

H. B. No. 497  
As Introduced

\_\_\_\_\_ moved to amend as follows:

Delete lines 93 through 140 1

After line 140, insert: 2

**"Sec. 153.31.** ~~When~~ (A) Except as provided in division (D)  
of this section, when it becomes necessary for the board of 3  
county commissioners of a county to erect or cause to be erected 4  
a public building, or a substructure for a bridge, or an 5  
addition to or alteration thereof, before entering into any 6  
contract therefor or repair thereof or for the supply of any 7  
materials therefor, they shall cause to be made by a registered 8  
architect or registered professional engineer the following: 9  
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~~(A)~~ (1) Full and accurate plans showing all necessary 11  
details of the work and materials required, with working plans 12  
suitable for the use of mechanics or other builders in the 13  
construction thereof, drawn so as to be easily understood; 14

~~(B)~~ (2) Accurate bills, showing the exact amount of the 15  
different kinds of material, necessary for the construction, to 16  
accompany the plans; 17



~~(C)~~ (3) Full and complete specifications of the work to be performed showing the manner and style required to be done, with such directions as will enable a competent builder to carry them out, and which will afford to bidders all needful information;

~~(D)~~ (4) A full and accurate estimate of each item of expense, and of the aggregate cost thereof.

(B) In connection with the planning and construction of any public building project, the board may employ a construction project manager or consultants, and fix their compensation. Such construction project manager or consultants shall be expert and qualified in their respective fields. The cost of such services may be paid from the proceeds of bonds and notes issued to pay the cost of such project.

(C) This section does not prevent the board from receiving from bidders on iron or reinforced concrete substructures for bridges the necessary plans and specifications therefor.

(D) Division (A) of this section does not apply to a minor repair. As used in this division, "minor repair" means the reconstruction or renewal of any part of an existing building for the purpose of its maintenance when the work has limited impact on access, safety, or health. "Minor repair" does not include any of the following:

(1) The cutting away of any wall, partition, or portions of walls;

(2) The removal or cutting of any structural beam or load bearing support;

(3) The removal or change of any required element of accessibility, means of egress, or rearrangement of parts of a

<u>structure affecting the egress requirements;</u>	46
<u>(4) The addition to, alteration of, replacement of, or</u>	47
<u>relocation of any standpipe, water supply, sewer, drainage,</u>	48
<u>drain leader, gas, soil, waste, vent or similar piping, electric</u>	49
<u>wiring, mechanical work, or other work affecting public health</u>	50
<u>or general safety."</u>	51

The motion was \_\_\_\_\_ agreed to.

<u>SYNOPSIS</u>	52
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<b>County improvements</b>	53
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<b>R.C. 153.31</b>	54
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Removes a provision from the As Introduced bill that would	55
have created exemptions to the plans and specifications	56
requirement, including for projects with an estimated	57
professional design fee of \$25,000 or less, or projects with an	58
estimated fee of \$25,000-\$50,000 if other requirements are met.	59
Instead, exempts "minor repairs," which the amendment defines.	60