

BBS Newsletter



Bob Taft
Governor
Gerald O. Holland
Chairman

Residential Construction Advisory Committee

The RCAC has been meeting for over a year and has made great progress in selecting and recommending the Residential Code of Ohio to the Board of Building Standards. For years the residential construction industry and the government inspection agencies were building homes and performing code enforcement under many different housing codes. The change to a uniform residential code came to fruition in May of 2006 with House Bill 175 and the adoption of the Residential Code of Ohio (RCO). The efforts of many people interested in code uniformity were behind the enactment of House Bill 175 and should be commended for all the time and energy that was put forth. The Ohio Home Builders Association was an instrumental part of this process and without their strong support this beneficial change would likely not have occurred. During the process of reviewing the Residential Code of Ohio, the members of the RCAC were diligent concerning what was appropriate, reasonable, enforceable,

and good for the homebuilders, building department personnel, and most important of all, the public.

Everyone has their pet peeve on what is or is not needed in the building code, but in taking this type of reasonable approach the RCAC worked to place everyone on equal footing to assure protection but see it applied in a fair, consistent, and timely manner. As building officials, we have the responsibility to make any necessary changes at locally to insure uniformity currently experienced with commercial projects.

The same reasonable and sensible approach to submission and review of building plans, including the mechanical, electrical, and plumbing portion of residential projects is a necessity. This process will go a long way in bridging the interdependency those owners, homebuilders, and building departments need to

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Bldg. Depts. Given Access to Ohio Codes On-Line

All certified building departments are being provided with access to the full set of Ohio codes—Building, Mechanical, Plumbing, Fuel Gas, Residential, Energy, Fire, and ANSI A117.1.

These codes will be available at no cost to the certified building departments if they sign up through the Board of Building Standards using the form, “*Required Information for eCodes Subscription*”.

This document is available on both the BBS web site’s Web Document Catalogue or on the BBS FaxBack Service as *Document # 410*.

This document should be sent or faxed back to the BBS.

The form will require the department to designate an individual responsible for the department’s subscription, give that individual’s name, address, E-mail address, phone number, and signature. The department will also specify a User ID and Password on the form. If faxed, it should be transmitted to 614-644-3147. If E-mailed, it should be sent to dic.bbs@com.state.oh.us.

The site & codes will be maintained and will be bookmarkable and searchable.

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Training News—Billy Phillips



Ohio Building Code Academy

The next Ohio Building Code Academy will be held from October 30 through November 3, 2006. The Ohio Building Code Academy will be held at the Quest Conference Center in Columbus. After much review and consideration the Board has decided that the Ohio Building Code Academy will use the Quest Conference Center as its permanent location for all future Ohio Building Code Academy's. The decision to use the Quest Conference Center was based on accessibility to lodging and food establishments and because of the availability of addition and free parking. The Quest Conference Center also was selected because of less traffic congestion. Students the Quest Conference Center is located at 8405 Pulsar Place, Columbus, Ohio 43240. Students can contact the center by calling 614-540-5540.

The Wingate Inn has been selected as the hotel for the Ohio Building Code Academy. A \$75.00 per night, plus tax room rate has been negotiated if you choose this hotel. The address for The Wingate Inn is 8505 Pulsar Place, Columbus, Ohio 43240. The phone number is 614-844-5888 and the fax number is 614-781-1985. You need to mention ICC/ Ohio Building Code Academy to get the discounted room rate. Each student is responsible for making their own lodging accommodations and is responsible for any cost associated with their lodging. There are other hotels in the immediate vicinity and stu-

dents are not required to stay at The Wingate Inn. Students are not required to stay at the Wingate Inn but it is in walking distance to the Quest Conference Center. However, for your convenience there are many other lodging choice available near or around the center.

The Ohio Building Code Academy classes run from 8:00 a.m. to 5:00 p.m., Monday through with the opening ceremony held on Monday, October 30 at 8:00a.m. at the Quest Conference Center. The Board will provide a continental breakfast and lunch everyday of the Ohio Building Code Academy at no cost to the students. Students will be on their own for evening meals. The Board will provide all workbooks for the Ohio Building Code Academy and other study material at no cost to the students. Student may bring code but they are not required.

The Board is providing the Ohio Building Code Academy training, workbooks, training materials, continental breakfast and lunch **at no cost to the students**. The cost associated with the Ohio Building Code Academy is funded through the 3 Per Cent Assessment Fund. Students are responsible for their lodging and evening meals.

Students are required to register for the Ohio Building Code Academy by using the form provided by the Board. All students must be in attendance and ready to start the opening session at 8:00 a.m. on Monday, 30, 2006, at the Quest Conference Center. The October session of the Ohio Building Code Academy is already full with 120 students registered and we are looking forward to an outstanding Ohio Building Code Academy. If you did not get registered for the Octo-

ber you will be automatically scheduled for the April 2007 session. Remember, it is your responsibility to attend the Ohio Building Code Academy within one year after receiving your interim certification. If you have any questions feel free to contact me at 614-644-2613. The training on the new Residential Code of Ohio has been completed. In partnership with ICC, the Board provided training for over 1,600 residential and non-residential code officials and design professionals in the seven different regions around the state. The RCO training was provided by the Board at no cost to the students using funds from the BBS 3 per cent assessment. Each student received an RCO workbook and the course instruction was provided by the ICC training staff. All students attending received continuing education credit for any residential certification approved by the Board. The RCO training was video taped and copies will be provided to the OBOA Regional chapter for anyone who was not able to attend the training or you can contact Vicky Williams at 614-644-2613 to get a copy of the video.

The Ohio Building Officials Association is currently in the process of developing residential training that can be used by all OBOA chapters. The training will include training on the residential code on each different chapter in the RCO. The Board is looking at ways to partner with OBOA to provide financial assistance in order to provide RCO training to as many code officials and other partners as possible. Keep tuned in for additional information. If you are interested in the RCO training you can contract your regional chapter president.





Getting Mechanical—Debbie Ohler,

Non-required fire protection systems.

A commonly misunderstood provision in Chapter 9 of the Ohio Building Code (OBC) is the exception to section 901.2. In this article, I will share my opinion on the meaning and application of this section that is confusing to so many.

The exception to OBC section 901.2 states: “Any fire protection system or portion thereof not required by this code shall be permitted to be installed for partial or complete protection provided that such system meets the requirements of this code.”

