

BBS Newsletter



Ted Strickland
Governor
Gerald O. Holland
Chairman

OBOA Responds To Flood

Mike Spry—On Wed., August 29, a formal request was sent to Ray Sebastian. The request was for OBOA to form a team, respond to the City of Findlay and to the Village of Ottawa to inspect flooded buildings and to perform Flood Damage Assessments for these structures. Ray Sebastian, Mike Mihalisin, and Mike Spry started the coordination efforts. Rick Helsinger sent out an E-mail requesting volunteers to respond to Findlay and Ottawa; the “Mission” begins. At 8:00 am Thursday, August 30th, twenty-two OBOA members assembled at the Findlay Inn and Conference Center. We traveled to the administration offices of the City of Findlay to meet with Todd Richards, the flood plain administrator, for a briefing. We were given maps of the city and the flood plain areas. We divided the city into segments, selected teams and team leaders, and agreed to meet again at 5:00 pm for a meeting. The teams then started the inspection process in the Findlay. Mike Mihalisin and Mike Spry left Findlay to meet Denise Balbaugh, the flood plain administrator in Ottawa. We received maps of the floodplain and explanation of the worst hit areas. While we were

there, NBC News did an interview with Mike Spry during which he explained the role of OBOA and the Damage Assessment process. The interview was shown on the 11:00 pm news. OBOA received a lot of good press and comments from the citizens who we were there to help.

We then drove to the Village of Ottawa to determine damage and how many teams would be needed for this effort. We left for Ottawa and returned to Findlay for the 5:00 pm meeting. On Friday, August 30th, the teams met again in Findlay for briefings and deployment. We had a new team member show up to help making an 18 member crew to continue in Findlay and a 5 member crew to start Damage Assessments in Ottawa. We all met again in Findlay for the 5:00 meeting and then left for the holiday weekend to meet again at 8:00 am on Tuesday, September 4th in Findlay.

Some of our team members could not come back on Tuesday however additional volunteers came to take their place. We had a total of 37 people volunteer for the mission and we averaged a 22 person crew each day except the last day. which we had 10. After the meeting on

Tuesday the teams deployed for Ottawa and Findlay. On Tuesday Ray Sebastian received another formal request for the Village of Carey. Tuesday evening the folks of Findlay had a Town Hall Meeting where OBOA was again recognized for their efforts.

On Wednesday we deployed a crew to Ottawa, Findlay, and Carey. Ray also received a request for Hancock County and the City of Bucyrus. At 12:00 Noon Findlay was complete with approximately 1,650 inspections done. The team deployed to Hancock County at 1:00 pm. At the end of the day on Wednesday, Findlay, Ottawa, Carey, and Hancock County were complete. On Thursday the remainder of the crew deployed to Bucyrus and at 12:00 Noon the “Mission” was complete. The OBOA team did approximately 2,365 inspections in 4½ days. Every member who came to work had the same attitude, “Where do you need me? What can I do to help?” Everyone did a great job and with that kind of attitude how could we not be successful.

On behalf of Ray Sebastian, Mike Mihalisin and Mike Spry

Thank you



INSIDE THIS ISSUE:

Tamper-Resistant Electrical Receptacles 4

OBOA Angle 7

Arc-Fault Circuit Interrupters 13

ISO's Building Code Effectiveness Grading Schedule and Ohio—Charts 15

SPECIAL POINTS OF INTEREST:

COCOA Sponsored Manufactured Homes Inspector Training
— 12

REGULAR FEATURES:

- From the Board 2
- Getting Mechanical 3
- Around the Code World 5
- Making it Understandable 6

From the Board—Billy Phillips

It has been six very quick months since I started in my new role as the Executive Secretary of the Board and things are going extremely well. During the past six months I have had an opportunity to talk to a lot of code officials regarding the issues that you are facing in your departments and the issues you are facing out in the field. Your input has been a very valuable tool in allowing the Board to help clarify issues that are important to all code officials throughout the state. I look forward to continuing this dialogue that will provide input and allows improvement in the services we provide to our customers.

At the last OBOA meeting the Board provided each chapter with a copy of the mandatory course video's that include the 2006 IBC significant changes, IFGC Fundamentals and the 2006 IECC update. If you missed the mandatory classes and need to make it up you can contact anyone of the nine OBOA Chapters. The Board has some additional copies for that we can provide if going to one of the chapters is not convenient. Contact Williams at 614-644-2613 if you need to view one of the mandatory videos.

The next Ohio Building Code Academy (OBCA) has been scheduled for the week of December 3rd – 7th, 2007. The OBCA which is normally scheduled in October had to be moved to December because the Quest Conference Center in Columbus did not have any available dates in October. Staff and most of our past students really believe that the Quest Conference Center is ideal for this type of training and the two months provided BBS and ICC with the opportunity to evaluate part of the

OBCA curriculum and make some minor modifications. The extra two month also allowed BBS and ICC to make the appropriate changes to the OBCA curriculum regarding the new 2007 Ohio Codes. The next OBCA in December will include new instructor, student and power point materials based on the 2007 Ohio Codes that went into effect on July 1st, 2007.


Vicky Williams has already sent out two notices for those students who are eligible to attend the December OBCA. She tells me that it has been very difficult to get students to respond back to the Board by emailing or faxing back the registration information to her. This creates problem because there are other students on a waiting list and we need the final numbers to make the final arrangements for the OBCA. If you have received a notice please notify Vicky Williams as soon as possible so she can add or delete you from the class list. Those students who cannot attend the December OBCA will automatically scheduled for the OBCA scheduled in April 2008. The OBCA will be held at the Quest Conference Center located at 8405 Pulsar Place, Columbus, Ohio 43240 and the opening ceremony will begin at 8:00 a.m. on Monday, December 3, 2007. Any students who previously attended the OBCA and need to attend for additional coursework should have received a letter from the Board. Those students must also contact Vicky Williams to register for those classes. Everyone will receive a confirmation letter to attend the OBCA or for attending for additional coursework. If you have not received an original letter from the Board and

you think you should be on the list please contact Vicky Williams as soon as possible to obtain the proper paperwork. Only those students who have properly registered and have received a confirmation letter will be permitted to attend the OBCA.

