

# BBS Newsletter



Bob Taft  
Governor  
Gerald O. Holland  
Chairman

## ANOTHER "DAY THAT WILL LIVE IN INFAMY"



### The Collapse of the World Trade Center Towers: Frequently Asked Questions

We present this information with a deep sense of respect for those who died and in an effort to provide you with information in the event that you are asked about this

tragedy.

#### 1. Why didn't the towers collapse upon impact?

The towers did not collapse upon impact because they were originally

designed to withstand enormous loads. The impact of the aircraft did not take the buildings down. In fact one tower stood for about an hour after it was hit and the other stood for an hour and forty-five minutes after impact.

When designers design a building, they calculate the loads and forces to which a building will be subjected over its lifetime. Typically, these include the effects of hurricanes, blizzards, floods, or earthquakes. These events are far from common. For a hurricane, the loads used by the structural engineering profession are those from a hurricane that has only a two percent chance of occurring in a year.

For New York City this means structural engineers design buildings that can withstand winds gusting up to 100 mph, possibly coming from

*(Continued on page 3)*



### In Memoriam: Oscar A. Bloch

Oscar A. Bloch died Sept. 8, 2001, at Life Care Center of Valley City, Ohio.

Oscar was born in Mantua, Ohio, Portage County, on March 28, 1917, to Samuel and Veronica Bloch. Oscar was a member of St. Matthew Lutheran Church in Medina, for over 50 years, serving the church in many capacities. He was

a World War II veteran, having served in the European Theater. He was a graduate of Cleveland College of Mortuary Science, and was a licensed embalmer and funeral director. He ran a construction company with his brothers for 15 years.

He served as chief building and electrical inspector for Medina County and Medina City for 20 years. Oscar was very active in

various building officials' organizations, and was instrumental in enacting building code improvements at county, state and federal levels. Oscar's desire to raise the level of professionalism involved him and others in working to obtain legislation requiring building department personnel to be certified for enforcement positions in certified building departments and continuing education for certifica-

tion renewal. This goal was reached with H.B 300 on 25 June 1984.

He enjoyed hunting, fishing, bowling, high-school football, and the company of his grandsons. Oscar's motto was "I would rather attempt something and fail than to be successful at doing nothing."

He is survived by wife, Esther (Reed); daughter Linda (David) Ingram of Seville; grandsons, Richard of New York City,

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## In the News Around Ohio

**ATHENS**—Athens City Council wants to know how well local landlords are bringing their rental properties into compliance with changes to the city's housing code, particularly changes in electrical wiring requirements.

Some of the city's bigger landlords, meanwhile, argue that they should be "grandfathered" out of having to upgrade older properties to meet the new requirements. The Athens County Property Owner's Association, which represents local landlords, has retained the services of an attorney to look into the possibility of challenging the city legally on the issue.

The legal question is can the city make owners go back and upgrade these houses? In many cases such upgrades would cost many, many thousands of dollars, and are not required for purely safety purposes.

**SHREVE**—When the building was closed nearly a decade ago, no one expected the building to decay into its current state—there are two large holes in the roof.

Last week Ohio adjutant general's department said the department had decided not to put the building up for sale, saying the department didn't believe there would be a buyer.

State Rep. Jim Carmichael, R-Wooster, said he received confirmation the next day, however, that the adjutant general's office has tentatively scheduled an on-site auction of the armory for Oct. 24, but knew no other details.

In May, the adjutant general's department offered to sell the

building to the village for \$46,500, which was previously appraised at \$118,000. Council rejected the offer, and for the fourth or fifth time in recent years, the council declined to buy the building.

The commissioners rejected purchasing it saying they had no use for the building. The adjutant general's department had said it would hold the auction two months following the commissioners' rejection, but didn't.

A Village Councilwoman, who has in the past opposed buying the building because it would cost the village too much to either tear it down or fix it up, said for \$1 the village may be interested in the land the building sits on.

**NORWALK** -- A local apartment complex has again come under fire.

Ceilings have fallen and tenants have been battling black mold on the carpet and walls for the past three years and the gutters are constantly clogged.

A councilwoman has been working on the problem for three years. "Those apartments are on government subsidy," she said.

The Huron County Health Department's Sanitary Engineer said his office has received no new complaints about the apartments to date.

**HARVEYSBURG** - A bill allowing the state to shut down unlicensed group homes for youths - prompted by a program forced out of Harveysburg in January - has been introduced in the General Assembly.

House Bill 424, introduced by state Rep. Tom Raga, R-Deerfield Township, would give the Department of Job and Family Services clearer authority to enforce exist-

ing rules. The Ohio Revised Code requires Job and Family Services to inspect group homes for children, but doesn't say what happens if a home refuses to cooperate.

Mr. Raga hopes to hold hearings on the bill in early 2002.

**SHREVE (Follow-up)**- For \$18,000, Mr. & Mrs. David Faught will become the owners of the dilapidated Shreve Armory although they do not have specific plans for the building, the purchase was to protect their neighboring business along state Route 226.

