



Department of Commerce

Division of Industrial Compliance

John R. Kasich, Governor
David Goodman, Director

2013 RESIDENTIAL CODE OF OHIO UPDATE INFORMATION RELATED TO INDUSTRIALIZED UNITS (IUs)

The 2013 Residential Code of Ohio and its referenced standards become effective January 1, 2013. The impact of a code edition change is a little different for IUs so we are providing this sheet for in-plant inspectors, certified building department personnel, unit purchasers and manufacturers

OHIO BUILDING DEPARTMENT IMPACT

- Construction documents for Industrialized Units (IU's) approved by the Ohio Board of Building Standards (Board) in accordance with the current 2006 RCO **will continue to be valid and are allowed to be submitted to a building department for the IU portion of a project until March 31, 2013.** These 2006 RCO approved documents will not be valid for projects initially submitted to the building department on or after April 1, 2013. Documents approved by the Board for 2006 RCO compliance will indicate both 2006 RCO and 2008 NEC within the Board seal.
- On April 1, 2013, construction documents approved by the Board in accordance with the 2006 RCO, will be considered invalid unless they have been submitted to a local building department for plan approval prior to April 1, 2013.
- IU Board approved construction documents initially submitted for approval on or after April 1, 2013, must have the 2013 RCO and 2011 NEC contained in the Board's seal on each sheet related to the IU.

INDUSTRIALIZED UNIT MANUFACTURERS

Applications for Board approval of Industrialized Units:

- Prior to January 1, 2013, application for IU design approval can include construction documents to be reviewed in accordance with the 2013 RCO, 2011 OPC, 2011 NEC and 2006 IECC. We will review submitted documents for compliance with the new codes if the submitter provides reference to the new codes.
- On January 1, 2013 and after, construction documents will be reviewed in accordance with the 2013 RCO, 2011 OPC, 2011 NEC and 2009 IECC. These documents, once approved, must be used for building department submittal if the application for approval of the foundation and site improvements cannot be made before April 1, 2013.
- Design documents per the 2013 RCO, 2011 OPC, 2011 NEC, and 2009 IECC will have a seal applied stating "**2013 RCO-2011NEC**".
- In-plant inspections of IU's before April 1, 2013 can be made using approved documents sealed with "**2006 RCO-08 NEC**" or "**2013 RCO-2011 NEC**", depending upon which codes are referenced.
- On April 1, 2013 and after, in-plant inspections of one to three family IUs must occur using approved documents in accordance with the 2013 RCO, 2011 OPC, 2011 NEC and 2009 IECC unless there is documented evidence presented of local plan approval for foundation and site improvements associated with the affected model made prior to April 1, 2013.

Please contact Board staff for clarification of this information if needed.