I believe the intent of this section is to allow an owner to protect an entire building or even just part of a building with a fire protection system if that building would otherwise not be required by code to have a fire protection system. The only stipulation is that when a non-required system is installed, that portion that is installed must be installed in accordance with the applicable sections of the code and the applicable standard. The commentary even states that “the extent of the protection thus provided would not be regulated.”

In other words, if a building, based upon occupancy, square footage, and type of construction, was not required to have a sprinkler system, then the owner, if they desired, could put a sprinkler system throughout the entire building...or in just one room of the building...or in just the heated portion of the building...or to protect a critical piece of equipment, as long as the spacing of the sprinklers on and between branch lines and relative to walls and obstructions met the requirements of NFPA 13 for spacing requirements. Additionally, the appropriate water density must be able to be supplied to the sprinklers protecting the protected space based upon the hazard classification of that

space. The owner would not, in my opinion, be permitted to install only one ceiling sprinkler in a room that would, according to the standard, normally be required to be protected with 10 sprinklers due to the size of the room and the spacing requirements of the sprinklers necessary to achieve the required density of water flow, as determined by NFPA 13. To me, this is no different than the code requiring and allowing limited area sprinkler systems in a building to protect certain higher risk areas within the building. Similarly, in a building that would not be required by code to have a fire alarm system or a smoke detection system, I believe that it would be permissible for an owner to install just one manual fire alarm box ...or a smoke detector to protect just one room within a building...or a smoke detector to serve a special purpose such as door closing to prevent smoke spread, as long as the detectors are properly connected to a listed fire alarm panel and installed in accordance with the requirements of the OBC and NFPA 72. Obviously, when dealing with non-required fire protection systems, there are some judgment calls that need to be made by the building official because unfortunately, the code does not and cannot address every single question or circumstance.

I believe that the most difficult part of the OBC exception is that it doesn't clearly address the miscellaneous requirements associated with fire protection systems such as monitoring (OBC 901.6), supervision (OBC 903.4), alarms (OBC 903.4), test connections, drains, and fire department connections (OBC 903.3.7). In other words, are all of these requirements still

valid if an owner decides to install a non-required fire protection system? In most cases, the answer to this question lies within the actual code text. For example, OBC section 901.6 states “*Where required*, fire protection systems shall be monitored by an approved supervising station in accordance with NFPA 72.” The key phrase in that code section is “*Where required*”. The addition of the phrase means that only systems that are required by the code, are required to be monitored by a facility that receives signals and, at which, personnel are in attendance at all times to respond to these signals. When discussing supervision of the systems, OBC section 903.4 applies to all sprinkler systems, except the ones listed within the seven exceptions. Therefore, electrical supervision of the systems (notification at a panel of valve tampering, water-flow, circuit fault, etc.) is required, in my opinion. OBC section 903.4.2 requires sprinkler water-flow alarms for all sprinkler systems. The system is required to be tested and maintained properly, even if it is a non-required system. Therefore, in my opinion, consistent with OBC section 903.5 and NFPA 13, test connections and drains shall be provided. When discussing the issue of fire department connections for non-required sprinkler systems, in general, I am of the opinion that the code requires one except for the few circumstances where NFPA 13(2002), section 8.16.2.2 allows the omission (FYI, at the November 3rd public hearing, the BBS will be proposing to add two new exceptions to the requirement for fire department connections). Finally, in all cases the authority having jurisdiction will need to be consulted for approval of the non-required system.

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Legally Speaking—John Brant, Esq.



The Board of Building Standards has begun the process to certify local political subdivisions to enforce the Residential Building Code of Ohio. The residential building code certification process has created many new issues for the Board's staff.

First, the vast majority of building departments seeking certification are already certified to enforce the Ohio Building Code which is now referred to as the nonresidential building code by the General Assembly in Chapters 3781 and 3791. For those departments which are currently certified to enforce the Ohio Building Code, the Board, after meeting with the executive director of the Joint Committee on Agency Rule Review (JCARR), decided to adopt several rules which will extend the certification of building departments currently certified to include residential enforcement authority. These rules will list the certification number and name of the political subdivision and show the present status of the department, whether there is full or contract certification.

As these departments' rules are reviewed as part of the five year rule review process mandated by Chapter 119, the individual certification rule will be amended to add the words "residential and". Within four years, all individual rules will be amended to reflect that departments are enforcing both the residential and nonresiden-

tial building codes, or just one of those two codes. The reason this is being done is because the five year rule review process mandates that one-fifth, or twenty percent, of an agency's rules are to be reviewed each year. Since there are almost 1,000 certification rules, the only practical solution was to adopt rules extending jurisdiction to those departments which were already certified when H. B. # 175 became effective on May 27, 2005.

One of the unique problems faced by the Board is that the residential or nonresidential codes may each be enforced by a different political subdivision within a particular city or village. For example, a village or city may contact with a county building department to enforce the nonresidential code (Ohio Building Code), but may desire to enforce the residential code (Residential Code of Ohio) itself. In this case, an individual rule will be taken to public hearing. The (A) paragraph of that rule will reflect the governmental entity responsible for enforcing the nonresidential code within that political subdivision. The (B) paragraph will reflect the governmental entity responsible for enforcing the residential building code.

Another unique situation is that a political subdivision may contact with one building department to perform the nonresidential building code enforcement and with another to enforce the residential code

provisions. For example, there is a situation in which a county building department enforces the nonresidential building code for all municipal corporations and the unincorporated areas within the county, but the city which is the county seat does all of the residential building code enforcement within the geographical area of the county.

Why am I writing this? To describe the complicated jurisdiction combinations related to enforcement which the Board of Building Standards has had to consider in the certification rule-making process. Imagine the problems that this will cause for the public in the near future as they try to determine what governmental entity has jurisdiction over what types of buildings.

Already, the Board has had a great increase in complaints about the construction of single family home, and unfortunately, most of these complaints come from areas where there has never been a residential building code and in which there still will not be a residential code covering the construction of a single family home.

The Board's staff looks forward to working with all certified departments in implementation of the codes, answering questions about certification and enforcement, and continuing to work with the Residential Construction Advisory Committee and Ohio's code enforcement organizations to make the Residential Code of Ohio a useable and useful tool to the benefit of Ohio's citizens.