Originally appraised at \$118,000, the building was reappraised earlier this year for \$46,500. The state adjutant general's office held an auction after many failed attempts to sell the building. The sale of the building will be final if the adjutant general accepts the bid.

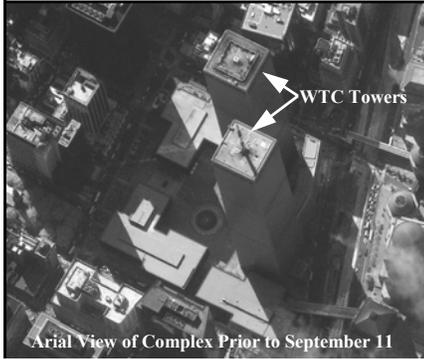
Prior to the auction the building was offered to Shreve and then the Wayne County commissioners.

The County Line Historical Society, among others, asked a memorial be constructed by the Adjutant General's Office to honor those who served from the armory.

**Summit County**—A Summit County official is recommending additional code requirements for new homes to "protect residents". Joe Migliorini, director of the Department of Community and Economic Development for Summit County, said he would like to see quality improved so home buyers don't encounter major maintenance down the road. He said he has addressed the most frequent concerns residents have voiced over the past 20 years. These "protections" were patterned after the building code requirements adopted in Macedonia, where Migliorini was mayor for 14 years.

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## DAY OF INFAMY (Cont.)



(Continued from page 1)

multiple directions, and lasting for hours as the hurricane passes. This approach to structural design produces tremendously strong buildings. Nevertheless, structural engineers are constantly striving to improve their ability to predict the loads their structures must withstand.

The forces from the impact of the airliners alone did not collapse the towers because those forces, as extreme as they were, did not exceed the capacity of the overall structural system.

### 2. Why did the towers collapse?

We do not yet know the answer to this and, in reality, we might never know with total precision. However the following appears to be what occurred: The weight of a typical high-rise building is supported vertically by its columns. These columns commonly extend for the entire height of the building. The weight of each floor is transferred to the columns by a complex network of beams and slabs connecting to and spanning between the columns. Structural engineers design the beams, the columns, the slabs, and their connections to resist the anticipated loads. When the airplanes were flown into the World Trade Center towers a number of columns were severely damaged. The damage from the impact, though significant, weakened the structure but did

not cause it to collapse. Rather, the intense heat of the resulting fire fed by great quantities of jet fuel further weakened the already damaged structural system. This is what is believed to have led to the complete collapse of the crucial structural elements in the impact area. The failure of these elements caused the portion of the building above to drop, touching off a progressive failure as the entire structure collapsed onto itself.

### 3. How vulnerable is a typical high-rise building to collapse?



The typical high-rise building has a very low degree of vulnerability to collapse.

The disaster at the World Trade Center was unprecedented in the devastating combination of forces

produced by the impact of the airliner crashes and the burning jet fuel. Yet, the towers were able to stand long enough for tens of thousands of people to escape. Unfortunately, it appears that several thousand people did not escape the subsequent collapse of the towers.

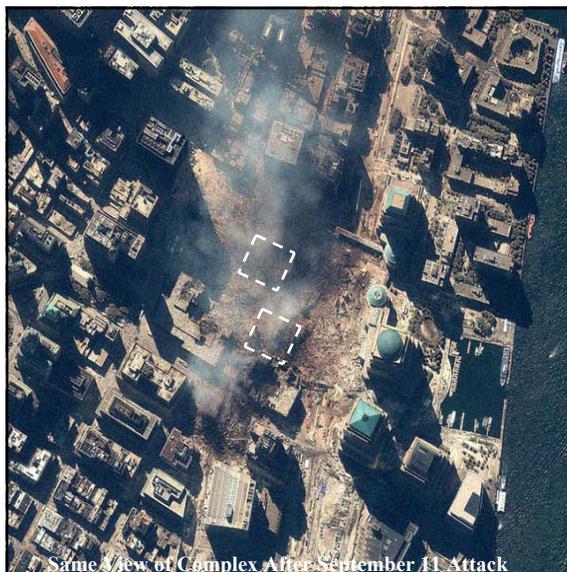
As is usually done in disaster situations, teams of engineering experts were dispatched to the World Trade Center and to the Pentagon in Washington to conduct studies of the sites. These studies may further our knowledge and help to enhance structural design practices in the future.

### 4. Can buildings be designed that are terrorist-resistant?

Yes, but they would likely resemble fortresses and people probably would not use them and might not be able to afford them.

Designers can, and do, use many methods to enhance the security of buildings and other structures. These approaches include structural elements such as reinforced frames and perimeters, the use of Kevlar-curtains or bullet-proof glass, or designs that eliminate or restrict vehicle access or parking, minimize windows, or secure entrances.

In designing buildings to withstand threats a balance must be reached between safety and freedom and the effect of each upon our nation's infrastructure. Events such as those of September 11<sup>th</sup> may well challenge America's commonly held feelings about that balance.





