



## Ohio Administrative Code

### Rule 4101:10-4-02 Alternative review process.

Effective: January 1, 2025

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To facilitate the efficient processing of applications for authorization, the board of building standards may temporarily designate a certified building department or the division of industrial compliance to review construction documents submitted pursuant to rule 4101:4-1-01 of the Administrative Code.

(A) Upon receipt of a request from a certified township, county or municipal building department or the superintendent of the division of industrial compliance, the board may designate the department or the division the authority to review construction documents submitted for industrialized units to be placed in its jurisdiction associated with specific project(s) for determination of compliance with the board's rules.

(1) The request shall be submitted on a form prescribed by the board and include the following:

(a) The project name, address and description, including parcel identification numbers, where the unit(s) will be placed; and

(b) The reason for the request, including an explanation of how the overall project would benefit by the department with jurisdiction for the site work to also perform review of the construction documents for the industrialized units associated with the project; and

(c) Period of time the department or division seeks authorization to review industrialized unit construction documents for the project(s); and

(d) Documentation that the project owner or owner's authorized representative have been notified of the request; and

(e) Name and signature of the person(s) authorized to make such request.

(2) The board's designee will evaluate the request and schedule it to be heard by the board within 90



days of receipt.

(B) Following consideration of the request, the board may approve, deny or approve with conditions the request. Effective immediately upon approval or on such other date established by the board, all construction documents for industrialized units associated with the project(s) will be transferred to the department designated by the board or division for review until such time the designation expires or is rescinded by the board. In no event may a designation exceed 3 years. Upon expiration of the designation, the department or division may submit a new request pursuant to this rule.

(C) To perform plan review of industrialized units in accordance with this rule, plans examiners must hold the same plans examiner certification required by division 4101:7 of the Administrative Code as if the units were to be constructed on the site of intended use.

(D) Plans examiners may communicate directly with the manufacturer to identify deficiencies and issue correction letters to resolve items of non-compliance.

(E) Plan review records shall be maintained in accordance with the records retention policy of the department or division and provided to the board upon request.

(F) The board retains authority to issue all orders and approvals. Once the plans examiner determines the construction documents conform to the applicable provisions of the rules of the board, the plans examiner will provide the recommendation to the board's designee who will then proceed in accordance with paragraph (D)(2)(a) of rule 4101:10-4-01 of the Administrative Code. If the plans examiner determines the construction documents do not conform in whole or in part to the applicable provisions of the rules of the board, the plans examiner shall notify the board's designee. In such event or if an adjudication order is requested by the manufacturer, the board will proceed in accordance with paragraph (D)(3)(b) of rule 4101:10-4-01 of the Administrative Code.

(G) Each application for authorization is subject to the initial \$135 fee charged by the board. This is in addition to any fees charged by the department or division for plan review that are reasonably related to the services provided. Fees charged by the department or division are subject to the board assessment collected on behalf of the board pursuant to sections 3781.102 and 3791.07 of the Revised Code. The board may withhold issuance of an authorization if the manufacturer fails to pay



fees charged by the department or division for services rendered in accordance with its fee schedule.

(H) All other requirements for the construction or placement of industrialized units in Ohio are unaffected by this rule.