



**United States Department of Agriculture  
Rural Development  
Columbus, Ohio**

September 1, 2011  
**Ohio AN 1780 (1924-A)**

**SUBJECT:** Development Standards  
For Rural Housing in Ohio

**TO:** Area Directors  
Construction Analysts,  
Rural Development, Ohio

**PROPOSED/INTENDED OUTCOME:**

This Administrative Notice (AN) will supplement Instruction 1924.5 (d) (1) (i) (E) (1), informing Rural Development personnel of applicable building codes governing the construction of single-family and multi-family housing.

**COMPARISON WITH PREVIOUS AN:**

This AN replaces Ohio AN No. 1772 which expired July 31, 2011.

**IMPLEMENTATION RESPONSIBILITIES:**

This AN identifies the current editions of development standards adopted in Ohio, and explains the necessary certification of plans and specifications for single family and multi-family housing. All development must continue to conform to good construction practices, all applicable laws, ordinances, codes, regulations, thermal performance standards, handicap standards, and other requirements contained in related Rural Development procedure.

**EXPIRATION DATE:**  
September 30, 2012

**FILING INSTRUCTIONS**  
Preceding Instruction 1924-A

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World Wide Web: <http://www.rurdev.usda.gov/>

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The following standards will be used in Ohio for the construction, modification, and repair of all applicable rural housing units and related facilities.

- A.) Single-Family Housing (including one, two, and three family units):
  - a.) Building and Mechanical Systems: 2006 Residential Code of Ohio
  - b.) Thermal Performance: 2006 International Energy Conservation Code.
  - c.) Plumbing Systems: Ohio Plumbing Code, (OPC) Current Edition, including all amendments and supplements.
  - d.) Electrical Systems: National Electrical Code (NEC), 2011 Edition (NFPA 70).

In addition, HB-1-3550 Attachments 5-A "Checklist for Initial Assessment of Existing Housing" and 5-B "Single Family Housing Site Checklist", should be used when applicable.

- B.) Multi-Family Housing (four units or more):
  - a.) Building, Mechanical, and Plumbing Systems: Ohio Building Code and Related Codes (OBC), Current Edition, including all amendments and supplements.
  - b.) Electrical Systems: National Electrical Code (NEC), 2011 Edition (NFPA 70)

Guides 2 and 3 of Instruction 1924-A provide guidance on livability and marketability features of rural housing units.

Guide 2, "Rural Development Design Guide" provides information that may be used to evaluate site and building design features that are not fully addressed in the development standards. The information may be used for new construction, substantial rehabilitation and the general evaluations of existing housing.

Guide 3, "Quality and Performance Criteria of Moderate Rehabilitation" provides information that may be used to evaluate feasibility and acceptability of existing multi-family residential properties for moderate rehabilitation. The criteria contained in this guide are less stringent than the development standards that apply to substantial rehabilitation.

These guides should be made available to the public. The standards and practices described in these guides cannot be imposed as requirements for rural housing proposals. Any substantial deviations, however, should be considered in the appraisal process and reflected in the present market value of the proposed development.

## **CERTIFICATION REQUIREMENTS**

For Single Family Housing units, authority to provide plan certification is outlined in RD Instruction 1924.5 (f) (1) (iii). As one option, we can accept the attached Form RD 1924-25, "Plan Certification" for new construction. The other option is to accept building permits issued by local jurisdictions which have certified residential building departments designated by the Ohio Board of Building Standards. In accordance with 1925.5 (f) (1) (iii) (C) (2), the State Director has determined local communities given this certification by the state of Ohio are acceptable to meet the Rural Development requirements. This list can be located at the following website:  
[http://www.com.ohio.gov/dico/docs/bbst\\_ResBldgDeptMasterList.pdf](http://www.com.ohio.gov/dico/docs/bbst_ResBldgDeptMasterList.pdf)

A building permit issued by a local jurisdiction on this list can be accepted in lieu of the Form RD 1924-25. The Certificate of Occupancy should also be obtained after completion. In the case of a Guaranteed Single Family Loan where the Loan Note Guarantee is not issued until after construction is complete, the Certificate of Occupancy by itself would be acceptable.