## Legally Speaking — John Brant

The Board receives many inquiries about the tort liability of building department personnel. Until 1983, building department personnel were protected by the legal doctrine of sovereign immunity for political subdivisions and their personnel. In 1984, the Supreme Court decided the case of *O'Brien v. Egelhoff*, 9 Ohio St3d 209. The court held that building officials and their governmental entities may be held responsible for the negligent actions of their employees (building official) once the decision has been made to engage in a certain activity (building code enforcement). Within a year of the *Egelhoff* decision, the General Assembly enacted Revised Code Chapter 2744, Political Subdivision Tort Liability. Basically, Chapter 2744 was designed to restore a limited form of tort immunity to political subdivisions and their personnel, especially if they were engaging in a governmental function.

Specifically, Chapter 2744 lists a number of activities performed by local governments that are considered to be governmental powers. In Section 2744.01(C) (2) (p), the legislature defined "the provision or non-provision of inspection services of all types including, but not limited to, inspections in connection with building, zoning, sanitation, fire, plumbing, and electrical codes, and the taking of actions in connection with those types of codes, including, but not limited to, the approval of plans for the construction of buildings or structures and the issuance or revocation of building permits or stop work orders in connection with buildings or structures" as govern-

mental functions. Also, Section 2744.01 provided that the employee could be a full time or part time employee, but he could not be "an independent contractor."

To be protected by Chapter 2744, the employee's action or failure to act that gave rise to the cause of action under tort law had to be within the discretion of the employee with respect to policy-making, planning, or enforcement powers before the protection of the statute could be invoked. Hence, the employee enjoyed tort immunity unless one of the following existed: 1) his acts or omissions were manifestly outside the scope of his employment or official responsibilities; 2) his acts or omissions were with malicious purpose, in bad faith, or in a wanton or reckless manner; or 3) liability is expressly imposed upon the employee by a section of the Revised Code. Thus, under all circumstances where the building department employee is acting within the scope of his enforcement duties, Chapter 2744 applies.

If an employee is sued, the statute provides that the political subdivision has the responsibility to defend the employee or to compensate him for his legal expenses if he prevails in the action (See paragraph (C) of Section 2744.06). The law also provides that any action must be commenced within two years after the cause of action arose or the statute of limitations has run. In conclusion, if an employee acts within the scope of his job duties, he has the protection of Chapter 2744, Revised Code,

and is unlikely to be successfully sued in a tort action.



## How Can Anthrax Be Removed From Buildings?

If you have heard reports of anthrax clean up, you have probably wondered how buildings are "cleaned". Anthrax contamination is costly to clean up, and spores can survive for decades if not attacked with aggressive chemicals.

Anthrax spores have turned up in mailrooms and offices in New York, New Jersey, Florida and Washington. Federal environmental agents, local health officials and private contractors are exploring ways to eliminate the spores in buildings because there has not been a great deal of research into how to clean up homes and offices. Small areas with light contamination can be cleaned using chlorine bleach, but an office environment, with carpeting, upholstered chairs, computer keyboards, etc., is difficult to thoroughly disinfect. Bleach must be in direct contact with anthrax spores for at least two minutes to kill them, experts say.

Although officials won't disclose what cleanup methods are being used in government offices, it likely will involve fogging the buildings with chlorine dioxide gas. Experts indicate that that is the only practical way to decontaminate an area that contains loose papers and books.

The most extensive cleanup is taking place at the American Media office building in Boca Raton, Fla.,

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## Around the Code World with Mike Brady



### HOW TO KNOW YOUR APPENDIX O – PART 2

In the last issue we discussed the purpose of Appendix O and how it can be useful. In this issue, we will discuss what an approved agency is, what to look for in test reports, research reports, directories, labeling and grade marking.

In Section 1702.1 OBBC, an approved agency is defined as:

“An established and recognized agency regularly engaged in conducting tests and/or furnishing follow-up inspection services, when such agency has been approved in accordance with the rules of the boards of building standards.”

**Testing agencies** test products,

materials and assemblies in accordance with the requirements of the OBBC and issue test reports documenting the results of their tests. Inspection agencies inspect products, materials and assemblies in accordance with the requirements of the OBBC and label, grade mark or, if required, issue certificates of inspection documenting the results of their inspections.

To meet the requirements of the Board, an agency must meet certain criteria before they can be approved and listed in Appendix O. Aside from having the appropriate equipment personnel and competency, the Board requires that an approved agency demonstrate that it is inde-

pendent from the entities they are charged with monitoring. To be independent, an agency must show: 1) that it is not owned, operated or controlled by any producer, supplier or vendor of the materials or products being tested, 2) that it has no managerial affiliations with any producer, supplier or vendor, 3) that the employment security of its personnel is free from the influence of any producer, supplier or vendor and, 4) that it has no stock options, securities or other types of investments in any producer, supplier or vendor. Why is this so important? The major reason is that we must assure the integrity of the process. Another reason is that building departments deserve to

*(Continued on page 10)*



## Getting Mechanical - Debbie Ohler

### SPEAKING OF GAS!

While recently speaking to a group of HVAC contractors and manufacturer's representatives about the mechanical code, I was reminded of the great opportunity available to those of us in the code development and enforcement communities to really make a positive difference by helping to educate rather than dictate what the code requires. It's no surprise that many of the code provisions are a great source of confusion. Despite the positive efforts of those of us who participate in the national and state code development processes, often times the code is still unclear in it's intent. In this issue, I will address one of the areas of the new mechanical code that will undoubtedly cause some confusion-the fuel gas provisions. I hope that this background information will help ease the transition into the new code for you and your colleagues.