Around the Code World with Mike Brady

IS THE INSPECTOR KING This article is a continuation of my last article about plan examiners. As with plan examiners, we've received many calls over the years from individuals complaining about field inspectors. We're not just talking about building inspectors here. We're talking about all certified inspectors. Many of these complaints have been about inspectors making "unreasonable" demands including stop work orders being issued on the spot (These orders are supposed to be issued by the building official). Many times, we ask if they have talked to the building inspector about it. In numerous cases, they indicated the building inspector was either "uncooperative" or they were simply referred back to the building official. When the building official was contacted, they got referred back to the inspector. Applicants have been placed into a "vicious circle" where neither building official nor the inspector wanted to explain themselves or take responsibility.

The inspector's responsibility under OBC section 109.7 is to observe and report, nothing more. The building official depends on the inspector to be the "eyes and ears" in the field. Once the inspector reports observations in writing (yes, in writing) to the building official, the building official, under OBC sections 104.4, 109, 113 and 114, is responsible for reviewing the findings and, if necessary, enforcing the inspector's observations by issuing an order containing the building official's signature. The inspector is neither required nor supposed to sign any order. Of course, this does not absolve the inspector

from communicating with contractors and others about the findings, but it's the building official's responsibility to enforce and resolve all issues based on those findings. Even though the building official often relies on the inspector's observations in these situations, it does not mean this reliance is used to avoid responsibility. The building official can use the inspector to both receive and communicate requirements to the field, but should never allow the inspector to issue orders (verbal or written) in place of the building official. This type of behavior puts the inspector in command and making decisions for the building official. If the building official doesn't use his or her authority to question, modify, or overrule the inspector's determinations, that is tantamount to abandoning the position and making the inspector "king of the domain."

OBC section 104.4 states: "*If the plans for the erection, construction, repair, alteration, relocating or equipment of a building are subject to inspection by the building official, under section 109, the building official shall cause to be made such inspections, investigations, and determinations as are necessary to determine whether or not the work which has been performed and the installations which have been made are in conformity with the approved plans and to safety and sanitation.*"

OBC section 104.3 states: "*The building official shall issue all necessary orders to ensure compliance with this code. All orders issued by the building official shall be sent to the owner and the applicant who submitted construction documents for approval pursuant to section 106.1.*" OBC section 104.3.2 states: "*When the building official finds that work or equipment is contrary*

to approved construction documents, the building official shall send an order in accordance with section 113." The code nowhere says that the inspector is supposed to do these things? And yet, in many cases, that's essentially what's happening when a building official is letting the inspector do the job. There are countless examples of inspectors leaving stop work orders in the field without the building official's knowledge or approval. Sometimes, the building official learns about them after the fact when the inspector returns at day's end. Either way, the building official has abandoned the responsibilities assigned under the code.

What about those situations in which the inspector and the building official have an arrangement where the inspector can issue a "fill in the blank" order with the building official's signature already on it? To us, this is just one other method for giving the inspector a blank check for doing that for which the building official is responsible. To make things worse, these "orders" are often just colored cards with the words "Stop Work Order" and little else on them. Even though these cards don't legally meet the requirements for such orders under OBC section 113, they are often treated as if they were the same thing.

Regardless of the method, if these arrangements are allowed to continue, over time, the inspector gradually starts to deal more directly (or even exclusively) with the contractors and begins bypassing the building official altogether. They may start simply, by handing their own "orders" directly to the contractors. Sometimes the building official is notified and sometimes they aren't. Some building officials approve of this arrangement and others don't

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Making it Understandable - Jan Sokolnicki

Simplifying Code Enforcement for Child & Adult Care Facilities and Hotel/Motels

Over the past two years, we've been receiving an increasing number of calls from building departments, licensing folks, and care providers to asking for help to resolve misunderstandings and hold-ups associated with starting up or maintaining approvals for adult and child care facilities. The problems and solutions related to these facilities aren't new. In the early '90s, the board partnered up with other state agencies and went on the road throughout the state with a series of seminars to explain the various terms, procedures and recommended methods to minimize unnecessary confusion and time delays to get the facilities operating. It may be beneficial to schedule another round of refresher sessions but, before we schedule anything, maybe I could just offer some points to keep in mind that may solve some of the difficulties:

History: The reason the state agencies got together to do a statewide series for the facility administrators and the building and fire code enforcement folks was that previously, many of the state licensing agencies had unique forms and procedures they intended to be followed in approving a building. Since the building departments are required to be certified by the Board and the certification authorizes/ requires the building departments to implement the requirements in Chapter one of the OBC, the agencies unique procedures and forms conflicted. Then Governor Voinovich, directed licensing agencies, the Board, and the Fire

Marshal's office to work together to resolve the problem. Each agency was charged with getting their law/rules/procedures changed to coordinate with the building and fire code administrative provisions for inspections and approvals. So....now, you don't have to worry about understanding how to adjust to multiple state agencies procedures....you just need to understand how to properly apply Chapter 1 of the OBC.

General: There really isn't anything mysterious or magical for a building department to understand or do when faced with approvals for motels, adult care, or child care facilities. In most cases, there are just more folks trying to get involved and things get confusing when there are more "experts" telling you what to do. The best tip I can give you when dealing with an approval request for a care facility is: CLEAR YOUR HEAD AND REMEMBER THAT THE CODE REQUIREMENTS, INCLUDING THE ADMINISTRATIVE PROVISIONS HAVEN'T CHANGED FOR THIS OR ANY OTHER FACILITY.

- A building is a building
- The owner or the owner's agent is with whom you have a legal connection
- Regardless of occupancy type, the approval method is the same – a Certificate of Occupancy

The options for what services you perform and how they are to be performed are indicated in Chapter 1

The C of O: The only mechanism a building official/department has to indicate that a building or facility has been approved is the Certificate of Occupancy (C of O). A C of O is required to be issued when there are no outstanding orders and no serious hazards present. This approval is required to issued as a result of:

- Request from the owner or the owner's agent for a C of O for an existing building that is not undergoing any changes;
- Completion of work approved for alterations, additions, or changes in the way a building is being used in whole or in part (change of occupancy); or
- Changes in the way a building is being used in whole or in part (change of occupancy) without work occurring.

THE MOST RECURRING PROBLEM RELATED TO BUILDING APPROVAL FOR FACILITIES ATTEMPTING TO GET LICENSED IS THAT THE C OF O HAS BEEN INADEQUATELY OR INCORRECTLY COMPLETED.