There is also a change from the past regarding meals at the OBCA. In the past, the Board has provided a continental breakfast, lunch, and beverages as part of OBCA. However, as a result of changes in state guidelines, the Board will not be providing any meals or beverages at the OBCA. We know that as a result of this change we will have to make some adjustments in the schedule to accommodate students who have to leave the building for lunch. All students will have a one hour lunch period which should provide plenty of time to get back for the afternoon sessions. The Quest Conference is centrally located near many eating establishments for your convenience. The cost of all meals will be the student's responsibility, and you should account for this when you are considering your expenses for the OBCA.

The Board will provide all workbooks and other study materials required for this training at no cost to the students. Students may bring code books, but they are not required. Each student is responsible for making his/her own lodging accommodations, and is also responsible for any cost associated with his/her food and lodging.

The Board is providing the Ohio Building Code Academy training, workbooks, and training materials, at no cost to the students. The cost associated with the Ohio Building Code Academy is funded through the three-percent Assessment Fund.

We are looking forward too the next OBCA in December and please feel free to contact Vicky Williams with any questions. 



Getting Mechanical—Debbie Ohler, P.E.

Let's Alleviate the Elevator Confusion

Every five years the Board's staff is required to review the existing rules to make sure that the rules are still necessary, are consistent with statute, are consistent with other rules, are referencing up-to-date standards, and are free of misspellings and rule drafting errors. This year while reviewing the elevator statutes and rules during the five year rule review process, we realized that some rule clarification is needed to help building department personnel and state elevator section personnel understand who is responsible for approval of which sections of the elevator rules and standards. Through this review process, we also realized that an unintended consequence relating to elevator inspections occurred when HB 175 was adopted.

Over the years, the Board has received many complaints that the state elevator inspectors have been inspecting building construction and building services equipment provisions found in the elevator standards adopted by the Board, thus enforcing items that are outside the realm of authority for the elevator inspectors. Likewise, the Chief Elevator Inspector for the state, Norm Martin, has concerns that the building department personnel have not been adequately enforcing the provisions in the building code and the elevator standards relating to the building construction and the building services equipment. While reviewing the existing rules, we realized that we had not done a great job of clarifying these areas of confusion, through rule, so that everyone is able to perform their job responsibilities as required. As a result, we drafted a proposed amendment to an existing rule to help clarify our intent. We presented the draft to the Board's Code Committee

for their review. The Code Committee liked the language and directed staff to file the rule to be heard at the November 2, 2007 public hearing conducted by the Board. The proposed amended rule 4101:5-1-03 will read as follows: "The superintendent shall enforce all provisions of rules 4101:5-1-01 to 4101:5-3-03 and rules 1301:3-6-01 to 1301:3-6-06 of the Administrative Code relating to the design, construction, repair, alteration, and maintenance of elevators as defined in rule 4101:5-1-02 of the Administrative Code. All requirements within the standards referenced in "Table 4101:5-3-01" of rule 4101:5-3-01 of the Administrative Code that relate to the construction of the building and the building service equipment located within an elevator hoistway enclosure, hoistway, machine room, and control room such as, but not limited to, requirements for wall materials, wall fire resistance ratings, fire and/or smoke dampers, means of egress doors and hardware, ladders, air conditioning systems, ventilation systems, fire protection systems, lighting systems, electrical power supply to the elevator controls, lighting switches, electrical disconnects, plumbing, sanitary piping, and sump pits shall be enforced by the building official having jurisdiction as determined in division (A)(1) of section 3791.04 of the Revised Code".

If this rule is adopted as proposed, this means that the state elevator inspectors will only be inspecting the provisions of the referenced standards relating directly to the elevator hoisting and lowering mechanisms, the elevator braking and driving mechanisms, the elevator car, and the elevator control

system. Likewise, the building department personnel will have to do a better job of enforcing the construction and building services equipment provisions of the building code and the referenced standards adopted by the Board in rule 4101:5-3-01 and referenced through Chapter 30 of the Ohio Building Code. Obviously, we encourage the Chief Elevator Inspector to communicate, cooperate, and work with the building officials having jurisdiction on potential issues of overlap or areas of concern and vice versa.

Most of you know that HB 175 was the legislative statute change that gave the Board responsibility for adopting a statewide uniform residential code. While conducting the five year rule review of the elevator statute and rules, we discovered that the elevator statute, Ohio Revised Code (ORC) Section 4105.01, defines an elevator as a hoisting or lowering apparatus equipped with a car, cage, or platform which moves on or between permanent rails or guides and serves two or more fixed landings in a building or structure *to which section 3781.06 of the Revised Code applies*. When HB 175 was enacted, it added residential buildings (defined as a one-family, two-family, or three-family dwelling house) to the scope of section 3781.06 of the ORC. The result of this oversight is that the elevator statute now technically requires the state elevator section to regulate elevators located within residential buildings. This certainly was not intended when HB 175 was enacted. In fact, in rule 4101:5-1-01, the Board has an exemption for elevators located within one-, two-, and three-family


(Continued on page 4)

Mechanical

(Continued from page 3)

dwelling houses. This exemption has been in place for years because the state has historically adopted the policy of not regulating these elevators due to staffing, access, and privacy concerns. This existing elevator rule exemption is now in conflict with the ORC. To solve this problem, earlier this year the Board worked with legal council for the Division of Industrial Compliance to draft a legislative fix. For various reasons, statutory changes sometimes take months or even years to accomplish. To date, the legislative fix has not yet been introduced. The Dept. of Commerce management team has decided that they will not support such a huge policy shift knowing that the problem was created unintentionally. BBS staff will not file rule 4101:5-1-01 for the five year rule review until an opportunity arises to get the legislative fix introduced.

In the meantime, the state elevator section is operating in the same "business as usual" mode, not inspecting elevators within residential buildings. If an elevator is proposed to be installed within a residential building, the Residential Code of Ohio section 102.7.2 prescribes the requirements for the elevator or platform lift. The Residential Building Official is responsible for enforcing the referenced elevator standards. Again, at this time, the state elevator division will not be involved in the enforcement of elevators located within residential buildings.

I hope this clarifies the inspection boundaries as they relate to elevator inspections. As always, if you have further questions, feel free to contact me at doh-ler@com.state.oh.us or call  the board office.