As mentioned in the previous issue, one of the major changes to the new Ohio Mechanical Code (OMC) will be the elimination of the fuel gas piping requirements, currently found in our mechanical code Chapter 13. The elimination of Chapter 13 occurred at the national level during the code change cycle in 1998 (code change proposal M1-98). At that time, the International Code Council had entered into an agreement with the American Gas Association to cooperatively develop the International Fuel Gas Code (IFGC). This agreement necessitated some major reworking of the International Mechanical Code (IMC) and adding a reference to the IFGC. These changes were proposed in one package which where submitted to the International Mechanical Code Development Committee. In April of 1998, the committee voted for "approval as submitted" with no motions from the

floor. In September of 1998, the general membership voted to sustain the committee action. The 2002 OMC will reflect those changes as well as the necessary changes made to incorporate the unique Ohio provisions of the Ohio Pressure Piping Laws.

The resulting OMC Section 301.3 will be the governing section that establishes the appropriate design and enforcement strategies. This section states that the design and installation of fuel gas distribution piping and equipment, fuel gas-fired appliances, and gas-fired appliance venting systems shall be in accordance with the International Fuel Gas Code. The predominant types of fuel gases within the scope of the International Fuel Gas Code are natural gas and Liquefied Petroleum

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## BBS Memos— November 2001

### 1. PREPARING FOR 2002 CODES

On January 1<sup>st</sup>, 2002, the new set of codes will be effective. In response to concerns about availability of publications and the long term design process, the board has taken action at its November 2<sup>nd</sup> meeting to allow for the continued use of the '98 OBBC for a limited time. The following criteria is to be applied when implementing the new code:

- Applications for approval where the initial submittal is made before January 1, 2002, shall be reviewed in accordance with the '98 OBBC provisions. Any change order or subsequent supplemental submission to the original application is also to be reviewed based on the '98 OBBC provisions.
- For applications begun before 1/1/02, if the applicant requests approval for a design or construction element allowed for in the 2002 codes, an adjudication order shall be issued and the decision to approve/disapprove must be made by the applicable appeals board (this is currently typical for dealing with any request for approval

of a design area not allowed by the applicable code)

- For plan approval applications initially submitted on or after 1/1/02 and before 7/1/02, the applicant is given the option to design to the '98 OBBC provisions for building, mechanical and plumbing or the 2002 Ohio Building, Mechanical and Plumbing Codes.

Applications for design and construction approval are not allowed to mix the two sets of provisions. *UNTIL 6/30/02, EACH APPLICANT SHALL CLEARLY IDENTIFY WHICH CODE THE DESIGN/CONSTRUCTION MEETS.*

Approval applications for design or construction initially submitted on or after 7/1/02, shall be reviewed in accordance with the 2002 Ohio Building, Mechanical and Plumbing Codes.

### 2. CERTIFIED BUILDING DEPARTMENTS AND CONTRACTOR LICENSING

With the enactment of H.B. #434 contractor licensing for certain specialty trades became mandatory in Ohio. Licensing by the

Ohio Construction Industry Examining Board is required for HVAC, Refrigeration, Electrical, Plumbing, and Hydronics contractors after October 21, 2001. Section 6 of the Act provides that the provisions of this act are general laws created in the exercise of the state's police power, arising out of matters of statewide concern, and are designed for the health, safety, and welfare of contractors, their employees, and the public. Section 6 also provides that the provisions of this act eliminate duplicative bureaucracies to create a system under which an affected contractor may obtain a single license to permit the contractor to do business in all parts of this state and to obtain authorization to do business in other states.

This MEMO is meant to address the certified building departments' responsibilities under of H.B. #434. The Act provides no role for the certified building departments or the building official to play in the enforcement of the licensing provisions of Chapter 4740, Revised Code. A building department has no authority to withhold the in-taking, processing, and approval of

*(Continued on page 12)*



## Dear Barb—Certification Information

Two topics are highlighted in this issue of *The BBS Newsletter* which building officials should be aware. Remember, if you have any questions you can call the Board offices because it is better to be proactive than to try to explain inaction later.