If the issued C of O does not adequately describe the conditions of the approval or doesn't contain the information required in OBC section 110.3, the C of O is incorrect. Often, we get calls from agencies asking for more detail or what a C of O intends when half the required information isn't even provided.

Usually, what's missing is a clearly articulated description of how the building is approved to be used. For example, an approval for a typical, modern church should clearly indicate what portions of the building can be used for what purposes. Usually, a church structure will have spaces for worship but also: storage, offices, education, childcare, multi-purpose space, library, etc. If the C of O indicates that rooms 6, 7 & 8 of the west wing are approved for childcare & education, and that no more than 5 children under 30 months can be cared for, then the licensing agency will be able to easily proceed with their part of the licensing process.

So, if you clearly indicate the condi-

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OBOA Updates

MORE RESIDENTIAL CODE OF OHIO TRAINING

If you attended the recent Residential Code of Ohio (RCO) training sponsored by the Ohio Board of Building Standards (OBBS), you are well aware that there needs to be more detailed training on all aspects of the code. We all agree that the program was a good one; however, we recognize that it is impossible to cover the entire code in a one day seminar. To address this, OBOA is working cooperatively with Ohio's regional chapters to develop detailed residential training programs. The concept involves dividing the RCO into 10 segments and providing 3 hour seminars for each segment. OBOA, in conjunction with the OBBS, will co-sponsor each seminar at each of Ohio's regional chapters. The first of these seminars, Chapter 3 RCO "Building Planning", will be presented by the Central Ohio Code Officials Association (COCO) on October 25, 2006 at the OBBS hearing room. See COCOA's website at www.cocoonline.org for more in-

formation. If you are not a COCOA member or can't make this seminar, there is no need to panic. This seminar will be coming to your regional chapter.

To many of us, the residential code may be "old hat". Keep in mind that a number of us were once building inspectors who inspected residential buildings. Many of us are now or are soon to be, Residential Building Officials and Residential Plan Examiners. This will create a whole new perspective on residential code enforcement. It is expected that chapter memberships will increase by capturing those residential inspectors who have not participated in the past and by inviting homebuilders and suppliers to attend.

Stay tuned for more information!

posed changes. The comments can be viewed on the OBOA Code Forum website at www.codeforum.org. Special thanks to Walt Baab, Ted Baker; Craig Best, Paul Blanchette, Gerry Burg, David Cleaver, Will Crew, Majed Dabdoub, Guy Furdson, Jene Gaver; John Hester, Greg Keeler, Jerry Klein, Mike Long, Joe Mangan, Tom McCash, Bill McErlane, Ken Miller, Sharon Myers, John Naples, Greg Nicholls, Donald Phillips, Jack Pryor; Robert Reynolds, Brian Rose, Ray Sebastian, Renee' Snodgrass, and Robert Williams for volunteering their time to review these changes. Extra special thanks goes to Mickey's close personal friend and our tour guide, Sharon Myers, for escorting us to the best of "Wally World". We would have been floundering about the World of Disney without her help.

The next round in the 2006/2007 Code Development cycle will be the final action hearings in Rochester, NY on May 22-25, 2007. The ICC Committee Recommendations are scheduled to be published December 1, 2006 with Public Comment (challenges to the committee actions) due January 24, 2007. Look for more code change news in future editions as these dates approach.

Respectfully submitted,
Bill McErlane, Chairman
OBOA ICC Code Change Committee

OBOA Treasurer's Report

NONE SUBMITTED

CONFERENCE AND CODE CHANGE HEARINGS

LAKE BUENA VISTA, FL

Nearly 40 Ohio delegates convened at Lake Buena Vista, FL from September 17, 2006 through October 1, 2006 for the Annual ICC Conference and Code Development Hearings. Testimony on over 2000 code change proposals were considered by the ICC committees. OBOA members were present for much of the hearings and gave testimony on a few of them. The OBOA ICC Code Change Committee reviewed and provided comment on many of the pro-



OBOA ANGLE

FBOA



Home Builders' Association (HBA) for Portage & Summit Counties will hold a Building Code Luncheon 10/17/06 at Stow Community Center. HBA Medina County will hold a Building Code Luncheon 10/19/06 at their office. FBOA General Membership Meetings are 10/4/06 & 11/1/06, 6:30pm with an continuing educational program at Tangier Restaurant, 532 W Market St, Akron. A Christmas Social will be scheduled in December. Elections are 11/1/06. A continuing education program, induction of officers, and awards presentations are 1/3/07. Watch www.fboa.org for details.

SWOBOA



For up-to-date information check out our website at www.swoboa.org

SWOBOA's Mentoring Committee visited the University of Cincinnati Campus on June 2, 2006. Harry Holbert, committee chair, organized a tag-team presentation for the Student Chapter of ASCE. "Structures, Failures and the Building Code," was presented by Harry and John Hester and it was very well received. One student commented that our presentation was the best one their group saw all year. Besides increasing our student membership, the goal of the committee is to further the purpose of our organization through professional and community activism.

SWOBOA's Professional and Community Outreach Committee outreached again, this time to residential (home) builders. John Hester, put on a wall-bracing workshop

MVBOC



EDUCATIONAL OPPORTUNITIES OF NOTE

October's MVBOC meeting will include a Gas Piping Seminar. The course will be instructed by Robert Reynolds and is worth 2 CEUs.

We will host two ICC seminars in November.

The first seminar is 2006 IBC Significant Changes and will be held on November 16, 2006 at the Greene County Country Club. The seminar is approved for 6 CEU's for BO, MPE, BI, and FPI.

The second seminar is 2006 IMC Fundamentals and will be

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NWOBOA



NWOBOA members Mike Rudey, John Walters and Tom Hall attended the ICC code change hearings in Orlando. Mike and John stayed until the 21st and Tom served on the IPMC and IZC code change committee and was there till the 28th.

NWOBOA will be holding their elections in November at the annual meeting. An educational program will also be presented at the meeting.

We all look forward to the OBOA conference in February and hope to have a record number of our member's be able to attend.

