

INDUSTRIALIZED UNITS

Hamilton County Planning and Development, Room 801 County Administration Building (513) 946-4550

I. INDUSTRIALIZED UNIT vs. MANUFACTURED HOME. WHICH IS WHICH?

An industrialized unit (IU) is a non-self-propelled building or part of a building, *which may be built* on a permanent chassis, put together in such a manner that its structural, plumbing, electrical, heating, air conditioning, and fire protection elements are concealed and are not readily accessible for inspection at the site where it is intended to be placed (or used), without disassembly, damage, or destruction. They are designed and constructed for use groups controlled by the, Ohio Building Code (OBC) along with all of its referenced standards. IU manufacturers submit drawings to the Board of Building Standards (BBS) for plan review to verify compliance with the OBC. Once plan approval is given, the units are manufactured (built). While in manufacturing, the BBS performs inspections on the units to assure that the units are constructed in accordance with their “Approved Plans.” Upon completion, IU’s are shipped to the project site, ready for installation. An industrialized unit loses its classification as an, “IU” after its first installation. From that point forward, it is considered an existing building and the next time it is relocated or moved it must conform to Section 3408.0 of the OBC.

A manufactured home is any non-self-propelled vehicle transportable in one or more sections, *which is built* on a permanent chassis, put together in such a manner that its structural, plumbing, electrical, heating and air conditioning elements are concealed and are not readily accessible for inspection at the site where it is intended to be placed (or used), without disassembly, damage, or destruction. They are designed and constructed to be used as dwelling units under the Federal Standard “24 CFR part 3280,” “Federal Manufactured Home Construction and Safety Standards.” A manufactured home is designed to be installed one time and, therefore, does not lose its pre-emptive federal law protection when it is permanently installed. A unit that has been cut, altered, or changed, such as, added doors and/or windows, added-on room additions, porches and decks (covered or uncovered) loses its classification as a “manufactured home” and the pre-emptive federal law protection is forfeited.

II. IS A BUILDING PERMIT REQUIRED TO SET AN INDUSTRIALIZED UNIT?

Yes. Setting an IU for the first time requires a building permit called an “Industrialized Unit Permit.” After its first installation, an IU becomes an, “existing building” just like all other buildings. When this unit (now considered an existing building) is removed from its original location and reinstalled somewhere else it must be made to conform to Section 3408.0 of the OBC. Enforcement of this section of the code is handled through the permit process as well. This permit is called a, “Moved Building Permit” and must be obtained prior to any building being removed or reinstalled.

III. WHAT CODES / REGULATIONS ARE APPLICABLE?

All work performed in the must be in accordance with the *Ohio Building Code* (including all referenced standards), *Hamilton County Building Code*, *Hamilton County Zoning Resolution* (or applicable township zoning), *Hamilton County Flood Damage Prevention Regulations*, and all other relevant laws and ordinances.

Contact the following agencies:

Hamilton County Department of Building Inspections (DBI)	(513) 946-4550
Hamilton County Rural Zoning Commission (or local township zoning administrator)	(513) 946-4501
Hamilton County Board of Health	(513) 946-7800
Hamilton County Department of Public Works	(513) 946-4750
Hamilton County Engineer	(513) 946-4250
Metropolitan Sewer District	(513) 244-1350
Ohio Environmental Protection Agency	(513) 285-6357
Cincinnati Water Works	(513) 591-7859
Inspection Bureau, Inc.(National Electric Code)	(513) 381-6080
Applicable Fire Department	

NOTE: The Zoning Certificate must accompany the permit application.

IV. **WHAT REQUIRES PLAN REVIEW WHEN AN INDUSTRIALIZED UNIT IS SUBMITTED FOR A PERMIT?**

Since the IU manufacturers have already submitted drawings to the BBS and received plan approval on the unit, the only items needing plan review (and subsequent inspections) are the structures being built at the site. The Hamilton County Department of Building Inspections is required to plan review those structures being built at the site. This ensures that those structures have been designed in conformance with the applicable sections of the OBC. The following is a non-exclusive list of items for which drawings must be submitted for plan review:

- footings, foundations, crawlspaces, piers, etc.
- retaining walls over 48 inches tall
- tie-downs and/or other connection details
- firewalls, separation walls, etc.
- decks, ramps, stairs, etc. (with and without roofs)
- ADA parking stalls and accessible route(s)

V. **HOW DO I OBTAIN A PERMIT?**

Complete an application for an Industrialized Unit Permit and submit sets of building plans with construction details of all structures to be built on the site (be sure to include a copy of the IU plans that were approved by the BBS) to the Department of Building Inspections, Room 803 County Administration Building, 138 E. Court Street, Cincinnati, Ohio 45202. Surveys and/or plot plans must be prepared and sealed by an Ohio Registered Surveyor. Building plans must be prepared and properly sealed by an Ohio Registered Architect or Professional Engineer. All design professionals must properly seal the plans for which they are responsible. All drawings must indicate the project location and the names, addresses and phone numbers of the owner and the designer. A non-refundable plan processing fee must be paid at the time of application. The number of sets of plans required depends on location and extent of work. Contact a DBI Permit Specialist for details prior to submitting.

NOTE: Filing of an application for a building permit does not constitute permission to begin the work.

VI. **WHAT HAPPENS AFTER I APPLY FOR MY PERMIT?**

The aforementioned agencies will review the application. If any of the agencies have questions or require corrections, they will contact the applicant (the person who signed the application form). Corrections must be approved within 60 days. Upon receipt of the necessary approvals, the Building Department Permit Specialist will notify the applicant that the application is approved and the balance of the permit fee that may be due. After approval and payment, a permit will be issued.

VII. **WHAT IS REQUIRED AFTER THE PERMIT IS ISSUED?**

All site work must be performed in accordance with the "Approved Plans" issued by the DBI. A copy of the IU plans that were approved by the BBS must be present during all inspections made by the DBI. The *Hamilton County* (or applicable township) *Zoning Code*, *Ohio Building Code*, the *Hamilton County Building Code*, the *National Electric Code*, and other applicable ordinances must be complied with. The permit will expire if work is not started, is postponed, abandoned or an inspection is not requested within six months of the issue date.

VIII. **INSPECTIONS REQUIRED (24 hour minimum notice)**

Hamilton County Department of Building Inspections (513) 946-3780

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| 1. Soil Inspection | 5. Fire Suppression Inspection |
| 2. Slab Inspection | 6. Fire Alarm Inspection |
| 3. Frame Inspection | 7. Final Inspection |
| 4. Insulation Inspection | |

NOTE: A copy of the IU plans approved by the BBS must be present during all inspections made by the DBI.

Hamilton County Zoning Department (or applicable township zoning) (513) 946-4501

Hamilton County Board of Health - Plumbing Division (513) 946-7800

Hamilton County Board of Health - Food Service Operation License (513) 946-7800

Hamilton County Department of Public Works (513) 946-4750

Hamilton County Engineer (513) 946-4250

Inspection Bureau, Inc. (513) 381-6080

Fire Prevention - Contact local fire department