**1. RENEWALS** - The June 30, 2001 renewal date has come and gone. There are 77 individuals who failed to renew. *Are one or more of these noncertified individuals still providing services to*

*your department? Have you recently checked your employees' renewal cards to verify that they are currently certified?* As a dual responsibility, enforcement agencies must make sure that those individuals providing OBC services, either employed or under contract, maintain a current certification. If you do find that a noncertified individual is still providing such services, he/she must cease and desist to prevent their work while uncertified from jeopardizing the building department's certification. I

will be checking the employment of these 77 individuals. If I find that one of these noncertified individuals is working for your department, a letter will be sent to the appropriate city or county official with notification that the building department is not in compliance with its certification requirements and subsequently, a request may be issued for the official to appear before the **Board of Building Standards**.

**2. EDUCATION** - Certifications

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## Making it Accessible - Jan Sokolnicki

### Adjusting Our Sense for Access

Over the past 18 to 20 years, as I've traveled throughout Ohio (and other states) I've gotten into the habit of noticing pedestrian travel routes, surfaces and building amenities. At first, it was purely professional, I was trying to understand how the accessibility specs in ANSI and other codes materialized into the built environment and how much of an impact they had in helping people with disabilities. In the early '80s, you typically didn't see many wheelchair users at airports, in supermarkets, restaurants, theaters, at parks and other public areas. Today, there are so many people with disabilities integrated into our daily lives that we don't even treat their presence as "unusual" anymore.

Although most of us believe it was the expansion of the federal civil rights law, the Americans with Disabilities Act that made all the difference, the frustrating and diligent work done in the '70s and '80s by a

few individuals provided America with the inspiration, tools and direction that allowed us to make the progress we have made over the past ten years since ADA. Before he passed away two summers ago, Architect Ron Mace from North Carolina quietly forged a cadre of design and regulatory professionals who became "aware" of and proponents of his *Universal Design* message. He did this through logical and progressive arguments, articulating and showcasing universal design solutions as well as practical methods for barrier removal. In the early '80s, North Carolina was the national leader in regs for accessibility thanks to Ron's efforts. But it wasn't the written code there that was so special. Today, as 20 years ago, North Carolina stands as a model we all should use in each of the states and at the community level. Accessibility in North Carolina is automatic; people there with and without disabilities **expect**

buildings to be useable. Why not...why shouldn't we all (no matter where we live or travel) expect buildings to be convenient or easily used??? A door with a lever handle allows me to operate it when my arms are loaded with groceries, code books or six packs of beer. The single steps or vertical edges at parking lot/sidewalk junctures that keep wheelchair users from many stores are the same edges walking people trip on and that cause twisted ankles, knees and broken bones.

Today, in Ohio, the level of useability varies greatly from community to community. Check it out for yourself. Some cities are virtually barrier free while others seem to have never noticed that the codes for accessibility have been mandated and in place for over ten years. I really wish we could legitimately blame this on the designers or contractors (like we did before ADA). I truly believe the

(Continued on page 11)

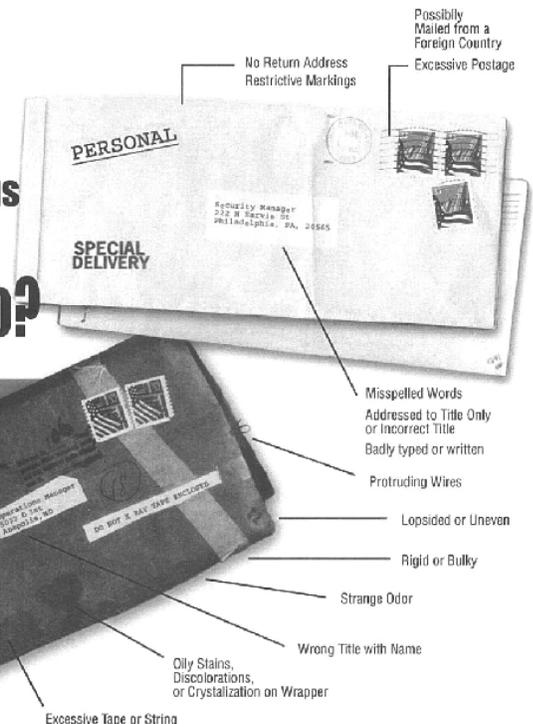
**I**t is the common fate of the indolent to see their rights become a prey to the active. The condition upon which God hath given liberty to man is eternal vigilance; which condition if he break, servitude is at once the consequence of his crime and the punishment of his guilt.—John Philpot Curran: *Speech upon the Right of Election, 1790. (Speeches. Dublin, 1808.)*

## VIGILANCE

If you receive a suspicious letter or package

What should you do?

- 1 Handle with care  
Don't shake or bump
- 2 Isolate and look for indicators
- 3 Don't Open, Smell or Taste
- 4 Treat it as Suspect!  
Call NUPD



## In the News Around Ohio (cont.)



The list affects materials for framing and siding, footing drains, waterproofing, garage floors, and non-vented appliances. He said he wants to protect property owners by setting up tougher minimum standards.

The executive director of the Home Builders Association said the proposal is "over engineered and redundant." He said even though Ohio does not have a mandated residential code as some states do, most jurisdictions follow the state's recommended code.

His major concerns with the legislation are that they will become obsolete when better or newer products come into existence or that the requirements might have nothing to do with safety.