Tamper-Resistant Electrical Receptacles

What are tamper-resistant electrical receptacles and what is the new requirement?

The 2008 *NEC* will require new and renovated dwellings to have tamper-resistant (TR) receptacles. These receptacles have spring-loaded shutters that close off the contact openings, or slots, of the receptacles. When a plug is inserted into the receptacle, both springs are compressed and the shutters then open, allowing for the metal prongs to make contact to create an electrical circuit. Because both springs must be compressed at the same time, the shutters do not open when a child attempts to insert an object into only one contact opening, and there is no contact with electricity. Tamper-resistant receptacles are an important next step to making the home a safer place for children.

Why require tamper-resistant electrical receptacles?

Each year, approximately 2,400 children suffer severe shock and burns when they stick items into the slots of electrical receptacles. It is estimated that there are six to 12 child fatalities a year related to this.

If homeowners do not have children, are TR receptacles required?

Yes. Owners or tenants of homes and apartments change frequently. In addition, exposure to electrical shock and burn accidents are not limited to a child's own home. Children visit homes of relatives and friends who don't have children of their own. This requirement ensures all new homes and apartments are safe for children, whether the home is their own or they are there on a temporary basis.

Do TR receptacles require greater insertion strength than standard receptacles?

TR receptacles require comparable force to other receptacles. The insertion force may vary depending on the newness of the device to the shape or style of the plug being inserted.

Are TR receptacles costly?

No. The projected cost of a TR receptacle adds about \$0.50 to the cost of an unprotected receptacle. Based on current statistics, the average home has about 75 receptacles resulting in an overall added cost of under \$40. This amount may vary slightly based on the type and style of TR receptacle used. This minimal increase in cost buys a significant increase in electrical safety for children.

Shouldn't people accept responsibility for their children and teach their children not to stick items in receptacles?

Accidents involving children and receptacles cannot be blamed entirely on poor parenting. They involve people who look away for a moment, only to face undue tragedy and pain as the result of a child's curiosity.

The *NEC*'s mission is to provide electrical safety in the home. TR receptacles are a simple and easy way to protect children from serious injuries that continue to happen every year.

Why are TR receptacles preferred over products such as receptacles with caps or with sliding receptacle covers?

Receptacle caps may be lost and also may be a choking hazard for some ages. Children can learn to defeat sliding receptacle covers when they watch their parents. TR receptacles provide security against the insertion of objects other than cord plugs into the energized parts.



Around the Code World with Mike Brady



PROFESSIONALISM & CUSTOMER SERVICE

Have you ever tried to get a contractor to show up on time? Or show up at all? If he did show up, did he do the work properly? It seems like it's one of the last professions where customer service is considered a priority. To paraphrase a famous movie line, the contracting profession is like a box full of chocolates; you never know what you're going to get. Since many of us come from the construction trades, I think you know what we're talking about. The question for us is how do we fulfill our responsibility for customer service? In our building departments, we've had certification and educational requirements for some time now and, with the new Ohio Code Academy in place, we should expect to see ourselves becoming better educated and more professional as time goes on. In turn, this should lead to better customer service, but there still seem to be some areas where it just isn't happening as much as one would expect.

If you're a plan examiner, ask yourself this: When was the last time I picked up the phone to ask the designer a few questions before I finalized my correction letter? Maybe you could have saved yourself some problems and misunderstandings just by calling ahead. Also, consider the kind of letters you send out to people. Do your letters look the same every time because they contain a standard list of items regardless of whether they apply or not? Or do they actually address problems found on the construction documents? If

you're sending out "boilerplate" letters that say things like: "This building shall comply with ADA standards" or "All doors shall comply with section 1008," how is that helpful? Maybe it's helpful to you because you don't have to think, but how is it helpful to the customer? If you want to be professional and provide quality customer service, then make an effort and identify specific items of noncompliance. By doing so, you'll save yourself some time and trouble down the road and you'll make yourself look better in the process. Here's another question: If the plans are along far enough for you to recommend a partial plan approval, do you do it? Or maybe you don't do it because you don't like the designer or contractor. If not, wouldn't you be in violation of the mandatory provision of OBC section 106.3.3 for phased approvals? So why not be a professional and do it anyway?

If you're an inspector, do you inform your building official with written reports on your findings or do you just run your own show? Do you provide needed corrections in writing to your customers or do you just tell them what you want? Sometimes it's easier to tell people what you want because not having a written record means you can always change your mind later. Forget for a moment what the code says, if you're not producing a written record of events, how is that of any use to your department? How is that providing quality customer service? Another question: Do your customers fear you or respect you? Creating fear in your

customers makes your job a lot easier because you can get what you want with no questions asked, but are you really serving the public? You want to be regarded as a professional don't you? Shouldn't you be treating people like you would want to be treated? Shouldn't you be earning their respect? Isn't that a part of quality customer service?

If you're a building official do you take phone calls or do you just relay them to your plan examiners and inspectors? Are you expected to solve problems or just pass them along to others? If you're just passing the buck then you're not doing your job. You're at the top of the food chain, so to speak. You're the one everyone is supposed to turn to for answers and rightly so because you have a responsibility to make the final decision. You are responsible for interpreting and enforcing the code. It's not your plan examiner's job and it's not your inspector's job. Should you rely on them for professional advice? Of course you should. But you shouldn't be making them perform your job duties for you. What if you go to an appeals hearing and the adjudication order you were supposed to sign contained the signature of your inspector instead? A smart appellant could easily win the case if they point out that your order is not valid. Pay attention to the details and you won't get embarrassed.

One final note: Be good at what you do. Treat your customers with respect even when they aren't being nice to you. That's customer service and that's the essence of being professional.



