

Construction Industry Communication #48

From: Amit Ghosh, Chief Building Official
Re: Advance Construction Start
Date: June 27, 2017

Background: Under the provisions of Columbus City Code 4113.39, the Building Official may issue an advance construction start certificate provided that substantially complete construction documents showing the overall scope of work, including the non-structural items to be removed, have been submitted for plan approval.

Memorandum: An advance construction certificate applies to interior work associated with **existing buildings only**. Load bearing walls, structural members and/or fire resistance rated assemblies are not permitted to be altered/removed under the scope of an advanced construction start certificate. Upon receipt of construction documents indicating the scope of work as outlined above, an approval for advance construction start may be issued in accordance with the phased plan approval provisions in Section 105 of both the Ohio Building Code (OBC) and the Residential Code of Ohio (RCO), contingent upon the following:

- Issued only at the same time/subsequent to construction documents being submitted for a related building or fire protection permit
- For interior demolition of non-structural related items only (e.g. - non-loadbearing walls, acoustical ceilings, etc.)
- Separate advance construction starts are required for associated, non-essential Mechanical, Electrical and Plumbing (MEP) systems, devices, piping, etc. as applicable
- Separate advance construction starts are required for associated fire alarm and/or fire suppression systems as applicable. **An approved impairment plan is also required at the time of application submittal.** For more information on the impairment plan process, please contact the Columbus Division of Fire at 614-645-7641, Ext 75635.

Once issued, an advance construction start certificate is valid for a period of 45 days. The applicant proceeds at their own risk. Unless plan approval for the overall scope of work is issued within 45 days, the applicant shall schedule an inspection for the work that is performed. Otherwise, the Department of Building and Zoning Services of the City of Columbus will initiate an inspection for the completed work.

An advanced construction certificate start **will not** be issued for the following:

- Investigative purposes
- For a proposed change in use/occupancy and for use groups E, H, I and R
- When building orders have been levied against the building (except for fire damage or vehicular impact)