



Board of Commissioners

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3-Season Rooms / Patio Rooms / Sunrooms

Policy - Procedure

The Ohio Building Codes, and in particular, the Residential Code of Ohio, does not contain details for these commonly used terms, only a definition of a sunroom; which defines this as an enclosed space added to a dwelling.

Section 202 (Definitions) of the Residential Code of Ohio, defines an Addition as, "An extension or increase in floor area or height of a building or structure". Therefore, these types of rooms shall be considered an Addition.

Further, Section 404.1.5.3 stipulates that Pier and Curtain Wall Foundations, shall be permitted to be used to support light frame construction (additions) not more than two stories in height, provided they meet the further requirements set forth in the section, the primary being that all load bearing walls shall be placed on continuous concrete footings placed integrally with the exterior wall footings.

Therefore; following the above Code items, these types of rooms can not be placed on "post-type foundations, whether constructed new, and never on existing post-type foundations (decks).

Alternate Methods:

The Ohio Building Codes are not so stringent that each Section and Sub-Sections are always firm. The Codes do allow for "Alternate Methods". As such with these types of rooms, if the applicant presents the construction drawings to the Building Department along with their completed application and all other necessary documents (see Residential Construction Requirements), whereby the complete project drawings, including the foundation, are authored and sealed by an Ohio Design Professional (Architect or Engineer), along with the related load calculations, the Building Department will accept and review these documents for approval as provided in Section 301.1.3 (Engineered Design).

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