Making it Understandable - Jan Sokolnicki



Over the past two years, I think I've learned to be a lot more patient and understanding. I figure it's that I'm finally getting some wisdom (after almost 6 decades of whatever the opposite condition is). To be honest though, I'm probably just getting tired of fighting certain battles, and I'm just not as witty (caustic, etc.) as I used to be. I used to say "we've gotta change (or fix) this" almost every week. Now, I catch myself shaking my head and just saying "Why". In some ways, I miss the old Jan, because most of the issues I'd fight over seemed really important to me and I was proud of how I would stick with the issue in spite of protocol, politics and social correctness (I was proud but it also got me in more than enough trouble). Anyway, I've got a topic I want to cover but can't find an easy way to cover it 'cuz the most efficient way would be to rant and rave ...but I'm not good at that anymore. So I'll just babble and see if anybody can make sense of this: ***I'm really fed up when "government" employees shaft the public.*** Government employees, meaning the feds, those in state agencies and those of you working for counties, townships, and cities—on a daily basis—ignore the real charge to provide service to the public on a daily basis. We get paid for one reason only: "To provide service and protection to our citizens in areas in which they have chosen to have that service provided. Rules are in place to specify and limit how the service and protection is supposed to be delivered but every minute

of the day someone in some government position (employed or under contract) decides that they will interpret, ignore, and make up how they will impose their authority on the public. The public that pays them.

For some reason, it didn't seem so bad before. I remember just 10-12 years ago, we used to meet with members of the fire and building code enforcement groups to discuss and decide major code direction. Although we each had significantly different individual opinions about how to go about the "right way to protect", at the end of each meeting or conclusion of each issue, we gave up our personal preferences and yielded to where the statistics and risk analysis took us. This is what I had found to be occurring at committee meetings I attended in the '80s at the national level. The "old guys" would tell me this is the only way this can work....that we always have to keep in mind that we are only doing this code development and enforcement thing because the public hires us to do this job in a responsible manner.

But over the past two years or so, it seems like our direction has been heading in wherever a person with influence decides it should go, regardless of how the public is affected. I'm very disappointed that we continue to receive complaints about building and fire departments that "make up their own rules". I'm very disappointed that it has become more difficult to maintain an effective, casual, and professional working relationship with the some closely related government employees from other agencies. And I'm

very, very tired of contractors, developers, building and home owners spending the thousands and thousands of dollars they are being made to spend because we don't take the time to understand what the code requires/ allows or because we make up stuff and intimidate them into making changes, installing equipment, and providing details that aren't required.

Code issues to look out for:

OBC section 117 – Documents approved by the board for Industrialized Unit design must be dated subsequent to 3/1/05 or indicate compliance with the current 2005 OBC or Residential Code of Ohio – 2004 in order for the documents to be valid for local submittal.

OBC section 310.1 R-3 – The first condition (allowing for the use of the Residential Code of Ohio) inadvertently had the second and third sentences deleted. It should read:

1. *No more than one dwelling unit is allowed to be located above another unit. Fire separation between units within a grouping of two units including a unit located partially or totally above another unit shall be in accordance with the "Residential Code of Ohio for One-, Two-, and Three-Family Dwellings" section R317.1. Fire separation between any grouping of two units and other adjacent units shall be in accordance with IRC Sections R317.2 through R317.3.2.*

OBC section 1107.6.2 Group R-2 – this provision now requires that all buildings proposed for a project (apt., condo, etc.), regardless of size, be considered when determining how many Type A units are required. The previous code indicated that only buildings exceeding 20 units would require Type A units.





OBOA Updates

PRESIDENTS LETTER

Greetings,
Once again OBOA's Disaster Response Network was mobilized to help out with substantial damage assessments following a flood event in Ohio. The request was made on August 29, 2007 from the City of Findley for help assessing flood damaged structures. When all was said and done over 38 OBOA members responded to take on the task of performing 2635 inspections in Findlay, Ottawa, Bucyrus, Hancock County and Carey. Kudos to Ray Sebastian, Mike Spry and Mike Mihalisin for organizing such a successful operation and special thanks to all those who participated. Look for a detailed report in this issue of the OBOA Angle.

The 2007-2008 ICC Code Development Cycle has begun. Proposals will be published next month. OBOA's ICC Code Change Committee reviews the changes, makes recommendations and provides testimony at the hearings. If you would like to be involved and participate with this committee, contact your local chapter president or Sharon Myers, Code Committee Chair,

at Sharon.Myers@com.state.oh.us.

The OBOA Promotion Committee is developing a video to emphasize the benefits of obtaining permits, the important role of codes and the professionalism of code officials. The video will target the general public as its audience and will be made available to any OBOA member. Board Member Renee' Snodgrass is spearheading its development.

Finally, it's not too early to start thinking about next year's joint

conference. The folks at NWOB OA are hard at work planning for the big event. Check out their website at WWW.NWOB OA.ORG for dates and an early announcement. Respectfully submitted, William McErlane President

Ohio Code Amendments & ICC

The Ohio Board of Building Standards approved new and amended rules effective Sept. 1, 2007. The rules contained in Parts A and B of Amendments Group LXXVII (77) certify building departments to enforce the Residential Code of Ohio and the Ohio Building, Mechanical and Plumbing Codes. ICC will publish the changes showing newly certified departments in Appendix Z of the Ohio Building Code when ICC issues its next update in December, along with changes to the OBC, OMC and OPC presently under consideration in Amendments Group LXXVIII (78).

Until then, customers who purchase the Ohio Codes can visit the Ohio Board of Building Standards Web site at http://www.com.state.oh.us/dic/dicbbs.htm to view a list of certified departments. The draft of Amendments Group LXXVII (77) is posted under the code information tab at Residential Building Departments List.

OBOA TREASURERS REPORT

Expenditures as listed;

Table with 2 columns: Amount and Description. Includes items like Bill Desivari / donuts, Will Crew/reimbursement, Carfangas / OBOA lunch, NWOB OA conference seed funds, Bank service charge, COCA reimbursement, Majid Dabdoub/Code hearings reimbursement, John Cheatham/Code hearings reimbursement, Charles Huber/Code hearings reimbursement. Sub-Total: \$6,406.86

Revenue / Deposits

Table with 2 columns: Amount and Description. Includes MVBOC mem. dues, SWOB OA mem. dues, NCOB OA mem. dues, COCOA mem. dues, BOCONEO mem. dues, FBOA mem. dues, MVOB OA Ch 3 semnr. Total: \$15,870.00

CD's as listed;

Table with 2 columns: Amount and Description. Includes CD's with interest rates and maturity dates. Total: \$33,272.96

Checking Account Bal. 4/1/07

Summary table showing: Minus expenditures \$6,406.86; SubTotal \$8,558.66; Revenue \$15,870.00; Checking Bal. \$24,428.66; CD Totals \$33,272.96; Total Account Balance \$57,701.62

OBOA ANGLE

SWOBOA



There are a lot of things happening in the Southwestern part of the state. We have partnered with The City of Cincinnati to offer, at no charge, "The Significant changes in the 2007 Ohio Building Code." The classes will start Tuesday October 9, 2007 from 1:00pm – 2:30. This class is a 22 hr. continuing education credit class. The classes are held on Tuesday's until completed. This is designed for the Architects and Engineers. I have had a lot of request from Project Managers and Superintendents. We have received partial credit for the class from OCILB and will offer the code sections to our friends at ASHRAE, ACCCA. These classes

MVBOC



EDUCATIONAL OPPORTUNITIES OF NOTE

October's meeting will be a General Membership meeting in Springfield. We will select our Nominations Committee at that time.