COCOA



The COCOA Nominations Committee is seeking interested individuals to submit nominations for the COCOA Board positions for the 2006-2007 service year for the positions of Director-at-Large and Board officers. All existing Board members are also required to submit letters of nomination and interest for positions that they would like to offer service. COCOA Nominations Committee is requesting nominations for the following 2006 Service Awards:

- COCOA Building Official of the Year
 - COCOA Fire Official of the Year
 - COCOA Associate of the Year
- Nomination letters for Awards should include the reasons for recommendations and any supporting information as applicable. Letters of nomination or

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BOCONEO



The Mayonnaise Jar and 2 Cups of Coffee

When things in your lives seem almost too much to handle, when 24 hours in a day is not enough, remember the mayonnaise jar and the 2 cups of coffee.

A professor stood before his philosophy class and had some items in front of him. When the class began, he wordlessly picked up a very large and empty mayonnaise jar and proceeded to fill it with golf balls. He then asked the students if the jar was full. They agreed that it was.

The professor then picked up a box of pebbles and poured them into the jar. He shook the jar lightly. The pebbles rolled into the open areas between the golf balls. He then asked the students again if the jar was

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OBOA—From the President



OHIO BUILDING OFFICIALS ASSOCIATION

NOMINATIONS FOR:

SCHOLARSHIP APPLICATIONS AND SPECIAL RECOGNITION AWARDS

Interested Applicants should:

Download forms at:
www.oboa.org
Mail or Fax To:

Stephen J. Moore
Village of Groveport
655 Blacklick Street

Groveport, Ohio 43125
Phone: (614) 836-5301
Fax: (614) 836-1953
E-Mail:

smoore@groveport.org

Deadline is November 30,
2006



ODPCA

ODPCA is planning a General Meeting at the Nationwide Arena. Following the meeting; the membership will meet at the south tower to watch the Blue Jackets vs. Colorado Rockies. Good food and fun watching the Hockey game should be enjoyed by all.

Future meetings and seminars will be discussed at the meeting.

ODPCA was formed in 1988 to promote; understanding of the 'Code' through education, dialogue with those who develop,

implement, and enforce the 'Code', and participation in the process of analyzing and proposing code changes. By providing a favorable, neutral, environment where code officials, their staffs, and design professionals can come together to discuss areas of concern, we hope to resolve misconceptions and improve our industry from the onset of design, through plan review and approval, and on to construction of our built environment.

SWOFSC



Over the past several months a committee has been meeting to review the ICC proposed code changes for the hearings in Orlando. That review information was forwarded to OBOA to be part of a packet for members. Six members of SWOFSC will be attending the hearings.

The new Ohio Fire Code is working well. We have been spending a lot of time educating the public on the issue of "Grills on Apartment / Condo decks" which was

new to Ohio but not new to the ICC. Now a lot of the Condo Associations and Apartment Owners have received notice from their insurance companies about the rules.

Fire Prevention Week will from October 8th through the 14th this year. Although the NFPA's theme is "Prevent Cooking Fires" we are urging all of our members to remind the public that this is just one piece of the pie and to include the importance of building and fire codes in the message.

NCOBOA



On July 22, 2006 with the RCO second seminar update at Deluca's we had a great turnout. Billy Phillips introduced Joseph F. Bush as our presenter. We had our forth annual golf tournament at Mallard Creek on August 19, 2006. Chairman Greg Masson and his sidekick co/ chair Sparky did an outstanding job with over 60 golfers in attendance, with lots of gifts and awards given out. The hard work of our Vice President , Board of Directors Tom Golden and Jerry Klien we all had a great time on the Goodtime III with a two hour cruise along the Cleveland Harbor with the Tall Ships at the Cleveland Harbor Fest. August 26, 2006 at the Draw Bridge Marina in Port Clinton, we had a 62 foot charter with over 40 fishing for the largest catch. September 23, 2006 we have our first annual steak fry at the Isaac Walton Nature Preserve. At the same location on October 14, 2006 we will hold our 1st annual clam

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CHAPTER REPORTS (Cont.)

BOCONEO*(Continued from page 8)*

full. They agreed it was.

The professor next picked up a box of sand and poured it into the jar. Of course, the sand filled up everything else. He asked once more if the jar was full. The students responded with a unanimous "yes."

The professor then produced two cups of coffee from under the table and poured the entire contents into the jar effectively filling the empty space between the sand. The students laughed.

"Now," said the professor as the laughter subsided, "I want you to recognize that this jar represents your life. The golf balls are the important things - your family, your children, your health, your friends and your favorite passions - and if everything else was lost and only they remained, your life would still be full. The pebbles are the other things that matter, like your job, your house and your car. The sand is everything else - the small stuff. "If you put the sand into the jar first," he continued, "there is no room for the pebbles or the golf balls.

The same goes for life. If you spend all your time and energy on the small stuff you will never have room for the things that are important to you. "Pay attention to the things that are critical to your happiness. Play with your children. Take time to get medical checkups. Take your spouse out to dinner. Play another 18. There will always be time to clean the house and fix the disposal. Take care of the golf balls first - the things that really matter. Set your priorities. The rest is just sand."

One of the students raised her hand and inquired what the coffee represented. The professor smiled. "I'm glad you asked. It just goes to show you that no matter how full your life may seem, there's always room for a

couple of cups of coffee with a friend." Please share this with someone you care about.

Anytime you'd like to meet I'll be there.

Prez Dez

MVBOC*(Continued from page 8)*

held on November 17, 2006 at the Greene County Country Club. The seminar is approved for 6 CEU's for BO, MPE, BI, MI, RBO, RPE, and RBI's.

The seminars are \$80.00 each or \$150.00 to attend both.

WEBSITE UPDATE

Please check out our website at MVBOC.ORG. Our Secretary, Dan Sammon, has done an excellent job organizing the website and he continues to make improvements almost on a daily basis.

MVBOC OUTREACH

MVBOC members volunteered on a second Habitat for Humanity home on August 23, 2006. The home was located at 1100 Jasper Road in Xenia. Members completed drywall finishing and installed attic insulation. We also hosted a tool drive and collected many tools for Habitat for Humanity that can be used for the construction of future homes. We will donate a \$100.00 Lowes gift card to the homeowner of a previous home that we worked on at 4160 Klepinger Road at the house dedication on Sunday, September 17, 2006. A second \$100.00 Lowes gift card will be presented when the home is completed and dedicated in Xenia. Special thanks go to those who helped with the home in Xenia. Volunteers included: Bill Mazur, Jim Tollitson, Al Robinson, Chris Mastriano, Ted Baker, Carl Suchomel, William Bergman, Joe Mangan, and Renee' Snodgrass. Please see

our website at mvboc.org for photos from the event.

