



## Ohio Administrative Code Rule 4101:10-2-01 Definitions.

Effective: April 1, 2025

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(A) Definitions. Unless otherwise expressly stated, the following words and terms are to, for the purposes of this code, have the meanings shown in this section.

(1) Interchangeability. Words used in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

(2) Defined in other codes. Where terms are not defined in this code and are defined in the "International Energy Conservation Code," "International Fuel Gas Code," fire code, building code, mechanical code, or plumbing code, or the "Residential Code of Ohio" such terms are to have the meanings ascribed to them as in those codes.

(3) Terms not defined. Where terms are not defined through the methods authorized by this section, such terms are to have ordinarily accepted meanings such as the context implies.

(B) Defined terms.

(1) Approval. The action by the building official of the department with jurisdiction in accordance with rule 4101:1-1-01 or 4101:8-1-01 of the Administrative Code.

(2) Approved. Determined by the authority having jurisdiction to be in compliance with the rules of the board.

(3) Authorization. The board of building standards' action which provides a manufacturer the license to build industrialized units based on the construction documents for the industrialized unit submitted to and approved by the board of building standards.

(4) Building. Any structure utilized or intended for supporting or sheltering any occupancy, function,



or activity. This includes, but is not limited to, structures built or used for the shelter, occupancy, enclosure or support of persons, animals, or chattels. For the purposes of the "IU Rules," the term "building" is to be construed as followed by the words "or portion thereof."

(5) Building, existing. A building regulated by the Ohio building code or the residential code of Ohio, as applicable, that has been erected and for which a certificate of occupancy has been issued or can be issued in accordance with section 111.4 of rule 4101:1-1-01 or 4101:8-1-01, as applicable.

(6) Building, non-residential. Any building that is not a residential building, industrialized unit, manufactured home or mobile home.

(7) Building, residential. A one-family, two-family, or three-family dwelling house, and any accessory structure incidental to that dwelling house. "Residential building" does not include a manufactured home as defined by division (C)(4) of section 3781.06 of the Revised Code, or a mobile home as defined by division (O) of section 4501.01 of the Revised Code.

(8) Closed construction. An assembly of materials or products manufactured in such a manner that its structural, plumbing, electrical, environmental control, or fire protection elements or components are concealed and are not readily accessible for inspection at the site of its erection, without disassembly, damage, or destruction. Closed construction includes assemblies where only one of the components is not accessible for inspection.

(9) Compliance assurance program. Procedures that state the guiding principles and define the framework for ensuring that construction documents with authorization by the board of building standards, or that industrialized units inspected by a third-party inspection entity, comply with the applicable rules of the board.

(10) Equipment unit. A type of industrialized unit that is an enclosed, single unit assembly for the purposes of separating, from other portions of the building, the plumbing, mechanical, electrical or fire protection systems or operations in support of building services where access into the unit is limited and controlled to authorized personnel only and where the assembly as a whole is not otherwise listed in accordance with a referenced standard.



(11) Industrialized unit. A prefabricated component, building unit or assembly comprised of closed construction, manufactured at a location remote from the site of intended use, with an insignia issued by the board of building standards and transported to a building site for its installation and subsequent use as part of a building structure, building services system (equipment, piping, wiring, etc.), or both. Industrialized units may be modular units, panelized units or equipment units and can be installed on the site of intended use as an independent unit, as part of a group of units, or incorporated with standard construction methods to form a completed structural entity.

(12) Insignia. An official label provided by the board of building standards with a unique number that distinguishes each modular unit or panelized unit of an authorized industrialized unit from all other units manufactured.

(13) Inter-connection. Point of attachment between an industrialized unit and any building components or systems, designed by others, and constructed at the site of intended use.

(14) Intra-connection. Point of attachment between two or more modular units or panelized units required to complete the industrialized unit as authorized where the connection is completed at the site of intended use.

(15) Manufacturing plant. The location at which the modular units, panelized units or equipment units are assembled or manufactured prior to transport to the site of intended use.

(16) Mate line. The plane at which intra-connections or inter-connections are made.

(17) Modular unit. A type of industrialized unit that is a building unit or assembly that is designed and authorized as a volumetric section having occupiable space or spaces of an industrialized unit. A modular unit can be transported to the site of intended use as a whole unit or broken down.

(18) Module. A three-dimensional, volumetric section of a modular unit that is transported as a single section, independent of other sections, to a site of intended use for installation in a building.

(19) Panel. A distinct, sectional element in a panelized unit.



(20) Panelized unit. A type of industrialized unit that is a component used as a surface or edge defining component (e.g. floor, wall or roof) and the component itself does not have space that can be occupied.

(21) Registered Design Professional. Any architect holding a certificate issued under section 4703.10 of the Revised Code, any landscape architect holding a certificate issued under section 4703.36 of the Revised Code, or any engineer holding a certificate issued under section 4733.14 of the Revised Code.

(22) Third-party inspection entity. An individual under contract with the manufacturer or a company under contract with the manufacturer or a building department designated by the board of building standards and under contract with the manufacturer where the individual or personnel of the organization holds a valid certification recognized by the board of building standards that confirms the authority to inspect the scope of work included in the industrialized unit. Certifications recognized by the board of building standards include certifications identified in rule 4101:10-9-01 of the Administrative Code.

(C) Variations of defined terms. Such terms as heart modules or cores, modules, modulars, service cores, prefabs, sectional or sectionalized, panels or panelized construction, and specific terms including "prefabricated-subassembly, -building, -unit, -unit service equipment" may reference an industrialized unit. The units may be self-sufficient or interdependent as a unit or group of units to form a complete industrialized unit; and when used together or incorporated with standard construction methods, form a completed building.