In September 2007 the MVBOC meeting included a visit and video to the Rothchild's Berry Farm.

We are working with the National Association of Remodelers Industry and the Home Builder's Association to coordinate a joint meeting for November.

Also, stay tuned for upcoming information on seminars covering Green Buildings. West Car-

(Continued on page 11)

NWOBOA



The first item I would like to pass on is that Mike Rudey and Gary Ungerer are doing a great job planning our joint meeting here in Northwest Ohio. The Education program is coming along and will offer courses that our membership needs for their certification renewal program.

The Hotel is working with us to ensure every detail is in place that your stay is a good one.

Last month several members of NWOBOA along with other OBOA chapters went to the city of Findlay to help with the flood damage inspection. I

(Continued on page 10)

FBOA



Our Fall Seminar was a great success. Thanks to Nickolas Montan, Sister Mary, and several members of our Board. The Seminar was on September 12 & 13, 2007 with several OBBS personnel presenting classes along with many other presenters. There were 111 in attendance over two days with more than twenty-five hours of continuing education credit offered.

Our Christmas Social will be on December 20, 2007 at Carousel Dinner Theatre; White Christmas is the show.

The January meeting date has been changed to Jan. 9, 2008, at Tangier's in Akron. Our new Officers will be installed.

NCOBOA



Where has the summer gone? It seems only a few weeks ago we were at the ICC Rochester, N.Y. Code hearings and now I will be attending the International Code Conference in Reno, Nevada, Sept. 29-Oct. 4, 2007 with our V/P Tom Carleton. Talk about time flying by, it was only a year ago this month, past President Guy Fursdon and I first met and talked to ICC's CEO Richard Weiland and President Wally Bailey in Orlando, Fl. and asked them to attend our OBOA/NCOBOA Joint Conference. As I reflect on that great achievement and our vast accomplishments, we at NCOBOA wish NWOBOA the best of luck for their upcoming Joint Conference.

Our monthly continuing education is all set up through February 2008. We start back

(Continued on page 10)

BOCONEO



Prez Dez Sez

What a day I've had. I feel like crying. Another day in paradise. Each day is another adventure. The book 'Band of Brothers' about the 82nd Airborne assault on Europe makes me want to write a book on the 'Band of Bandits' I have caught ripping off innocent citizens.

Last few days I have been called by several people for help. A contractor has taken \$10,000.00 from me and he will not return my calls, He will not start and it's been two months. Turns out he's not licensed and we have no way to get in contact with him.

Recently an Older widow called and said a licensed contractor who pulled a permit and had a contract for waterproofing for \$13,500.00 is continuously asking for more money.

(Continued on page 10)



COCOA



Nominations for COCOA's annual awards are due on or before Oct. 11. Awards will be given for Code Official of the Year, Fire Official of the Year and, if nominations support it, Associate of the Year.

Any member of COCOA can submit a nomination to Past President Jack Pryor at JPryor@Newarkohio.net or 675 Price Road, Newark, OH 43055.

Nominees do not have to be members of COCOA.

Winners of the awards will be an-

nounced at the **Annual Meeting and Holiday Party**, scheduled Tuesday, Nov. 13, at Confluence Park, 679 W. Spring St., Columbus.

In addition to the award presentation, voting for board elections and bylaw changes will be held at the meeting.

Appetizers and bar service is scheduled to begin at 5:30 p.m., and the event will follow at approximately 6:30 p.m.

Each COCOA member is invited to attend, along with one

guest. Cost is \$15 per person. The expense of the event is generously subsidized by COCOA. Reservations can be made by Wednesday, Nov. 7, by contacting Sharon Myers by phone at (614) 644-2829, by fax at (614) 222-2352 or by e-mail at Sharon.Myers@com.state.oh.us.

COCOA has scheduled a truss seminar – Wood Truss Inspection, Bracing, and Plan Review – Thursday, Oct. 25, at Lumbercraft, 5200 Winchester Pike, Ca-

(Continued on page 11)

ODPCA

The 10-week code course was held during July, August, and September of this year. The course averaged 85 people per session, with 95 in attendance for the OBC & OMC/OPC updates. The course structure was changed this year to allow the updates and provide more emphasis to chapters 7, 9, 10, & 34. The change was well received and the additional time per chapter allowed for more information, examples, and questions.

The July 1 start date for the 2007 codes has required that all of us come up to speed quickly. The

2006 IBC Significant Changes to the IBC has proven to be a valuable resource for the changes to the IBC. However the Ohio Changes are not included in this IBC publication and the Ohio Changes are indicated in our 2007 OBC with *italic* text. This is somewhat confusing and we tried to update those in attendance of several of the more important ones. The sessions were attended by more professionals this year as requirements for continuing education is now required for all Architects and Engineers. The diversity of professionals, code officials, and

contractors made for some good interaction and discussions on problems that are affecting are construction projects. ODPCA is pursuing a mutual agreement between AIA Columbus and ODPCA; AIA Columbus will provide web page access and administrative support for ODPCA. With help from AIA, we hope to become more visible and provide more educational and interactive programs. The General meeting for this year will be October 25, which is also our night at the Blue Jackets.

SWOFSC



The last few months have been traditionally slow for SWOFSC. At last months Ohio Fire Officials Association meeting the Continuing Education for Fire Inspectors was discussed and some wording changes were made. When enacted, Fire Inspectors in Ohio will be required to have 30 hours of continuing education in a 3 year period. Both SWOFSC and OFOA have been ardent sup-

porters of this program.

