
BBS MEMO

Ohio Board of Building Standards

January 30, 2024

6606 Tussing Road, P.O. Box 4009, Reynoldsburg, Ohio 43068-9009

2024 CODE UPDATE INFORMATION

Effective March 1, 2024, the Ohio Building Code (OBC), Ohio Mechanical Code (OMC), and the Ohio Plumbing Code (OPC) will be updated to be based upon the 2021 International model codes. Additionally, the new Ohio Existing Building Code (OEBC) based on the 2021 International Existing Building Code is also effective March 1, 2024. Free online access to the entire 2024 OBC, OMC, OPC and OEBC are available on ICC's Ohio Digital Bookshelf: [Ohio Building Codes - ICC Digital Codes \(iccsafe.org\)](https://www.iccsafe.org/ohio-digital-bookshelf). The following is in response to inquiries from designers and building department personnel inquiring which codes would apply to projects submitted for plan review prior to, on or after the effective date of new codes or amendments released by the Board.

Submittals to the building department prior to March 1, 2024: Proposed building designs (new buildings, additions, alterations, and changes of occupancy) which are submitted to the building department prior to the effective date of the new codes will be subject to the requirements of the codes in effect at the time of first application for plan review for that proposed building design. For example, an owner submits an application for phased plan approval along with foundation drawings for a new building design on February 29, 2024. The code that applies for the foundation and all subsequent approvals issued for the new building including all the new building systems (mechanical, electrical, plumbing, and fire protection) would be the code in effect on February 29, 2024 (the 2017 OBC with amendments through August 1, 2018).

Submittals to the building department on or after March 1, 2024: All proposed building designs (new buildings, additions, alterations, and changes of occupancy) which are submitted to the building department on or after March 1, 2024 will be subject to the new codes.

The determining date is the date that application is made to the building department, not the date that application is made to any other political subdivision's department such as zoning, site work/engineering, utilities, etc.