The certification for Multifamily may be printed on the construction plans but a separate Form RD 1924-25 is also needed for the file.

For new manufactured homes under the single family program, the unit must meet Federal Manufactured Home Construction and Safety Standards (FMHCSS) and the certificate must specify the FMHCSS Uo Value as Zone 3. Although the unit does not require an additional certification beyond the FMHCSS, any site development work must meet the current Rural Development standards.

The State of Ohio has adopted laws and rules that regulate the installation of manufactured homes and the installation of foundations. The Ohio Manufactured Homes Commission provides oversight. Local inspection departments and third party agencies which have been Commission certified or have contracted with the Commission can provide plan review, issue permits, collect permit fees, perform installation inspections, approve or disapprove installations based upon the Commission's installation standards, and affix the required Commission installation inspection seal prior to occupancy of the home.

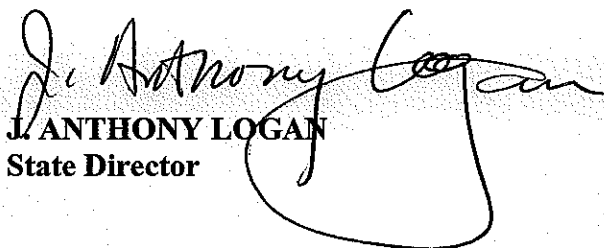
A list of Commission approved third party inspectors can be found at the following website:

<http://www.omhc.ohio.gov/CallforInspections/tabid/57/Default.aspx>

The home website for the Commission is: <http://www.omhc.ohio.gov>

A permit to install from the local inspection department would be acceptable in lieu of the Form RD 1924-25 for the site development work required for a new manufactured home.

If you have any questions, please contact the Housing Section in the State Office.

  
**J. ANTHONY LOGAN**  
State Director

OH Modified 9/1/2011

### PLAN CERTIFICATION

(Property Name/Applicants Name and Case Number)	
(Property Address)	(City)
(County)	(State)

BUILDING TYPE:  Single Family  Multi-Family  
PLANS:  Original  Modifications

I, \_\_\_\_\_ being a \_\_\_\_\_  
*(type or print)* *(licensed architect, engineer, or authorized building official, etc.)*  
in the State of \_\_\_\_\_, hereby certify that I have reviewed:

- the plans and specifications dated \_\_\_\_\_ prepared by \_\_\_\_\_  
*(name of firm or individual)*  
for the above property
- the thermal performance plans, specifications and calculations dated \_\_\_\_\_  
prepared by \_\_\_\_\_ for the above property  
*(name of firm or individual)*
- the seismic design (plans and specifications) dated \_\_\_\_\_ prepared by \_\_\_\_\_  
\_\_\_\_\_ for the above property  
*(name of firm or individual)*
- modifications listed below, that have been clearly indicated on the drawings and specifications  
dated \_\_\_\_\_ prepared by \_\_\_\_\_ and certified by \_\_\_\_\_  
*(name of firm or individual)*  
\_\_\_\_\_ and related to the above property  
*(name of firm or individual)*

#### MODIFICATIONS

Based upon this review, to the best of my/our knowledge, information, and belief, these documents comply with the:

\* See Below \_\_\_\_\_ and  
(name and edition of the applicable development standard)

2006 International Energy Conservation Code  
(name and edition of the applicable energy standards/requirements in accordance with RD Instruction 1924-A, Exhibit D)

designated as the applicable Rural Development or Farm Service Agency development standards for this project.

I understand the purpose of this certification is to induce United States Government to finance the construction of the above project and plan. I further understand that false certification constitutes a violation of 18 U.S.C. Section 1001 punishable by fine and/or imprisonment and, in addition, may result in debarment from participating in future government programs.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Type or print name)

\_\_\_\_\_  
(Professional Registration No.)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Expiration Date if applicable)

\_\_\_\_\_  
(Area Code + Telephone Number)

- \*1. Building and Mechanical Systems: 2006 Residential Code of Ohio
- \*2. Ohio Plumbing Code (OPC), Current Edition, including all Amendments and Supplements.
- \*3. National Electric Code (NEC), 2011 Edition (NFPA 70)