ANNUAL OUTING

MVBOC members enjoyed a day of baseball as the Dayton Dragons took on the Michigan Whitecaps. A good time was had by all who attended in spite of the Dragon's loss. Please see the website for photos.

SWOBOA*(Continued from page 8)*

for the Greater Cincinnati Homebuilders Association on June 30, 2006 at the Receptions Banquet Hall, in The City of Fairfield. If the rumors were true, it went well. The workshop concentrated on the computations involved in applying the requirements of Section 602.10 of the 2006 Residential Code of Ohio. Even with the conservativeness and the complexities of the wall bracing section as they are, I'd like to report... No one got hurt! The same class was offered again the evening of July 20th from 5:30 PM to 8:30 PM and again during the day on August 17th. Three hours of continuing education credits were obtained by the OBBS.

Well, the 11th Annual SWOBOA Scholarship Golf Outing is now past history. It was another major success thanks to SWOBOA Past President Jim McFarland and his round of helpers. Jim works his tail off every year to make the golf outing a top-notch event and he always succeeds. Thanks Jim for your continued dedication and commitment to the organization and for yet another banner year. Way to go Jim! We also want to thank all of the participants, contributors and hole sponsors. Without your repeated support, the SWOBOA Scholarship Golf Outing would not be a reality.

CHAPTER REPORTS (Cont.)

(Continued from page 10)

SWOBOA Vice President, Mike Spry, went on the road and made an appearance on behalf of the SWOBOA Professional and Community Outreach Committee. Mike met with the Tri-State Roofing Association and discussed things that affect the roofing industry. Things like the 2006 Residential Code of Ohio and lists of building departments who do, and do not, require residential roofing permits were tossed around. Perhaps the most interesting discussion was the idea of contractor registration (not licensing). Their association was clearly a supporter of that concept. They felt that it would level the playing field, raise the level of professionalism in their industry and possibly ward off fly-by-night outfits.

The September education class was changed from a class on Outdoor Air to a class on Fire-Rated Construction. The change was made to assist individuals who were assigned additional course work in fire-rated construction as a result of attending the Ohio Code Academy within the past year. The Outdoor Air seminar will be scheduled for later this year or early next year. September's class will be held from 1:00 PM to 4:00 PM on Thursday, September 14th, 2006 at the Landmark Baptist Temple. The classroom is adjacent to the Sanctuary, on the right-hand side. The Sanctuary is located on the west side of the property (the first building on the left as you enter the property). SWOBOA is still searching for, "A Few Good Men" (not literally). There will be three (3) director's positions up for election this year as well as the normal Executive Board positions. Elections will be held November 16th following a morn-

ing seminar. A free lunch will be offered to all SWOBOA members (the class is not free). To run, candidates must be active members of SWOBOA, as defined by the SWOBOA Constitution.

Educational Opportunities:

1. 2006 IBC Building Planning (All Day Class) - October 19th, 2006 from 8:30 PM to 3:30 PM (6 hours pending) Landmark Baptist Temple, 1600 Glendale Milford Road, Cincinnati, OH 45215
2. 2005 OMC: Outdoor-Air Requirements—November 16th, 2006 from 8:30 AM to 11:30 AM (3 hours pending), Hartwell Recreation Center, 59 Caldwell Drive, Cincinnati, OH 45216

NCOBOA

bake starting at 3:00 PM. Check our ncoboa.org website for cost, directions, and other important information such as our continuing education, social events or just to communicate with the Board of Directors and Executive Board.

We are all working diligently with all the committees for an outstanding Joint Conference on February 4, 5, & 6, 2007 at Saw Mill Creek Lodge near Sandusky, Ohio. Billy Phillips, Rick Helsing, John Hester, Jim Ferris to name a few have met with us in Elyria and giving us guidance with the education and many other areas. I can't say enough about all the time and commitment all the people are giving on this great Conference.

Guy Fursdon, past President and Board of Directors member and I were in attendance at the ICC code hearings in Orlando, Florida the week of September 17-22, 2006. We will do our best to bring back all the information one

can consume at such a large Conference to our members. We at NCOBOA meet monthly with the North Coast Building Industries Association (NCBIA) to discuss their concerns and keep the lines of communication open on code issues and other pertinent information.

Its amazing how fast the summer has already gone by. I just want to remind everyone, the State Chapters and all code officials in our great State to start preparing now for the Joint Conference, Titled, "Life Safety, The Only Code Constant," because time really does fly by when we are all so very busy. Make It A Great Year, Paul F. Blanchette Chapter President.

COCOA

(Continued from page 8)

interest for Board positions should also include the reasons for interest in the specific position as well as any applicable qualification statements. Nominations for either Board Positions or Annual Awards should be submitted in writing to the Nominations Chair, Joe Busch-Past President at jeffbush@aol.com or Joe Busch, 975 Bryn Mawr Dr., Gahanna, OH 43230.

NOMINATIONS ARE REQUIRED TO RECEIVED BY WEDNESDAY, OCTOBER 11, 2006.

OBOA & COCOA have joined efforts to provide the RCO CHAPTER 3 training on WEDNESDAY, OCTOBER 25, 2006. The training will be held in the Training Center located at the Ohio Division of Industrial Compliance 6606 Tussing Road, Reynoldsburg, Ohio 43068. A choice for attendance at two sessions will be offered and three hours of BBS Credit will be awarded. Please visit WWW.COCOAONLINE.ORG for additional information or to download an application form for the training.



RCAC

(Continued from page 1)

develop in order to build and bring the best possible product to the Ohio homebuyer.

In order to help reach this goal, the RCAC has recommended that the Board of Building Standards approve the inclusion of several sample forms that would be acceptable for owners or builders to submit to building departments as system descriptions, which at the same time would provide adequate descriptions of the work planned as well as help building departments expedite the issuance of residential plan approvals. These sample forms are not exclusive and builders and homeowners have the right to submit documents in a variety of ways, as long as the information is understandable to all concerns and meets code requirements.

The RCAC meets once a month and is in the process of reviewing the residential certification of building department personnel, potential legislative conflicts that municipalities, counties, or townships may have enacted, along with requests for code changes and interpretations to the RCO.

In closing, members of the RCAC would like give a special thanks to the BBS staff, specifically Steve Regoli and Jan Sokolnicki for the all help and assistance they have given.

