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September 23, 2013

BUILDING OFFICIAL INTERPRETATION

CODE/EDITION: 2013 RESIDENTIAL CODE OF OHIO
INTERPRETATION #: 2013-INT-RCO-001

SECTION(S): 2013 RCO Section 105.1 – Approvals
2013 RCO Section 102.10.1 – Emergency Repairs
2013 RCO Section 102.10.2 – Minor Repairs

QUESTION:

1. Is a permit required to restore a building back to its original condition?

ANSWER:

1. A permit is required prior to constructing, enlarging, altering, repairing, moving, or changing the occupancy of any building or structure as noted in RCO 105.1.
2. Where equipment replacement and repairs *must be performed* in emergency situations, applying for a permit can occur within the next working business day according to RCO 102.10.1.
3. Minor repairs, being just that – minor and repairs - **may** be made without a permit for maintenance purposes. Although the term is ambiguous in nature on what one can do, minor repairs do not include:
 - The cutting away of any wall, partition, or portion of wall or partition,
 - The removal or cutting of any structural beam or load bearing support,
 - The removal or change of any required egress,
 - The rearrangement of parts of a structure affecting exit requirements,
 - An addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical system.
 - Other work affecting public health or general safety.
4. As noted in item 3, one **may** proceed without a permit under certain conditions. However, there are benefits of getting a building permit no matter what the circumstance may be. For example, it provides quality control and documentation for the owner that the work has been done to the minimum requirements of the building code.


Dennis Dickard, RBO #367
Residential Building Official