We have also received notice from the State Fire Marshal's Office that the 2007 Ohio Fire Code will hopefully be published in October. Many changes have occurred in the State Fire Marshal's Office, especially with the recent posting of all Bureau Chief's positions.

The next AD HOC meeting with the Board of Building Standards is November 1st. This committee

opens the door for better communication between all parties involved with code.

[Editor's Note—the Ohio Fire Code has been available as published by Thompson-West Law Publishing since April 2007. The ICC print version is the version being discussed in the SWOFSC report.]

OBOA INFO./CHAPTER REPORTS (Cont.)

BOCONEO



(Continued from page 8)

"So far I've paid him \$ 35,000.00 and he is only completed 60% of the work. Now he said he cannot finish until I give him more" " this is all the money my dead husband left me what will I do. Found out he's in Italy for the third time in as many months. Gee I wonder where he got all that money to travel...

We gentleman have a responsibility to help these people to the best of our ability as allowed by law.

May I introduce you to Greg Benedict of the State Attorney's Generals Office. His phone number is 1-216-787-3030. If you have any of these fine (do I mean Swine???) contractors in your midst please call this man and lets start getting documentation on these people. The more we have the better the chances of finding and shutting down these alleged bandits. I have to choose my words carefully. I do not want to seem bi-ased.

Personally I think lynchin' is too good for these hombre's.

The look on the face of this last lady with the waterproofing, the desperation and puzzlement as to how anyone can just take the lifesavings away from these innocent victims. I cannot ever understand. I'm glad I met Greg and I'm glad we have a Greg to go to. Help us to help him and protect our elderly and innocents from these parasites.

Thank you,
Prez Dez

NWOBOA



(Continued from page 8)

would like to thank John Walters for sending Larry Temme, Mike Farrell, Stephanie Swan and Phil Klocinski to help in this effort.

After walking through several of the homes it became apparent that the city of Findlay did not enforce a Building Code for 1, 2, and 3 Family houses. Based on my own experience in Wauseon, after a hail storm, Findlay will be having a large amount of storm chasers coming to town. This may cause them some problems trying to track these contractors to protect the citizens from bad work or unsafe construction projects.

I do wish the city luck in the rebuilding of the damaged buildings and restoring the lives of the people touched by the flood.

For those of you going to Reno I wish you luck, at the tables, and hope you have a good time.

Thomas Hall
President NWOBOA

NCOBOA



(Continued from page 8)

to our General Membership meetings on September 20, 2007 at Delucas in the Park in Lorain, Ohio. At that meeting we will have Tom Kelly, director of the Lorain County Emergency Management Association, (LCEMA) discussing the importance of and need for volunteers during emergencies. He will have a brief discussion with the membership

before our education presentation. The floods, like the one that hit in Findley, Ohio, tornadoes and other emergency situations will be discussed.

We are in the process of completing our endowment to Lorain County Community College for scholarships. The next step is to look into scholarships for the Lorain County Joint Vocational School.

The work on Chapters 7 and 9 in the RCO is almost complete. In the next few weeks we will submit the information to the OBBS for approval. Then we will put on a seminar and make it available throughout the State. The Hero's committee is moving right along and will soon be able to help many Veterans. September 11th & 12th, 2007 NCOBOA had a booth at the Tri-State Expo held at the IX center in Cleveland. It was a great opportunity to show our banner, create new relationships and increase the awareness to the public of who we are and what we do.

The entertainment committee did a great job to get us all together and helping us to enjoy the summer. We had a fun time at the Indians baseball games, Golf tournament, a fishing charter, the Good Time II cruises and the clam bake. More fun events are coming up and will be announced soon.

Don't forget to check out our website at ncoboa.org to see all the latest information on our education, meetings, seminars, and special events.

Paul F. Blanchette President
NCOBOA

MVBOC



rollton, Kettering, and Dayton are among the jurisdictions that will begin construction on "Green Homes" this Fall.

We plan to present our ICC seminar, Residential Plan Review, instructed by Bob Schutz on November 15th, 2007.

Renee' Snodgrass and Bill Mazur will present a course "Zoning, Katrina, and Codes, Oh My!" at the Annual Planning and Zoning Workshop on December 7th 2007 at Sinclair College in Dayton.

MVBOC OUTREACH

MVBOC is working with a multi-jurisdiction Housing Revitalization Consortium. This organization promotes rehabilitating existing homes. We are producing a series of home improvement videos to show what can be done with certain styles of homes (ranches, cape cods, bi-levels, etc) to promote adding on or rehabilitating these homes.

RECOGNITION

Congratulations to Scott Baker, son of Ted Baker and Matthew Silver, son of Charlie Silver who were awarded the two \$1,000 scholarships from MVBOC.

ANNUAL OUTING

The MVBOC Annual Outing was held on August 2nd. There are photos on our website from the event.

WEBSITE

Check out our website at MVBOC.org for updated information and a new Code Forum, chat room and Trading Post.

SWOBOA



will be open to anyone. Our October class will be presented by ICC and is titled Wood Design 2006. This class will be held October 25, 2007 at The Hartwell Recreation Center. We are currently setting our education calendar for 2008. If there are any request for education, please feel free to call or send me an e-mail. Soon to come on our website will be the links to the affiliated organizations that SWOBOA is a member. Coming soon is our annual Professional and Community outreach program which is a presentation at Cincinnati State College. This is for the young people who are in related degree programs, to give them the knowledge of who we are and what we do as a profession. We are starting to make preparations for our annual elections and Christmas party. It seems the year has just flown by. We have done so much but we still have so much more to do. Expanding our Education Committee and building relationships with our affiliated organizations is a monumental task. However we are continuously working at this. If anyone is interested in working on a committee or wants to be a liaison to one of our affiliated organizations, please contact me for more information. We have had some folks take on some of these roles who are outside the board members. I would like to "Thank" these folks for stepping up. As you know many hands make light work.

COCOA



(Continued from page 9)

nal Winchester.

Instructors Stan Koehlinger, P.E., and Greg Keeler will lead participants on a truss plant tour (safety glasses are required) and go over the basics of truss design and production, the inspection of wood trusses, permanent truss bracing requirements and plan review of truss documents.