The RCAC invites you all to attend our monthly meetings and experience the process first hand. Your comments and suggestions are always welcomed.

Sincerely,
Gerry Stoker,
Vice Chairman,
Residential Construction Advisory Committee



Mechanical

(Continued from page 3)

Some have argued that partially protecting a building gives the owner a false sense of security and it should, therefore, not be permitted. I think that argument has some merit, but it's not a valid argument in all cases. I believe that a system that is improperly designed, installed, and/or maintained gives more of a false sense of security than a properly maintained partial system designed and installed with a specific purpose in mind. Therefore, keep mind that even though a fire protection system may be installed as a non-required system, it still must be tested and properly maintained to ensure that it is performing its intended function. Additionally, from a technical standpoint as it relates to property protection, it should be understood that a fully sprinklered building is more likely to operate effectively than a partially protected building. The reason that I say this is that automatic sprinklers are designed to activate in the early stages of a fire. The water supply is calculated based upon the number of sprinklers that are anticipated to activate immediately adjacent to the origin of the fire. When those sprinklers are activated, early in the stages of the fire, they are expected to control and sometimes even suppress the fire. In a partially protected building, however, a fire could start in an unsprinklered area of the building. The problem with that is that the fire has a chance to grow in size and intensity. By the time it reaches the protected area of the building, it may be of such a size as to overwhelm the water supply available to the system, possibly resulting in a system that doesn't control the fire, as intended. On the other hand, if the sprinkler system

is located in the area of fire origin, it is very likely that the partial system will perform just as the design intended. Regardless of whether the impression of a false sense of security exists, the code allows for, and sometimes even requires, partial protection. The owner has the right to install a partial non-required system, as long as they understand the responsibilities associated with maintaining it and the limitations associated with partial protection.

Finally, it is critical to understand that, according to the second paragraph of OBC Section 901.2, if an owner takes any credits or tradeoffs for putting in a non-required fire protection system, then that system is no longer considered a non-required system. In order to get credit and to take advantage of most code tradeoffs, the building must be protected throughout in accordance with the applicable standard; partial protection does not count. As an example, an owner decides to install a non-required sprinkler system throughout the building to take advantage of reduced insurance premiums. The owner realizes and decides to take advantage of a code tradeoff which allows for an increase in travel distance in the means of egress as a result of the building being fully sprinklered. As a result of taking advantage of the longer travel distance, the owner just changed the status of the fire protection system from a non-required sprinkler system to a required sprinkler system. The significance is that all of the code requirements for sprinkler systems are now enforceable and all areas, except a few areas allowed by the OBC and the NFPA 13, are required to be protected, including all combustibles concealed spaces, for example.

If you have further questions or need clarification, as always, feel free to contact call (614)644-2613 or dohler@com.state.oh.us.



First Free BBS On-Line Web Based Continuing Education

All certified building departments are being provided with access to the full set of Ohio codes—Building, Mechanical, Plumbing, Residential, Fuel Gas, Energy, and Fire codes, along with ANSI A117.1.

These documents are available at no cost to certified building departments if they sign up through the Board of Building Standards using the form, “*Required Information for eCodes Subscription*”.

This document is available on both the BBS web site’s Web Document Catalogue or on the BBS FaxBack Service as *Document # 410*.

This document should be sent or faxed back to the BBS.

The form will require the department to designate an individual responsible for the department’s subscription, give that individual’s name, address, E-mail address, phone number, and signature. The department will also specify a User ID and Password on the form. If faxed, it should be transmitted to 614-

644-3147. If E-mailed, it should be sent to dic.bbs@com.state.oh.us.

The site & codes will be maintained and will be bookmarkable and searchable.

Document #412 should also be downloaded to assist users in navigating the *eCodes* web site. The document is entitled, “*eCodes User Guide*.”

Ohio Codes CD
and Web Access
Available Free!

As an additional service to certified building departments, the Board of Building Standards is also providing an Ohio Codes CD con-

taining these same documents. This CD is available at no charge when a building department submits its *eCodes* subscription form.

This CD can be used by a department to perform code searches, cross reference among code documents, research requirements in the various code documents, or do word searches of all the codes included on the CD. It can be installed on a single PC or can be set up on a server with the understanding that only one person may use it at a time if on a network server.

Both of these options are valuable and powerful tools for researching and using the Ohio codes and should be an asset for Ohio building departments.

Future updates to these code documents will be done by downloading patches from our Ohio *eCodes* web site. This should make having an up-to-date version of Ohio’s construction codes as easy as possible and in an easily usable format. ▲

Free Automated Residential Load Calculation Worksheets for RCO

Finally! Automated residential electrical load calculations forms. Hats off to Gaylord Poe, IBI President, and his staff who have developed a simplified way to produce load calculations to assist owners, builders, and anyone who submits information to building departments for review and approval.

These electronic forms are now available! (IBI may continue to “tweak” something here or there in

the future to make the forms easier to use.)

These worksheets allow the user to input the devices they intend to install and the form automatically calculates loads. You’ll find 5 automated worksheets from which to choose. The five MS Excel worksheets cover roughly 98% of residential applications, including two and three-family dwellings and are based on *only five* of the permitted methods of calculation found in

NEC 220.

To view them, point your web browser to:

www.inspectionbureau.com. Select the **Residential Code of Ohio** menu item and then scroll to the bottom of the page to: **IBI Residential Load Calculation Worksheets**.

