



CITY OF TOLEDO

Division of Building Inspection

Department of Economic Development

One Government Center, Suite 1600, Toledo, OH 43604
Telephone: 419-245-1220 | www.toledo.oh.gov | Fax: 419-245-1329

CODES USED IN PLAN REVIEW, APPROVALS and INSPECTIONS for COMMERCIAL and RESIDENTIAL STRUCTURES

The City of Toledo Division of Building Inspection is a State-Certified Building Department enforcing the building codes of the State of Ohio as adopted by its Board of Building Standards embodied in the Residential Code of Ohio [RCO] for 1-, 2- and 3-Family Dwellings, The Ohio Building Code [OBC], and the City of Toledo Municipal Code [TMC] Part 13 Building Code and TMC Part 11 Zoning Code.

To view the RCO, visit this website: <http://codes.ohio.gov/oac/4101%3A8>

To purchase a printed copy, visit the International Code Council website: <http://shop.iccsafe.org/state-and-local-codes/ohio.html>

Commercial Work (including residential structures with 4 units or greater)

Ohio law requires that erection, construction, repair, alteration and maintenance of commercial buildings be performed in accordance with the Ohio Building Code (OBC) 2017 edition. The OBC is codified under the Ohio Administrative Code (OAC) Chapters 4101:-1 to 4101:1-35. Contact the International Code Council (ICC) (708-799-2300) or the State of Ohio (614-890-1064) to order copies of the code.

Commercial Codes and Standards adopted by the State of Ohio include:

- 2017 Ohio Building Code (OAC Chapters 4101:-1 to 4101:1-35).
- 2017 Ohio Plumbing Code (OAC Chapters 4101:3-1 to 4101:3-13).
- 2017 Ohio Mechanical Code (OAC Chapters 4101:2-1 to 4101:2-15).
- 2015 ICC International Fuel Gas Code
- 2016 ASME A17.1/CSA B44 Safety Code for Elevators and Escalators (OAC Chapter 4101:5-1 to 4101:5-3).
- 2012 International Energy Conservation Code / ASHRAE 90.1-2010
- 2009 ICC A117.1-09 Accessibility and Usable Building and Facilities; ADAAG.
- 2017 NFPA 70 National Electrical Code
- 2017 Ohio Fire Code (OAC Chapters 1301:7-1 to 1301:7-7)
- 2016 NFPA 13 Automatic Sprinkler System Code
- 2016 NFPA 72 National Fire Alarm and Signaling Code
- 2015 International Property Maintenance Code

Projects which include roadway, storm drainage, sanitary sewers, and water distribution systems are subject to additional construction/design requirements and utility fees. Read "City of Toledo Construction Standards" at: <http://toledo.oh.gov/services/public-utilities/engineering-services/contractor-resources/> These construction standards apply to all new residential land partitions and subdivisions, planned unit developments, multi-family developments (4 or more units), commercial developments, roads and streets, industrial developments, flood hazard zone development, and to the reconstruction or expansion of such developments.

Residential Work (One, Two, and Three Family Dwellings)

The Residential Code of Ohio (RCO) for One-, Two- and Three-Family Dwellings, 2013 Edition, is used for all residential construction of the same occupancy. Government-funded housing projects also must meet Visitability Standards found in TMC §1347.02.

RCO Table 301.2(1)			CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (TOLEDO, OHIO)								
Ground Snow Load (lbs/sf)	Wind Speed ^d (mph/3-sec gust)	Seismic Design Category ^f	Subject to Damage from				Winter Design Temp ^e	Ice Shield Underlayment Required ^h	Flood Hazards ^g	Air Freezing Index ⁱ	Mean Annual Temp ^j
			Weathering ^a	Frost Line Depth ^b	Termite ^c	Decay ^d					
20	90	A or B	Severe	36" min	Moderate to Heavy	Slight to Moderate	6,494 heating degree days per year; 1° F; 41° 40' Degrees North Latitude	Yes	Effective 03/16/83; community 39095C FIRM maps effective 08/16/11 and 03/16/16	1,500 degree days below 32°F	50°F