He believes that problems are often the result of improper installation and estimates the additional requirements would cost homeowners about \$2,000 to \$3,000 for a 2,000 to 3,000-square-foot home. Ohio Building Officials Association (OBOA) does not agree with the modifications because they are not consistent with the state's recommended residential code which promotes a uniform code across the state based on sound engineering principles.

OBOA believes the recommended state code already goes through a review process for building standards for residential homes and it has been scrutinized by such professionals as engineers and architects.

The Summit County Council President said there are still some questions that need to be answered.

An OBOA representative said the proposal may be a moot point if the **Department of Commerce**

makes good on its promise to form an advisory committee to come up with a statewide residential building code. He said the recommendations of that committee would likely be enforced and set up as the standards for the state.

**HIGHLANDTOWN** - The proposed K-12 school, mired in what some claimed were "bureaucratic processes" just a month ago, remains a year behind schedule. But the school superintendent said that he's optimistic things are finally moving forward.

The superintendent said the district was recently asked for the second time by the **Department of Commerce** to make corrections on the final documents. The corrections have been submitted with the final go-ahead expected within 28 days.

Concern was expressed that, because the state employed one man to review and accept the countless submissions from districts around the state, staffing problems were responsible for the delay.

The superintendent said that the construction manager for the project, and principal architects met with the Ohio Schools Facilities Commission (OSFC) and determined that the district was far enough along in the acceptance phase to start accepting bids. The superintendent said the district already has partial acceptance to bid - the result of those adjustments within the OSFC and the **Department of Commerce**.

"At one point, the **Department of Commerce** needed to have full approval before bids could go out," the superintendent said. "But they and the OSFC realized that it held up the process, and so changed it."

Speaking optimistically, he said that he expects the new school to be completed in Sept. 2003.



(continued on page 9)

## Web Sites of Interest

- [www.firstsourceexchange.com](http://www.firstsourceexchange.com)
- [www.buildingteam.com](http://www.buildingteam.com)
- [www.access-board.gov](http://www.access-board.gov)
- [www.intlcode.org](http://www.intlcode.org)
- [www.ansi.org](http://www.ansi.org)
- [www.boma.org](http://www.boma.org)
- [www.fema.gov](http://www.fema.gov)
- [www.energy.gov](http://www.energy.gov)

## Getting Mechanical (Cont.)

(Continued from page 5)

Gas (LP-gas). This complicates code development here in Ohio because LP-gas piping is specifically regulated under the Ohio Pressure Piping Laws. Therefore, an exception had to be added to refer the code user to the Pressure Piping rules for the design and installation of LP-gas distribution piping. The Pressure Piping rules will then refer the user to NFPA 54, The National Fuel Gas Code, for most installations of LP-gas piping within buildings (The piping requirements in the National Fuel Gas Code and the International Fuel Gas Code are for all practical purposes identical. The American Gas Association is a co-sponsor of both documents). The code user should still go to the IFGC for the requirements relating to installation of appliances, venting, and combustion air of LP-gas appliances. Natural gas piping would be regulated strictly by the IFGC.

The term fuel gas does not include oil, kerosene, wood, coal, or pellets. The regulation of these types of liquid and solid fuel appliances as well as the associated combustion air, distribution piping, and venting systems requirements will be done through the mechanical code.



## Training News—Billy Phillips



### REQUIRED TRAINING - 2002 OBC & 2002 NEC

The Board of Building Standards has contracted with the **BUILDING OFFICIALS AND CODE ADMINISTRATORS INTERNATIONAL (BOCA)** to conduct the required continuing education training for the 2002 Ohio Building Code (OBC) and the 2002 National Electrical Code (NEC). The training sessions began in October and will conclude in early December. The training is being offered by the Board through the three-percent Assessment Fund. Building Officials, Plans Examiners and Building Inspectors certified by the **BOARD OF BUILDING STANDARDS** are required to attend the OBC training to maintain their respective certifications. Each Building Officials, Plans Examiners and Building Inspectors will receive two hours of continuing education and a copy of the OBC workbook and supple-

ment free of charge. At the request of the **OHIO FIRE OFFICIALS ASSOCIATION**, Sprinkler Inspectors certified by the Board may register and attend one of the OBC training sessions and receive two hours of continuing education credits. Electrical Safety Inspectors certified by the **BOARD OF BUILDING STANDARDS** are required to attend the NEC training to maintain their certification and each certified Electrical Safety Inspector will also receive two hours of continuing education credit and a copy of the NEC 2002 and the NEC 2002 Analysis workbook free of charge.

The training sessions are being conducted in Cleveland, Columbus, Cincinnati, Dayton, Akron, Lorain and Toledo. A total of forty-two sessions have been scheduled and for your convenience the Board is also conducting a Video Conference Pilot on December 10, 2001. The video conference will origi-

nate at the Ohio State University in Columbus and will be downlinked to Cleveland State University in Cleveland and Sinclair Community College in Dayton. If you attend the videoconference you are not required to attend one of the other sessions.