These worksheets should drastically simplify the load calculation process as well as provide building departments the information they need in a simple format. ▲

Ohio Board of Building Standards Calendar

OCTOBER 2006							NOVEMBER 2006							DECEMBER 2006							
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
	1	2	3	4	5	6	7				1	2	3	4						1	2
8	9	10	11	12	13	14	5	6	7	8	9	10	11	3	4	5	6	7	8	9	
15	16	17	18	19	20	21	12	13	14	15	16	17	18	10	11	12	13	14	15	16	
22	23	24	25	26	27	28	19	20	21	22	23	24	25	17	18	19	20	21	22	23	
29	30	31					26	27	28	29	30			24	25	26	27	28	29	30	
														31							
<p>6 Oct—BBS Conference Meeting.</p> <p>10 Oct—Columbus Day</p> <p>29 Oct—Daylight Savings Time Ends</p> <p>31 Oct—Halloween</p>							<p>3 Nov—BBS Public Hearing and Conference Meeting.</p> <p>10 Nov—Veteran's Day</p> <p>23 Nov—Thanksgiving</p> <div style="text-align: center; margin-top: 10px;">  </div>							<p>15 Dec—BBS Conference Meeting.</p> <p>25 Dec—Christmas</p> <p>31 Dec—New Years Eve</p>							

ICC Calendar

Oct. 3-5 Metalcon International; Tampa Bay, FL

Oct. 4-6 ICC-ES Evaluation Committee Meeting; Birmingham, AL

Oct. 4-6 AIA South Atlantic Regional Conference & Expo; The Chattanooga Convention Center; Chattanooga, TN

Oct. 11 World Standards Day

Oct. 17-18 Society of Fire Protection Engineers Annual Professional Development Conference; Ellicott City, MD

Oct. 18 Construction Specifications Institute DC Metro Chapter: Cracking the Code; Catholic University of America, Washington, DC

Oct. 18-20 Design Build Expo; Gaylord Opryland; Nashville, TN

Oct. 18-20 Advanced Design of Wood Structures; Virginia Tech University; Blacksburg, VA

Oct. 18-20 Pennsylvania Building Officials Conference; Harrisburg, PA

Oct. 19-21 Structural Engineers Association of Texas (SEAoT) State Conference; Crown Plaza River Walk; San Antonio, TX

Oct. 19-21 Remodeling Show; McCormick Place Lakeside Center; Chicago, IL

Oct. 21-22 ASTM International Symposium on Repair, Retrofit and Inspection of Building Exterior Wall Systems; Atlanta, GA

Oct. 23-26 ICC Fire Prevention Institute; Las Vegas, NV

Oct. 23-24 Engineered Plumbing Exposition; Tampa, FL

Oct. 24 Pacific Building Trade Expo; Honolulu, HI

Oct. 24-26 Healthcare Facilities Symposium; Chicago, IL

Oct. 24-27 Texas Municipal League

Annual Conference; Austin, TX

Oct. 25 "Meet the DBI Pros" Summit; Bill Graham Civic Auditorium; San Francisco Civic Center

Nov. 1-3 World Federation of Technical Assessment Organizations Annual Meeting; Pasadena, CA

Nov. 2-4 Texas Society of Architects's 67th Annual Convention and Design Products & Ideas Expo; Dallas, TX

Nov. 6-9 ICC Plan Review Institute

Nov. 14-16 22nd Annual Build Boston; Seaport World Trade Center; Seaport, MA

Nov. 16-18 2006 Sunbelt Builders Show; Gaylord Texan Resort & Convention Center; Grapevine, TX

Dec. 1 Publication date for "Report of the Public Hearings"

Dec. 6-8 NLC Congress of Cities & Expo; Reno, NV



Code World

(Continued from page 5)

care. The building official, in turn, sometimes get accustomed to not dealing with daily complications when the inspector starts taking care of them instead. For convenience, they ignore what is going on, sometimes even knowingly letting the inspector sign orders that are to originate from the building official.

On the surface, it may seem that everything is okay until someone decides to challenge an inspector's decision. This may happen when an individual becomes so frustrated because a project is getting delayed or stopped because of a dispute with the inspector, a decision is made to do something. If the building official doesn't act, the individual will justifiably call the Board of Building Standards to complain.

Often what we hear is that the inspector won't reason with them (often confusing the inspector with the building official). We hear that there are many others afraid to challenge the inspector's decisions because they fear retaliation on future work in the jurisdiction. And all this is because the building official has ceded authority to the inspector, having lost sight of their administrative responsibilities under the code.

Building officials and inspectors who have these arrangements need to bring practice in to alignment with the code. If you are a building official, this means you have to take control and exercise your responsibilities assigned in the code. If you don't feel confident or you don't have the requisite confidence, then perhaps you should not hold the building official's position? If you are an inspector, you need to stop playing the role of building official or you may find your certification is in jeopardy or, in the worst case, you could be found liable in a court of law.



UL Warns of Counterfeit UL Listed Automatic Fire Sprinklers

NORTHBROOK, Ill. - July 14, 2006 -- Underwriters Laboratories Inc. (UL) is notifying consumers, distributors and property owners of chrome plated automatic fire sprinklers that bear a counterfeit UL Mark for the United States and Canada. Although marked with the word "Globe," these sprinklers are not manufactured by Globe Fire Sprinkler Corporation and have not been evaluated for safety by UL.

Model of Product: GL 5651

Units: Unknown quantity

Manufacturer: Unknown

Date of Manufacture: 2005 to present.

Identification: Pendent type automatic fire sprinkler

Marking on Frame:
GLOBE

Marking on the Deflector:
SSP, cULus in a circle,
GL 5651, 2005, 155°
F/68°C

UL Listed sprinklers manufactured by Globe Fire Sprinkler Corp. contain a hex head screw and a Job G5 glass bulb.

Sprinklers with the counterfeit UL Mark are manufactured with a slot head screw and a Job F5 glass bulb.

What you should do: UL recommends that users stop using these sprinkler heads and return them to the place of purchase.



Understandable

(Continued from page 6)

tions of the approval on the C of O, you really shouldn't have your day interrupted by being asked for revised or corrected C of Os.

The OBC does not apply to Type A or Type B Family Day Care Homes. Child care that occurs in the home of the person providing the care is required to be licensed but the OBC (and therefore, the requirement for a C of O) does not apply. Type B (1-6 children) requires no action from the building department. Type A (7-12 children) requires no approval but an inspection is necessary to be performed by a local certified building department or where one doesn't exist, the state's building department performs the function. The inspection is a visual observation of the conditions existing in the home in accordance with a checklist we have available for building departments to use as a guide.

No orders, violations or approvals are intended to be issued. All the building department has to do, upon request of the owner, is send an inspector to the home (after fees, if any are required, have been paid). The inspector uses the checklist to audit the home and indicates their observations...if the item listed isn't applicable or is not able to be easily determined, a notation should be indicated on the checklist. Upon completion of the inspection, the findings should be sent to the person from the Ohio Department of Jobs & Family Services. No approval or denial occurs by the building department. Contact us for an electronic version of the checklist if you need one.

We will be working on updating the sample C of Os and explanatory materials available on our website....stay tuned.





Ohio Board of Building Standards

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*Using Technology to Support the
Enforcement and Building
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