

AN ORDINANCE
REPEALING CODIFIED ORDINANCE CHAPTER 1321 REGARDING
ADOPTION OF REGIONAL DWELLING HOUSE CODE

BE IT ORDAINED by the Council of the City of Bay Village, Ohio:

SECTION 1. That Codified Ordinance Chapter 1321 which presently reads as follows:

“CHAPTER 1321
Adoption of Regional Dwelling House Code

1321.01 REGIONAL DWELLING HOUSE CODE ADOPTED.

There is adopted for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of one, two and three family dwellings and appurtenant structures, including permits and penalties, that certain building code known as the Regional Dwelling House Code copyright, 1966, by the Regional Planning Commission of Cleveland, Ohio, save and except such portions as are hereinafter added, modified or deleted.

1321.02 FILE COPY.

One copy of the Regional Dwelling House Code copyright, 1966, by the Regional Planning Commission of Cleveland, Ohio, shall be filed as a part of the ordinance records and the same is adopted and incorporated as fully as if set out at length herein, and from the date on which this ordinance shall take effect the provisions thereof shall be controlling in the construction of all one, two and three family dwellings and appurtenant structures contained within the corporate limits

1321.03 DEFINITIONS.

Wherever titles, words and phrases are used in portions of the Regional Dwelling House Code hereby adopted, such terms shall be construed to mean the equivalent officer, word or phrase applicable to the City of Bay Village. (Ord. 06-101. Passed 11-6-06.)

1321.04 DELETIONS FROM REGIONAL DWELLING HOUSE CODE.

The following sections of the Regional Dwelling House Code are hereby deleted from the Bay Village Building Code:

1559.08 through 1559.10
1533.01

(Ord. 06-101. Passed 11-6-06.)

1321.05 MODIFIED SECTIONS OF REGIONAL DWELLING HOUSE CODE.

The following sections or subsections of the Regional Dwelling House Code are modified, and enacted as modified, for the Bay Village Building Code:
RDH §1505.05 Issuance of permit.

(a) Approval. If the Building Official is satisfied that the work described in an application for a permit and the plans and specifications filed therewith conform to and comply with the requirements of this Dwelling House Code and other pertinent laws and ordinances, upon payment of the required fee he shall issue or authorize the issuance of a permit. If within ninety days after the filing of such application such applicant shall not have called for, at the office of the Building Official, the permit issued or authorized to be issued by the Building Official pursuant to such application, such application and permit shall thereupon expire and become void.

(b) Disapproval. If the application for a permit, and the plans and specifications filed therewith, describe work which does not conform to the requirements of this Dwelling House Code or

other pertinent laws or ordinances or does not contain sufficient information, the Building Official shall not issue a permit but shall return the plans and specifications to the applicant with his refusal to issue such permit. The Building Official shall give in writing such reasons for rejection as he deems sufficient. If within ninety days after the filing of such permit the plans and specifications filed therewith have not been made to conform to and comply with the requirements of this Dwelling House Code and other pertinent laws or ordinances or sufficient information has not been provided therein, such application shall thereupon expire and become void.

RDH §1521.15 Standards of the American Standards Association: Prefix "C" relative to Electric Code.

(EDITOR'S NOTE: This section was repealed by Ordinance 72-74, passed June 19, 1972. See Codified Ordinances Section 1321.06 for provisions relative to the National Electric Code.)

RDH §1553.01 Attached or within 10 feet of dwelling.

(a) Right to Attach. A garage may be attached to or form part of a living unit if separated from said living unit by walls, partitions and ceilings of materials to restrict the passage of gases, smoke and odor from the garage to other parts of the building.

The garage area shall relate to the house area as follows:

<u>House Area + square feet</u> <u>+square feet</u>	<u>Maximum Attached Garage Area</u> <u>square feet</u>
1999 or less	600
2000 to 3999	900
4000 to 5999	1200
6000 and larger	1500
(Ord. 95-48. Passed 4-3-95.)	

(b) Construction Requirements. The ceiling and interior faces of all frame walls of every garage, any part of which is attached to a dwelling house either directly or by a breezeway, shall have a fire-resistance rating of not less than 1 hour.

