, Chapter 1198 of the Oberlin Codified Ordinances be adopted as is set forth in Exhibit "H" attached hereto;

SECTION 9. That new Title Nineteen, Chapter 1199 of the Oberlin Codified Ordinances be adopted as is set forth in Exhibit "I" attached hereto.

SECTION 10. It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 11. To amend Parts Eleven and Fifteen of the Oberlin Codified Ordinances to adopt the most recent versions of Ohio building and fire codes and provided that at least five (5) members of Council determine by motion, this Ordinance shall go into full force and effect immediately after its passage; otherwise, it shall take effect on the earliest date allowed by law.

PASSED: 1st Reading: June 3, 2024

2nd Reading: _____

3rd Reading: _____

ATTEST:



BELINDA B. ANDERSON, MMC
CLERK OF COUNCIL



EBONI A. JOHNSON
PRESIDENT OF COUNCIL

POSTED: 06/04/2024

EFFECTIVE DATE: 06/03/2024

EXHIBIT A

1101.01 Residential Code of Ohio for One, Two and Three Family Dwellings Adopted.

Under the provisions of Ohio R.C. 731.231 there is hereby adopted by the City of Oberlin, and incorporated as if fully set out herein, for the purpose of regulating the erection, construction, repair, alteration and maintenance of residential buildings, that certain code known as the Residential Code of Ohio for One-, Two- and Three-Family Dwellings, 2019 Edition, promulgated by the Ohio Board of Building Standards pursuant to Ohio R.C. 3781.10.

EXHIBIT B

1121.01 Code Adopted.

Under the provisions of Ohio R.C. 731.231 there is hereby adopted by the City of Oberlin, and incorporated as if fully set out herein, for the purpose of prescribing requirements governing the inspection, design, construction, installation, alteration, repair, addition or replacement to drainage, plumbing and water supply systems, that certain code known as the Ohio Plumbing Code, 2024 Edition, promulgated by the Ohio Board of Building Standards pursuant to Ohio R.C. 3781.10.

EXHIBIT C

1141.01 National Electrical Code Adopted.

Under the provisions of Ohio R.C. 731.231 there is hereby adopted by the City of Oberlin, and incorporated as if fully set out herein, for the purpose of prescribing basic minimum provisions considered necessary for the safety of persons and of buildings and their contents from hazards arising from the use of electricity for light, heat, power, radio, signaling and for other purposes, that certain code known as the National Electric Code recommended by the National Fire Protection Association and adopted by the Ohio Board of Building Standards pursuant to Ohio R.C. 3781.10, being particularly the 2023 Edition thereof. All electrical equipment and the installation thereof shall conform to the provisions of the National Electric Code except as otherwise provided in this Title Seven.

EXHIBIT D

1151.01 ADOPTION.

Under the provisions of Ohio R.C. 731.231 there is hereby adopted by the City of Oberlin, and incorporated as if fully set out herein a certain document, three copies of which are on file in the office of the Building Division of the City, being marked and designated as the International Property Maintenance Code, 2021 Edition, as published by the International Code Council, is hereby adopted as the Property Maintenance Code of the City, for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Building Division are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in Section 1151.02.

EXHIBIT E

1195.01 Ohio Mechanical Code Adopted.

Under the provisions of Ohio R.C. 731.231, there is hereby adopted by the City of Oberlin, and incorporated as if fully set out herein, for the purpose of governing the design and installation of all equipment and appliances that comprise parts of the building mechanical systems regulated by this code and known as the Ohio Mechanical Code, 2024 Edition, promulgated by the Ohio Board of Building Standards pursuant to Ohio R.C. 3781.10.

EXHIBIT F

1197.01 Ohio Building Code Adopted.

Under the provisions of Ohio R.C. 731.231 there is hereby adopted by the City of Oberlin, and incorporated as if fully set out herein, 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 Ohio Building Code, 2024 Edition, promulgated by the Ohio Board of Building Standards pursuant to Ohio R.C. 3781.10.

EXHIBIT G

1501.01 Adoption.

(c) The following National Fire Codes, current editions, and any amendments thereto, as published by the National Fire Protection Association, are incorporated as if fully rewritten, save and except such portions as are hereinafter amended or deleted.

NFPA 13 Automatic Sprinkler System Handbook

NFPA 14 Installation of Standpipe and Hose Systems

NFPA 45 Fire Protection for Laboratories Using Chemicals

NFPA 72 National Fire Alarm and Signaling Code

NFPA 101 Life Safety Code

NFPA 241 Safeguarding Construction, Alteration, and Demolition Operations.

NFPA 326 Safeguarding of Tanks and Containers For Entry, Cleaning, or Repair.

NFPA 430 Storage of Liquid and Solid Oxidizers.

NFPA 434 Storage of Pesticides

NFPA 505 Powered Industrial Trucks, Including Type Designations, Areas of Use, Conversions, Maintenance, and Operation.

NFPA 1962 Inspection, Care, and of Fire Hose, Couplings, and Nozzles and the Service Testing of Fire Hose.

The Ohio Fire Code, the International Fire Code, and the National Fire Codes adopted by this section, shall hereafter be referred to as the "Fire Prevention Code".

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EXHIBIT H

(New Code Section)

Title Seventeen – International Swimming Pool and Spa Code

Chapter 1198

General Provisions

1198.01 Code Adopted.

Under the provisions of Ohio R.C. 731.231 there is hereby adopted by the City of Oberlin, and incorporated as if fully set out herein, for the purpose of establishing minimum regulations for public and residential pools, spas, and hot tubs using prescriptive and performance-related provisions, that certain code known as the International Swimming Pool and Spa Code, 2021 Edition, promulgated by the Ohio Board of Building Standards pursuant to Ohio R.C. 3781.10.

1198.02 File and Distribution Copies.

A complete copy of the International Swimming Pool and Spa Code, as adopted herein is on file with the Council Clerk and Chief Building Official for inspection by the public and also on file in the Lorain County Law Library. The Council Clerk has copies available for distribution to the public at cost.

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EXHIBIT I

(New Code Section)

Title Nineteen – International Fuel Gas Code

Chapter 1199

General Provisions

1199.01 Code Adopted.

Under the provisions of Ohio R.C. 731.231, there is hereby adopted by the City of Oberlin, and incorporated as if fully set out herein, for the purpose of establishing minimum requirements for fuel gas systems and gas-fired appliances using prescriptive and performance-related provisions, that certain code known as the International Fuel Gas Code, 2021 Edition, promulgated by the Ohio Board of Building Standards pursuant to Ohio R.C. 3781.10.

1199.02 File and Distribution Copies.

A complete copy of the International Fuel Gas Code, as adopted herein is on file with the Council Clerk and Chief Building Official for inspection by the public and also on file in the Lorain County Law Library. The Council Clerk has copies available for distribution to the public at cost.