



CITY OF GAHANNA

ADJUDICATION ORDER

June 21, 2016

Access Ohio
99 North Brice Road
Columbus, OH 43213

Re: Project/Adjudication Order No. 16060075
Access Ohio Drug & Alcohol Rehabilitation
121 James Road
Gahanna, OH 43230

In response to your application for plan approval received May 24, 2016, we have reviewed the plans to determine compliance with the 2011 Edition of the Ohio Building Code (OBC). Based on our review, we must deny your request to approve the plans as submitted. We have found the following items do not conform to the requirements of the rules adopted by the Ohio Board of Building Standards pursuant to Chapters 3781 and 3791 of the Ohio Revised Code.

Item #	Code Section	Issue of Non-Compliance	Action Required
1	OBC Section 3408.1 and 308.2	The existing building is approved for occupancy as I-2, and the proposed use is I-1, and not constructed to meet the requirements of I-1.	The building shall comply with the requirements of the proposed use.
2	OBC Section 420.1 & 420.2 & 709.1	The walls separating any dwelling or sleeping units shall have a minimum one hour rating as a fire partition. No documentation was submitted to indicate fire ratings for such walls.	Provide documentation that all the existing walls between any dwelling or sleeping units are one hour fire partitions or present documents for constructing the required fire partitions.
3	OBC Section 709 & 1018.1	The existing corridor walls are not indicated to have a minimum one hour fire rating.	Provide documentation that all the existing corridor walls are one hour fire partitions or present documents for constructing the required fire partitions.
4	OBC Section 907.2.6.1 and 907.2.11 and 907.2.11.2	The existing building was not required to have smoke alarms. These requirements include smoke alarms to be provided on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, and within each sleeping room.	Provide documentation that the existing building is equipped with the required smoke alarms or submit documentation on the required smoke alarm system to be installed.



PLANNING DEPARTMENT

200 North Hamilton Road • Gahanna, Ohio 43230
614-321-1000 • FAX: 614-321-1100 • WWW.GAHANNA.OHIO.GOV

If you choose to appeal any item, in accordance with Chapter 119 of the Ohio Revised Code, you have 30 days from the mailing date to appeal the Adjudication Order. To request an appeal hearing, send a written request along with a check or money order for \$200.00 made payable to the "Treasurer, State of Ohio", to the address specified below. DO NOT send your request to the Gahanna Building Department.

Ohio Department of Commerce
Board of Building Appeals
6606 Tussing Road, P.O. Box 4009
Reynoldsburg, Ohio 43068-4009
Phone: (614) 644-2616

Your written request shall include the items from this letter being appealed, the reasons for the appeal, and the relief sought. A copy of this notice shall be attached to your request. At an appeal hearing you have the right to be represented by counsel. You may present arguments orally or in writing. You may also present evidence and examine witnesses appearing for or against you.

The plans have been reviewed as:

Institutional Group:	I-1
Use:	Access Ohio Drug & Alcohol Rehabilitation Center
Description:	Drug & Alcohol Rehabilitation Center
Construction Type:	II B Allowable Occupant Load: 220
Fire Protection System:	Existing NFPA 13 System (assumed)
Hazard Classification:	Not indicated
S.F. of Building:	25,512

Once corrections are made, submit five (5) sets of plans, partial plans, supplemental instructions, addendums, etc. to the City of Gahanna for review. In order to expedite the review, the following should be observed:

- a. Drawings should only be new, revised plan sets submitted directly to the City of Gahanna - Building Department;
- b. Circle all plan changes in colored pencil or pen upon plan resubmission and mark item number referenced;
- c. Note in a companion letter the action taken - reference to each plan review comment;
- d. Attach a copy of the original Adjudication Order to your response;
- e. All changes are to be noted on the plans, partial plans, supplemental instructions, etc. A letter merely agreeing to comply is not satisfactory.

Please call me at 614-342-4010 if you have any questions.

Sincerely,



Kenneth W. Fultz, P.E.
Chief Building Official

KWF/kf

cc: Building Department Files
Mifflin Township Fire Prevention

Donald Plank

From: David Hughes <dcharchitect@sbcglobal.net>
Sent: Monday, July 11, 2016 5:07 PM
To: Christopher Kessler; patty.parsley@accessoh.net
Cc: Donald Plank
Subject: 121 James Road - Added Comment

Chris & Patty – we met today to review the existing conditions inside 121 James as addressed by the City of Gahanna’s adjudication order. The corridor walls and the walls separating sleeping units have 3/4” gypsum board on both sides. This will easily pass the requirement for 1 hour fire separation as required by the I-1 Occupancy Classification. The bedroom doors are solid core doors in hollow metal frames, but do not display any fire label markings for the required 20 Min. door rating. I believe we can verify this through manufacturer’s data, but if Patty knows someone who can provide this information, all the better. Finally, there is fire detection and alarm systems in all the corridors, but there is no such devices in the sleeping rooms.

After leaving our meeting, I went to the Gahanna Building Department and spoke with the Chief Building Official and the Fire Marshall. At this time, they both indicate that a fire reduced volume fire alarm system will be needed for all sleeping rooms and interconnected to the existing alarm system. As we are going from a I-2 Occupancy Classification of lower hazard for nursing home, to a I-1 Occupancy Classification of higher hazard for alcohol and drug treatment, the requirement is necessary. As I said above, there is no issue with the corridor walls and walls between sleeping rooms. I do not believe there is an issue with the doors, but that could be overcome if necessary with a variance and the CBO agreed. The alarm systems in the rooms however are not appealable in my opinion, and I do not believe the building department would support such a variance.

That being the case, we have two directions we can go. First, if Patty has worked previously with a fire alarm installation company, she can get them to prepare necessary documents for a permit for that installation. I can prepare a floor plan for their use base upon the existing drawings I received from Patty. If she would prefer to put the project out to bid, I can have the system designed by our MEP engineers and their drawings would be submitted for permit. In either case, I would provide documentation on the walls and the doors. This would satisfy all items in the city’s adjudication order and lead to the Building Permit and finally an Occupancy Permit.

One additional item. The doors into sleeping rooms are required to have automatic-closing hardware interconnected to the alarm/smoke detector system. We did not discuss this with the CBO, but I would see if they would be comfortable with a variance to what there is have existing. If not, we would have to provide specifications for this installation as well.

Please let me know which direction you want to proceed, and if there is anything I can be doing for you to expedite the process.

If you have any questions, please contact me.

Thanks
David

David C. Hughes



DCH ARCHITECTS, LLC

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