If you need course listings, locations, registration numbers, or you need location maps, call the BBS FaxBack Service and request documents 501 and 502 respectively.

If you have any questions about the upcoming training, please contact either Vicky Williams or 



### DOE and Energy Code Training

Department of Energy is hosting the 2002 National Workshop on State Building Energy Codes in Des Moines, Iowa, July 15-18, 2002. Check out their web page at: "www.eren.doe.gov/buildings/codes\_standards/buildings/index.html" for information. 

#### Reader Comment Form

Please send us any comments or questions you would like to have answered by the Board or its staff in an upcoming issue.



Information provided in newsletter:  
 Great  
 O.K.  
 Don't call yourselves journalists but keep the good work.

Should the Board give an award for the recognition of excellence in code enforcement?  
 Yes  
 No

Would you like to see this newsletter also available on the internet?  
 Yes  
 No

Have you ever attended a Board of Building Standards meeting or hearing?  
 Yes  
 No

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 \_\_\_\_\_  
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 Phone \_\_\_\_\_

Ohio Board of Building Standards

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 Comments and suggestions:

#### SPECIAL OFFER:

Need a copy of the BBS rules (Hearing Draft LX) for the upcoming Ohio Building, Mechanical, and Plumbing Codes? Send a self-addressed, stamped (\$3.95 1st Class or \$1.75 4th Class Book Rate) envelope large enough for an 8 1/2" x 11" x 1" document to the Board's office and request a copy.

## Board Calendar—2nd Quarter FY 2002

OCTOBER 2001						
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			

NOVEMBER 2001						
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	

DECEMBER 2001						
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 October—Columbus Day.  
 26 October—Electrical Safety Inspector Advisory Committee meeting.

1 November—Board committee meetings.  
 2 November—Board of Building Standards Public Hearing and Conference Meeting.  
 12 November—Veterans Day.  
 22 November—Thanksgiving Day.

3 December—Electrical Safety Inspector exam.  
 7 December—Electrical Safety Inspector Advisory Committee meeting.  
 13 December—Board committee meetings.  
 14 December—Board of Building Standards Public Hearing and Conference Meeting.  
 25 December—Christmas Day.

### Around the Code World (Cont.)

*(Continued from page 5)*

have the knowledge and confidence that the information they receive is produced by competent and independent organizations free from any conflict of interest.

Once you have a test report by an approved agency, what sorts of things should you look for? For example, if it is a test report for foam plastic insulation, you should look for the following information:

1. The name and location of the testing facility (compare this with Appendix O),
2. Manufacturer & product name,
3. The name of the test, i.e., ASTM E84 (compare this with the referenced standard in the last chapter of each code),
4. The date the test was performed (make sure it is not older than the current standard),
5. The density and thickness of the sample tested (compare this with the proposed design),
6. The flame spread and smoke de-

veloped ratings of the core material (compare these with the maximum allowed by the OBBC), and

7. Any conditions or limitations of acceptance (some materials may have limits imposed on their installation).

Research reports should be regarded in a manner similar to test reports, but they are different from test reports in the sense they are an evaluation of a product or material based upon multiple sources of information including test reports. They are also issued by an approved evaluation service listed in Appendix P.

Sometimes, but not always, a research report will contain the letters “TL” in the report number to indicate it is for a testing lab. A typical example would be “NER TL-835.” Be careful about research reports containing the letters “QA” in their report number. This indicates the entity listed is a quality assurance

agency, not a testing laboratory. Sections 1703.1.1 and 1704.3 OBBC address the basic requirement for labels in the building code. A brief list of specific labeling or marking requirements includes sections 717.2, 718.1, 719.5, 720.1, 910.6, 1506.3, 1703.1.1, 1704.3, 2206.6, 2307.1, 2308.2, 2309.1, 2310.2.2, 2311.3.1, 2313.1.2, 2313.2, 2402.1, 2405.1.1, 2603.2, 2805.2.5 and 2805.2.6 of the building code, sections 301.4 and 301.5 of the mechanical code and sections 304.1 and 304.4 of the plumbing code. **Labeling** is required under certain conditions because the amount of testing and technical data required for particular materials or products is simply beyond the evaluation capabilities of most building departments (or BBS, for that matter). Complex electrical and mechanical devices, for example, are typically labeled by qualified well-known agencies such as UL and ETL. How is the informa-

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tion on labels useful to building departments? They provide the name of the testing agency that evaluated the product, for example. This is useful for comparison with the approved agencies in Appendix O. Also, labels contain valuable information such as the manufacturer's name, model number, serial number, product information and performance. All of these should be compared to the information specified on the approved construction documents.

Other valuable sources of information are contained in the directories listed in Table 4101:2-35-02 in Chapter 35. These directories list specifically approved devices, assemblies and systems suitable for use in buildings covered by the OBBC.

