



City of Fairview Park

Attention Contractors and Homeowners

Effective July 1, 2019

Significant Changes to the Residential Code of Ohio

As of July 1st the 2109 Residential Code of Ohio will be replacing the current 2013 Residential Code of Ohio. Any plans submitted prior to July 1st 2019 will be reviewed based on the current code cycle. Below are a few examples of what some of the significant changes will be:

- RCO 4031.4.4 — ~~The exemption of freestanding accessory structures such as garage 600 sq. ft. or less with 8' walls or 400 sq. ft. or less with 10' walls built with light frame construction has been deleted. All accessory structures such as garages are required to have frost protected footings in accordance with sections of the RCO.~~ **UPDATE-** Upon review, the Ohio Board of Building Standards has decided to bring back the shallow foundation exception via (OAC 4101:8-4-01) petition #19-03. This is not an immediate process and will most likely be effective in 2020. Under (RCO 104.2.1) the Building Official shall render interpretations of this code and adopt policies and procedures to clarify the application of its provisions. For shallow foundations the Fairview Park Residential Building Official will reference (RCO 301.1.1) allowing engineered design (shallow foundations) enforceable by the exceptions in code section (OBC 1809.5) if the Ohio Building Code. Shallow foundations for accessory structures with light frame construction under 600 sq. ft. or masonry accessory structures under 400 sq. ft. will not be required to have full depth footings.
- RCO 405.1 – Footer tile or the washed gravel shall be surrounded by an approved filter membrane
- RCO 502 – Chapter 5 has been expanded to include deck framing with further illustrations, span tables, footing methods and post connections
- RCO 1105.1 – Is now requiring documentation (New Construction) on air sealing details, duct sealing, equipment, systems, insulation materials and R values, etc.
- RCO 1108 – Additions shall comply with the revisions of this code and comply to new construction standards
- RCO 1109 – Alterations need not apply to the revisions of this code if the energy consumption of the building has not increased, 1) storm windows installed over existing fenestration 2) existing ceiling, wall or floor cavities exposed during the course of construction are filled with insulation 3) construction where the existing roof, wall or floor cavity is not exposed 4) roof recover 5) roofs without insulation in the cavity where the sheathing or insulation is exposed during re-roofing shall be insulated above or below the sheathing

This list is an example of the changes we can expect. You can also find the entire RCO 2019 here https://www.com.ohio.gov/documents/bbst_ResidentialCodeofOhioEffectiveJuly1,2019.pdf

If you have any questions please feel free to reach out to any one of us by phone at 440-356-4405.

Thank you.
Walter Maynard
Building Commissioner