Registration begins at 8:30 a.m. and the class is scheduled from 9 a.m. to 3:30 p.m.

AIA and BBS approval is pending for: BO, RBO, PE, RPE, BI, RBI, C-IU inspector and R-IU inspector for 3.0 CEUs.

For more information about these events, visit www.cocoaonline.org.

Code Education

Southwestern Ohio Building Officials Association in Cooperation with The City of Cincinnati Proudly Presents

"The Significant Changes in the 2007 Ohio Building Code."

Classes will be held October 9, 16, 23 November 6, 13, 20, 27 and continuing into December. The Classes are at 1:00 pm and end at approximately 2:30 pm.

They will be held at The City of Cincinnati Permit Center 3300 Central Parkway.

There is No Cost for This Program.

There are up to 22 hours of continuing education credits available for this course.

For reservations please contact:
Charles Crawford at 352-4787
Mike Spry at 352-2492

Manufactured Homes Inspector Training

CENTRAL OHIO CODE OFFICIALS ASSOCIATION PRESENTS:

INITIAL TWELVE-HOUR COURSE FOR OHIO MANUFACTURED HOMES COMMISSION INSPECTOR/PLANS EXAMINER CERTIFICATION

INSTRUCTOR:

Troy Warnock, COCOA

This seminar will provide the attendee with the twelve hours of course instruction necessary before taking the examination to be certified as an Inspector or Plans Examiner of Manufactured Homes.

This course also has been approved for 4 hours continuing education through the Board of Building Standards.

Topics covered in this course will include:

- Federal Law
- Foundation Systems
- Soils Classification
- RCO Application
- State Law
- Anchorage Systems
- MH Installations
- Certification requirements

This course is offered only to those individuals seeking certification as a Manufactured Housing Inspector or Plans Examiner. This course will not cover the information necessary for those persons seeking a Manufactured Housing Installer Licensing.

CLASS: TUESDAY AND WEDNESDAY, NOV. 6th & 7th, 2007

You must attend both days.
Registration - 8:00 A.M.

CLASS: 9:00 A.M. - 4:00 P.M. each day.

PLACE: Department of Industrial Compliance
6606 Tussing Rd.
Reynoldsburg, Ohio 43068

Go to www.cocoaonline.org for additional information on this and other upcoming events.

REGISTRATION DEADLINE:
October 29th

PAYMENT DEADLINE:
November 5th

MAKE CHECKS PAYABLE TO:

Central Ohio Code Officials Association
Send payment and registration to the Newark/Licking County Building Code Dept., Attention:
Kendra Sickels
675 Price Rd.,
Newark, Ohio, 43055
Fax: 740-349-6672

DIRECT QUESTIONS TO:
KSICKELS@NEWARKOHIO.NET or Phone 740-349-6893

SEMINAR COST: \$175.00
(members and non-members)

This is at least \$100.00 less than similar courses offered by the private sector

Community Building Code Administration Grant Program

The impact of the hurricane seasons of 2004 and 2005 has clearly demonstrated the need for heightened federal attention in mitigating the damage of future storms, as well as demonstrated significant need for availability of resources for the effective work of building code enforcement authorities. Many jurisdictions in areas heavily impacted by the storms have acted to adopt modern, nationally recognized and widely adopted model building codes, as did the State of Florida in the aftermath of Hurricane Andrew in 1992. Late in 2005 the State of Louisiana adopted the International Codes for use in new construction and reconstruction across the state. Adoption of a building code in jurisdictions without a code in force, and the updating of outdated building codes where necessary, is a first step in mitigating property damage and human casualty from future events. A second crucial step is equipping government officials with capital resources necessary to enforce the application of the code. The benefit of both modern codes and effective enforcement was demonstrated in Florida in 2004 as buildings completed under the requirements of the new Florida Building Code withstood high-wind events next to previously constructed properties that ended up being completely demolished.

The national benefits of federal programs to reduce the impact of natural events on the built environment were recently scientifically measured by the National Institute of Building Sciences (NIBS) in a congressionally mandated report. The NIBS report, entitled *Natural Haz-*

(Continued on page 13)

(Continued from page 12)

ard Mitigation Saves: An Independent Study to Assess the Future Savings from Mitigation Activities, examined 10 years of FEMA mitigation grants, and determined that annual expenditures of \$265 million in grants yielded \$970 million in reductions in disaster relief; an effective ratio of \$3.65 in savings for each \$1.00 spent for disaster mitigation. The NIBS/MMC report is available via:

www.nibs.org/MMC/MitigationSavingsReport/natural_hazard_mitigation_saves.htm

State and local adoption and enforcement of modern building codes is an important and effective element in a community's ability to best survive and recover from the natural disasters. As the NIBS/MMC report points out, support for such mitigation is in our country's best interest as well.

Congressional Action:

In response to the Code Council's request for creation of a Community Building Code Administration Grant Program, Senator Mary Landrieu of Louisiana and Congressman Dennis Moore of Kansas will propose legislation to authorize a \$20 million dollar annual grant program to be administered by the United States Department of Housing and Urban Development. The International Code Council is now building a coalition of interests to work together to expand Congressional co-sponsorship of this legislation and to advocate for its enactment and full-funding.

Arc-Fault Circuit Interrupters

What are Arc-Fault Circuit Interrupters (AFCIs)?

The 2008 *NEC* requirement for AFCI protection considerably expands this fire prevention technology to the majority of circuits installed in new and renovated homes. The type of AFCI currently available commercially is a next-generation circuit breaker that not only provides the conventional safety functions, but its advanced design also rapidly detects potentially dangerous arcs and disconnects power in the circuit before a fire can start. Fire safety officials throughout the U.S. endorse AFCIs as a significant step forward in electrical fire safety.

Why should they be installed in homes?

AFCIs will save lives and make homes safer. According to the U.S. Fire Administration, each year home electrical problems cause about 70,000 fires, resulting in 485 deaths and \$868 million in property loss.

Why mandate AFCIs for newer homes when statistics show the majority of problems have occurred in older homes?