(c) Requirements Where Connecting Door. Where there is a door opening between the garage and the living unit, the garage floor shall pitch away from that door opening at a slope of not less than 1/4 inch per foot. Such opening shall be provided with a self-closing door of metal, metal covered, solid wood or other approved type having a fire-resistance rating of not less than 1 hour.

(d) Living Quarters Above. Where living quarters are located above the garage, such quarters and egress facilities shall be protected from the garage area by construction having a fire-resistance rating of not less than 1 hour.

(e) Basement Garages. Basement garages shall be continuously ventilated by a mechanical ventilating system with positive means for both the inlet and exhaust of at least 1 cubic foot of air per minute per square foot of floor area. Control of either the exhaust or inlet fan shall be close to the entrance door. The ventilating equipment may be combined with the heating system.

RDH §1553.02 Detached garages.

(a) Height and Size. No detached garage shall be in excess of 18 feet in height to the peak of the gable. The area of a detached garage shall be related to the house area as follows:

<u>House Area square feet</u>	<u>Maximum Detached Garage Area</u>
1999 or less	700
2000 to 3999	1000

4000 to 5999	1300
6000 and larger	1600

The combined area of an attached and detached garage shall be related to the house area and the lot area as follows:

<u>House Area</u> square feet	<u>Minimum Lot Area</u> square feet	<u>Maximum Total Garage Area</u> attached and detached square feet
1999 or less	25,000	1300
2000 to 3999	45,000	1900
4000 to 5999	65,000	2500
6000 and larger	90,000	3100

The maximum area for a combination attached and detached garage is governed by the lot size.

RDH §1557.01 General.

Except for factory-built fireplaces approved by the Building Commissioner and the Fire Chief, the walls of fireplaces, including smoke chamber, shall be built of well burned clay or shale brick as specified in Section 1541.02a or reinforced concrete not less than 8 inches thick. All faces exposed to fire shall be lined with at least 2 inches of firebrick or other approved material.

RDH §1563.04 Basementless space.

Ground level shall be at least twenty-four (24) inches below bottom of floor joists and girders and piping. Where it is necessary to provide access for general maintenance or repair to piping in the under floor space, the ground level shall be not less than 2 feet below bottom of joist. All debris, sod, tree stumps, and other organic materials shall be removed from such basementless spaces and a smooth surface provided free of undrained pockets.

RDH §1565.01 Bearing material.

The footing or foundation of every dwelling or appurtenant structure shall be supported by satisfactory bearing material which shall mean natural deposits of rock, gravel, sand, clay or any combination of these which will serve as a good, substantial and firm foundation for the bearing loads to be applied thereon.

RDH §1565.11 Foundation facing.

Any addition to an existing dwelling shall present a foundation wall facing of the same style as exists on the dwelling.

Any new dwelling construction shall present an above grade foundation wall facing of at least three courses of either face-brick or stucco.

A poured concrete foundation with brick pattern cast into the outer surface shall be considered brick-faced.

RDH §1567.03 Size and spacing of studs.

Studs that support only a ceiling or roof may be 2 x 4s, spaced 24 inches on center, except when interior or exterior covering materials require lesser spacing. For the support of one or two floors, use 2 x 4 studs on 16 inch centers or 2 x 6 studs on 24 inch centers. Where studs support more than two floors, use 2 x 6s spaced 16 inches on center.

RDH §1587.14 Cellular plastic insulating material.

Cellular plastic insulating material shall comply with the material and thermal barrier requirements of Section BB-7-42.02 of the Ohio Basic Building Code as amended July 1, 1975.

Cellular plastic foams may be specifically approved on the basis of diversified full-scale fire tests relevant to the actual end-use configuration of the material, product or system.

Material shall further be installed in compliance with local municipal authorities specifications and manufacturers suggested installation practices.

Cellular plastic insulation shall be protected on the inside surface by an approved lining when wall stud space is used for cold air return or is otherwise exposed to the environmental area of a building.

RDH §1593.60 Fixtures-unit values.

Values for usual fixtures. The following table of fixture-unit values, designating the relative load weights of different kinds of fixtures, shall be employed in estimating the total load carried by soil or waste pipes and shall be used in connection with tables of sizes for soil, waste, and drain pipes in which the permissible load is given in terms of fixture units.

