

ORDINANCE NO. 16-97
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER J.V. STONE ON THE
15th DAY OF SEPTEMBER, 1997.

AN ORDINANCE AMENDING THE CENTERVILLE
MUNICIPAL CODE, CHAPTER 1422 TO ADOPT THE 1996
OBOA (OHIO BUILDING OFFICIALS ASSOCIATION) ONE,
TWO AND THREE FAMILY DWELLING CODE.

WHEREAS, The City of Centerville wants to remain consistent in code
enforcement, and

WHEREAS, The local Code Officials Organization (MVBOC) has agreed to adopt
the 1996 OBOA (Ohio Building Officials Association).

NOW, THEREFORE, THE MUNICIPALITY OF CENTERVILLE HEREBY
ORDAINS:

Section 1. That Chapter 1422.01 be amended as follows with the bracketed portions
deleted and the underlined portions added:

- (a) Pursuant to Section 5.06 of the City Charter, that certain building code known as
the [CABO One and Two Family Dwelling Code, 1995 edition] 1996 OBOA
(Ohio Building Officials Association) One, Two and Three Family Dwelling Code
with local amendments that are administrative, including Appendix A & E, save
and except such portions of such code as may be hereinafter deleted or amended, is
hereby adopted as the official building code for the City for the purpose of
establishing rules and regulations concerning construction, alteration, repair,
addition to and occupancy of nonindustrialized one, two and three-family
dwellings in the City. [No reference in this chapter or in the adopted Code to
"One and Two Family Dwelling Code" shall be interpreted to preclude the use of
this Code for regulating the construction, alteration, repair, addition to and
occupancy of a three-family dwelling.]

Section 2. That Chapter 1422.03 Amendments be amended as follows with the
bracketed portions deleted and the underlined portions added:

The [CABO One and Two Family Dwelling Code] OBOA One, Two and Three Family
Dwelling Code, is hereby amended as follows:

- [(a) Plumbing. Chapters 29 through 39 (Plumbing) are hereby repealed.]

- ([b]a) Certificates of Use and Occupancy. A certificate of use and occupancy shall be required for each building heretofore or hereafter erected in accordance with the following requirements:
- (1) New buildings. No building hereafter erected shall be used or occupied, in whole or in part, until the [Department of Development] Building Department shall have duly issued a certificate of use and occupancy therefor under the provisions of this Building and Housing Code.
 - (2) Temporary occupancy. Upon the request of the holder of a permit, the [Department of Development] Building Department may issue a temporary certificate of occupancy for a building or structure, or part thereof, before the entire work covered by the permit shall have been completed, provided that such portion or portions may be occupied safely prior to full completion of the building without endangering health, life or public welfare.
 - (3) Contents of certificates. When a building or structure qualifies for it, the [Department of Development] Building Department shall issue a certificate of use and occupancy within ten days after written application. The certificate shall certify compliance with the provisions of this Building and Housing Code and the purpose for which the building or structure may be used in its several parts. The certificate of use and occupancy shall specify the use group and any special stipulations and conditions of the building permit.
- ([c]b) Flood Hazards. See Chapter 1462 of this Building and Housing Code.
- ([d]c) Unsafe Buildings. See Title Eight - Property Maintenance Code, of this Building and Housing Code.
- ([e]d) Private Sewage Disposal Systems.
- (1) Contents prohibited above ground. No privy vault, cesspool, septic tank, public or private sewer or drain receptacle for sewage or excreta shall be established, constructed, maintained and used, or permitted to remain and be used, so that the liquid or solid substances contained therein or intended to be contained therein shall be permitted to reach the surface of the ground or any street or gutter in the City.
 - (2) Plan approval: inspections. No privy vault, cesspool, septic tank, public or private sewer or drain receptacle for sewage or excreta shall be established or constructed in the City unless and until plans and specifications therefor have been submitted to and approved, in writing, by the County Health Commissioner. When the same has been constructed, it shall not be used for such purpose until there has been a final inspection and written approval made by the County Health Commissioner and until the same has been filed with the City Engineer.
- ([f] Insulation.
- (1) Required. It shall be mandatory to install insulation in all heated or mechanically cooled buildings, including all new additions to existing buildings.
 - (2) Determination of performance of insulating materials. The purpose of heat

insulating materials is to provide resistance to the flow of heat. This concerns either heat escaping from the building during cold weather or heat entering the building during warm weather. Federal Specification HH-1-521(D) designates a certain "R" value for insulating materials, which value shows the heat-stopping ability of the product. Said specification is hereby adopted by reference and included as if fully set forth in this paragraph.

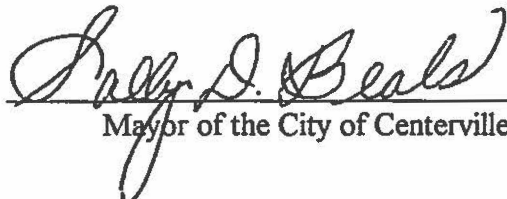
- (3) Minimum requirements. Specific areas of buildings shall conform to the following minimum requirements:
- A. Ceiling areas are to have insulation with an R-30 rating.
 - B. Exterior walls are to have insulation with an R-11 rating. Walls between heated and unheated or partly heated areas are included in this category.
 - C. Floors are to have an R-13 rating if located above unconditioned space.
 - D. If supply or heat-return ducts are located in a crawl space under a floor or other unconditioned spaces, then all ducts must be wrapped with a minimum R-7 insulating material and vapor sealed.
 - E. Supply and heat-return ducts may be exposed, but in such cases the entire crawl space is to be treated as conditioned space. All exterior walls shall have a minimum R-7 rating.
 - F. For buildings with concrete slab flooring, rigid insulation is to be installed along the exterior wall perimeter of the concrete slab and along walls between heated and unheated or partly heated areas. The minimum width of such insulation shall be twenty-four inches, and the minimum rating shall be R-7.
 - G. If basements are to be used for habitation, all provisions for insulating materials, as in any other heated or mechanically-cooled parts of the building, shall apply. Only the portion of wall above grade need have the same insulation as an exterior wall. If the basement is uninhabited, it does not require insulation. In this case, however, the basement ceiling must conform to paragraph (f)(3)C. hereof.
 - H. Specific attention shall be given to overhangs in frame structures. Such projections are to have at least an R-11 rating and shall be considered part of an exterior wall. As used in this paragraph, the word "overhang" means a projecting part of the building, as in tri-level or two-story buildings, where the upper floor projects in front of the lower level. This designation does not include roof overhangs or soffits.
 - I. All windows and sliding glass doors in exterior walls are to have either a separate storm sash or are to have double glazing.
 - J. All openings around windows, exterior doors, ducts, vents, etc., are to be properly sealed. Sill sealer insulation is to be used on all exterior walls and between the wooden sill and concrete foundation. Specific attention shall be given by the Department of

Development to good workmanship and strict adherence to professional performance.]

Section 3. That the effective date of this Ordinance shall be January 1, 1998.


Section 4. This Ordinance shall become effective at the earliest date allowed by law.

PASSED THIS 15TH day of SEPTEMBER, 1997.



Mayor of the City of Centerville, Ohio

ATTEST:



Clerk of Council, City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of Council of the City of Centerville, Ohio hereby certifies the foregoing to be a correct copy of Ordinance No. 16-97, passed by the Council of the City of Centerville, Ohio on the 15TH day of SEPTEMBER, 1997.



Clerk of Council

Approved as to form, consistency
with the Charter and Constitutional
Provisions.

Department of Law
Robert N. Farquhar
Municipal Attorney