**Grade marking** is typically required for materials with variable structural qualities such as wood framing. This requirement is contained in section 2303.1.1 of the OBBC. As an alternative, certificates of inspection are also allowed by this section where grade marking is impractical. Note the reference to the "American Lumber Standards Committee (ALSC)." This is one of the few references in the code to an accreditation agency outside the scope of Appendix P. Grade marking performed by the agencies listed by this organization is an acceptable means of showing compliance with this chapter. Other wood products, such as wood structural panels under section 2307 OBBC, are marked according to different standards such as DOC PS 1, DOC PS 2, HPVA HP-1 and HPVA HP-SG. As you can see, grade marking requirements can vary according to the material and the standards that regulate it.

As always, if you have any



## Phillip Morris, Smokers, and Air Quality

Philip Morris U.S.A. is helping bring HVAC professionals and the hospitality industry together to develop ways to accommodate both non-smokers and smokers. The hospitality industry offers a unique business opportunity for the HVAC industry. And for businesses that choose to accommodate, the web site, "www.pmOptions.com", can help show hospitality business owners ventilation and accommodation strategies that can create a more comfortable environment for customers and employees. Visit the web site to look at the



HVAC informa-

## Accessible (Cont.)

*(Continued from page 7)*

only honest answer is that it is our responsibility as code enforcement professionals to do our best to change attitudes and establish consistent and universal effort to assure the accessibility provisions are followed.

I've told people for years that the access standards aren't all easy to understand but our problems in the field aren't where the complicated text is. We're missing the little stuff...the easy to understand specification provisions that are easier to understand than almost any other area of our building codes.

For some of us, becoming aware and sensitive to these issues has been forced on us: Dave Collins ski-trip broken leg; Steve's wife Valerie's two broken feet, or my son's autism. All of us will, sooner or later, be forced someday to deal with physical limitations. My appeal to each of you is for you to choose, on your own to become aware and effective as accessibility/building usability specialists. Oh, and by the way, it's our job anyway.



## Anthrax (Cont.)

*(Continued from page 4)*

where anthrax contamination caused the death of a tabloid photo editor. That building has been declared a federal Superfund site, and the Environmental Protection Agency has set aside \$500,000 for the project, which is expected to take months.

Before beginning, EPA officials must figure out which areas of the 67,800-square-foot building are contaminated by swabbing surfaces ranging from file cabinets to the insides of air ducts. Samples will be catalogued and sent to a laboratory, where they will be observed to see which grow more spores in petri dishes. That information will tell officials which areas are particularly dangerous.

Once the building is considered disinfected, crews will use leaf blowers to stir up and disperse any remaining spores. The air will then be retested because these spores last nearly forever.



## In Memoriam (Cont.)

*(Continued from page 1)*

N.Y., Daniel of Seattle, Wash., and James of Seville, Ohio. He is also survived by sisters, Elsie (Charles) Packard of Payson, Ariz., and Alberta Charbonneau of Cleveland; sister-in-law, Virginia Bloch of Chippewa Lake; brothers Albert (Marion) and Elmer both of Wadsworth; and many nieces and nephews.

Contributions may be made to St. Matthew Lutheran Church, the Medina County Kidney Foundation, or FBOA Scholarship Fund of Akron University, in Oscar's name.



(Continued from page 6)

plans submitted on a building construction project without knowing if the contractors who will do the work are licensed. At this stage, contracts have usually not been let for the general or the specialty sub-contractors who will do the work. Additionally, a building department has no authority to delay the commencement of construction, to make inspection, or issuance of a certificate of occupancy once the building has been completed and passed all inspections if unlicensed contractors are employed to perform the work. The contractors licensing law is a distinct law from the building standards law found in Chapters 3781 and 3791, Revised Code. The General Assembly gave no authority to certified

building departments to enforce the licensing requirements of Chapter 4740.

If a municipal corporation or county wishes to register specialty contractors, it may do so by enacting the proper ordinances or resolutions. Additionally, the local legislation can require the appropriate official to notify the Ohio Construction Industry Examining Board when an unlicensed contractor is performing work so that it can take appropriate action under H.B. #434. The enforcement of H.B. #434 resides exclusively with the OCIEB.

**In conclusion, certified building departments have no legal authority to enforce the provisions of the contractor licensing law.**

## Certification Information Cont.)

(Continued from page 6)

are **not** being renewed by the **Board of Building Standards** if the individual failed to attend a Board required course pursuant to rule 4101:2-1-82 OAC. At the present time, those renewals due this year, 2002 and 2003, must provide a certificate (s) upon renewal for courses on the 2000 code updates mandatory for their class of certification. There are **no** exceptions to this requirement. The **Board of Building Standards** is enforcing this requirement for renewal. Individuals who failed to attend a required course may contact the **Board of**

**Building Standards** to make arrangement to view the course video in order to receive a certificate of completion prior to renewal of certification. When the **Board of Building Standards** has sponsored a required course, Building Officials should take every effort to see that each of the department's certified individuals have registered to attend. These courses are a contingency to maintain the individual's certification and employment with the department to enforce the Ohio Building Code.



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Enforcement and Building  
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<http://www.com.state.oh.us/ODOC/dic/dicbbs.htm>