TABLE 93 B
Fixture-Unit Rating

<u>Fixtures</u>	<u>Unit Rating</u>
One bathroom group consisting of 1 lavatory, 1 water closet, 1 bathtub or shower stall	8
Lavatory, with 1-1/4 in. or 1-1/2 in. trap	1
Bathtub with or without shower	2
Water Closet	6
Laundry Tray (1, 2 or 3 compartment)	2
*Kitchen Sink	2
*Combination laundry tray and sink	3
Floor drain with 2 in. trap	1
Washing Machine, automatic	2

* With pump type dishwasher add one fixture unit, with gravity type dishwasher add two fixture units, with combination food-disposal unit and pump type dishwasher add one fixture unit.

RDH §1595.08 Gas piping and connections.

(a) Materials. All house gas piping shall be so constructed and installed as to be durable, substantial and gastight. House gas piping shall be of extra heavy weight wrought iron or steel pipe with malleable iron threaded fittings, or iron-pipe-size copper pipe with threaded copper fittings, or iron-pipe-size brass pipe with threaded brass fittings, or other approved rigid piping and fittings. Flexible gas hose or semirigid appliance connectors may be used where permitted under subsections (b) and (c) of this section.

(f) Plastic piping. Property owners are hereby permitted to use through duly authorized and licensed plumbing contractors or employees of the Columbia Gas of Ohio, Inc., the following materials for replacement or installation of gas lines:

1. Replace defective gas service lines from the street to the house, when necessary, by inserting plastic relining pipe (Type PE 3306) through the original steel gas service line.
2. Install, by direct burial, plastic pipe (Standards set by USAS B31.8- 1968) the installation of gas lights and grills, and such plastic lines shall not be extended into any building structure. The size of the pipe shall be subject to approval of the Columbia Gas of Ohio, Inc.
3. Install, by direct burial, plastic pipe (Type ALDYL A-PE 2306) for the installation of new customer service lines from the street to a rigid pipe extending at least three feet from the building, said plastic material to be in accordance with the USA Standard Code for pressure piping, gas transmission and distribution piping systems, USAS B31.8-1968, as published by the American Society of Mechanical Engineers, United Engineering Center, 345 E. 47th Street, New York, New York, 10017,

with the exception that new customer service lines shall be installed a minimum of 18 inches in depth from finished grade level.

RDH §1595.09 Size of piping.

The piping shall be of such size and so installed as to provide a supply of gas sufficient to meet the maximum demand without loss of more than 0.30 inches water column of pressure between the meter and the appliances. In determining the size of gas piping, due consideration shall be given to future demands as well as the existing factors and conditions. The main gas supply line and the branch line to any central heating appliance shall be not less than 1 1/4 inch diameter pipe. All plastic piping may be used, except in the interior of a building where black iron pipe must be used. If black iron pipe is used, it must be plastic coated where laid in the ground. Pipe sizes based on the recommendations of the AGA Reference Manual for Modern Gas Service and/or the American Standard Installation of Gas Appliances and Gas Piping, ASA Z21.30, will be accepted as in conformity with this section.

RDH §1597.10 Energized bathroom outlet required.

(EDITOR’S NOTE: This amendment was repealed by Ordinance 81-63, passed May 4, 1981.) (Ord. 06-101. Passed 11-6-06.)

1321.06 NATIONAL ELECTRICAL CODE ADOPTED BY REFERENCE; AMENDMENTS.

Council hereby adopts the 1993 National Electrical Code, incorporated herein by reference, so that all electrical materials and installations shall be in accordance with the requirements of the National Electrical Code: NFPA No. 70-1993 (ANSI) sponsored by the National Fire Protection Association, and all subsequent additions, deletions and amendments of the National Electrical Code. (Ord. 06-101. Passed 11-6-06.)”

be and the same is hereby repealed.

SECTION 2. That this Council finds and determines that all formal actions of this Council concerning and relating to the passage of this ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of any committee that resulted in those formal actions were in meetings open to the public in compliance with law.

SECTION 3. That this ordinance shall be in full force and take effect at the earliest time permitted by law.

PASSED:

PRESIDENT OF COUNCIL

CLERK

APPROVED:

MAYOR