Fire safety officials recommend the use of AFCIs in all dwellings. While it is true that fire statistics in many cases are derived from older dwellings, damage to appliance cords or to wires hidden in a wall can occur regardless of the home's age. In addition, incorrectly performed electrical installations can occur in both new and old homes. As technology evolves and the *NEC* is revised, the enhanced level of safety is typically required only in new construction that is subject to the latest adopted edition. Homes wired per the 2008 *NEC*

will have the majority of their circuits protect by AFCIs for the life of the electrical system.

How do you know AFCIs will prevent fires and save lives?

Since 1999, AFCIs have been thoroughly field-tested. Underwriters Laboratories, the National Association of State Fire Marshals (NASFM), the U.S. Consumer Product Safety Commission, and many other experts have found AFCIs to be reliable and effective. By eliminating a significant source of electrically related fires, future statistics will demonstrate a reduction in fires of electrical origin.

Are AFCIs expensive?

The cost of the enhanced protection is directly related to the size of the dwelling and the number of circuits installed. Current retail prices of AFCI-type circuit breakers at several national building supply chains are in the range of \$35 to \$40 per unit. Even for larger homes with more circuits, the cost increase is insignificant compared to the total cost of the home, particularly when the increased level of safety is factored.

Do AFCIs interfere with smoke alarms and appliances, and trip unnecessarily?

AFCIs do not interfere with power supply reliability. These state-of-the-art devices identify problems that current circuit breakers are not designed to protect against, which can result in what appears to be an unexplained circuit breaker trip. By actually identifying these problems, residents are safer.



Ohio Board of Building Standards Calendar

OCTOBER 2007						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

8 Oct—Columbus Day

16 Oct—National Boss Day

19 Oct—ESAIC Meeting

31 Oct—RCAC Meeting/
Halloween

NOVEMBER 2007						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

2 Nov—BBS Public Hearing/
Conference Meeting


4 Nov—Daylight Savings Time
Ends

12 Nov—Veteran’s Day

22 Nov—Thanksgiving

28 Nov—RCAC Meeting

30 Nov—ESAIC Meeting



DECEMBER 2007						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

7 Dec—Pearl Harbor Remem-
brance Day

14 Dec—BBS Conference Meeting

22 Dec—Winter Begins

25 Dec—Christmas

31 Dec—New Year’s Eve

ICC Calendar

Oct. 16-18—New York State Fire Marshals and Inspectors Association Annual Conference; State Fire Academy; Montour Falls, NY

Oct. 10-13—Remodeling Show; Mandalay Bay Convention Center; Las Vegas, NV

Oct. 31-Nov. 3—Design-Build Conference; Gaylord Texas; Grapevine (Dallas), TX

Nov. 11-13—Virginia Association of Counties Annual Conference

Nov. 13-15—23rd Annual Build Boston; Seaport World Trade Center

Nov. 14—2007 Congress of Cities & Exposition; New Orleans, LA

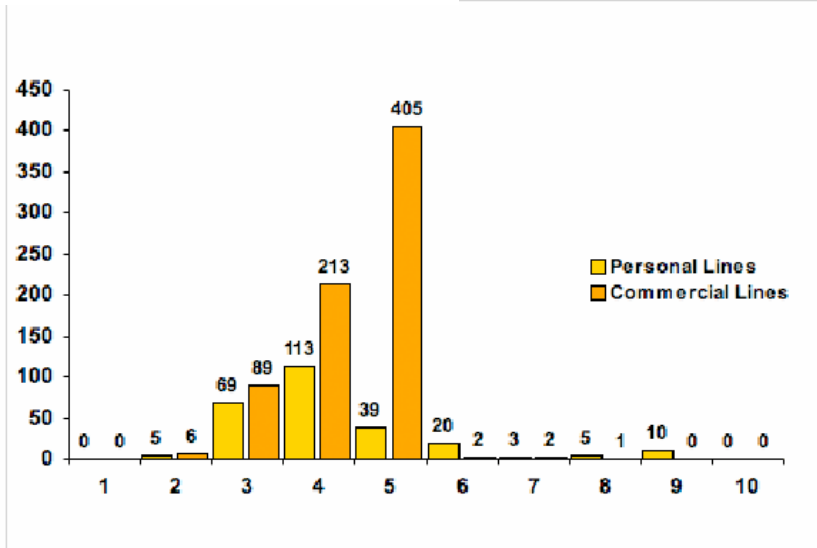
No Items Scheduled
For December At This Time



ISO's Building Code Effectiveness Grading Schedule and Ohio

Ohio

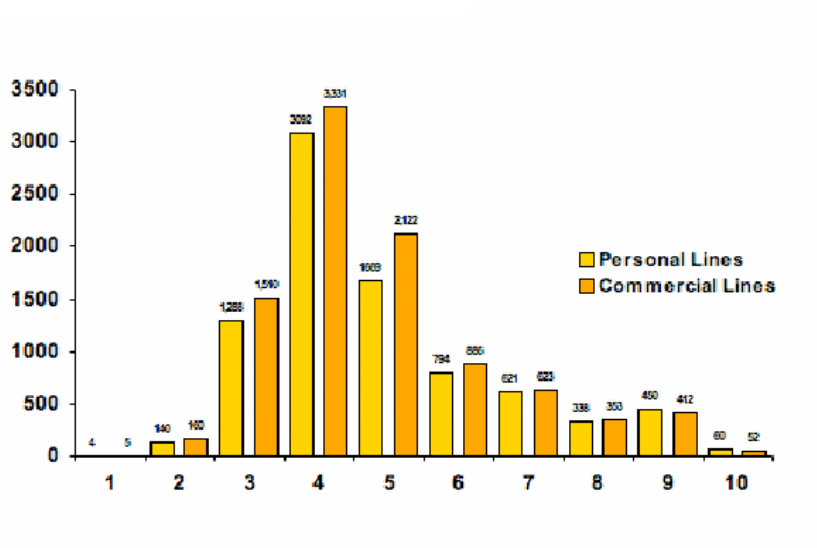
Distribution of Communities by BCEGS Class
Number within Classification



The personal lines classification addresses building code adoption and enforcement for 1- and 2-family dwellings. The commercial lines classification is for all other buildings.

Countrywide

Distribution of Communities by BCEGS Class
Number within Classification



The personal lines classification addresses building code adoption and enforcement for 1- and 2-family dwellings. The commercial lines classification is for all other buildings.





Ohio Board of Building Standards

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