

Common Commercial Issues

1. Materials, appliances and devices must be installed in accordance with the Manufacturer's Installation Instructions (MII) and must be available on site per the Ohio Building Code (OBC) Section 106.
2. Coordinate all of the information provided in the construction documents between the plans, sections and details per OBC Section 106.
3. Plans not provided to other agencies as required (i.e. local Fire Department, Zoning Jurisdiction, Health Department, Engineering, local water and sewer utility, etc.)
4. Submitted plans do not clearly indicate the location, nature and extent of the work proposed and show in detail how it will conform to the provisions of State Law and the adopted Codes. OBC Section 106
5. Missing or incomplete code analysis that provides verification that the proposed use, height and allowable area comply with the provisions of OBC Chapters 3, 4, 5, 6 and 7.
6. Incomplete information regarding the accessibility of the space in accordance with OBC Chapters 10, 11 and 34 and ICC A117.1-2009.
7. Inadequate means of egress in accordance with OBC Chapters 10, 11 and 34 and ICC A117.1-2009.
8. Plans not sealed by an Ohio Registrant in accordance with OBC Section 106.2 or prepared by a certified designer per the exceptions of OBC Section 106.2.1.
9. Special Inspection documents, prepared by the registered design professional, noting all of the required special inspections, the firm conducting the special inspections and their associated qualifications have not been provided or are incomplete in accordance with OBC Chapters 1 and 17.
10. The special detailed requirements based on the use and occupancy have not been adequately addressed in accordance with OBC Chapter 4.
11. The allowable building area calculations do not adequately verify compliance with OBC Chapter 5. The plans do not adequately specify if the mixed use areas are to be separated or non-separated in accordance with OBC Section 508. Incidental accessory occupancies have not been separated or protected in accordance with OBC Section 508.
12. Fire rated assemblies are not properly identified as to the type of assembly (i.e. fire barrier, fire partition, fire wall, party wall, smoke barrier, etc.), do not note the proper fire-resistance rating, and/or do not match the listed assembly (i.e. UL or gypsum manual) or follow the prescriptive requirements of OBC Chapter 7.
13. Means of egress illumination with emergency power not provided in all of the required areas in accordance with OBC Section 1006.3.
14. Common path of egress travel does not meet the requirements OBC Section 1014.3.
15. Corridor walls are not fire-resistance rated in accordance with OBC Section 1018.
16. Work installed does not match the approved plans as required by OBC Section 108.
17. Work covered prior to being inspected and accepted as required by OBC Section 108.