

BBS Newsletter



Bob Taft
Governor
Gerald O. Holland
Chairman

Seismic Design Guides for Homes

ICC has partnered with the FEMA and NIBS to develop an easy-to-understand guide to help homebuilders, code officials, contractors, and other non-engineers understand earthquake design requirements for homes. The *Homebuilders' Guide to Earthquake Resistant Design and Construction*, based on the 2006 *International Residential Code* (IRC), reflects recommended provisions of the National Earthquake Hazards Reduction Program and results of the FEMA-funded CUREE-Caltech Woodframe Project.

The *Homebuilders' Guide to Earthquake Resistant Design and Construction* presents seismic design and construction direction for one- and two-family houses including the principles of seismic resistance, the impact of earthquake forces on conventional residential construction and detailed information on architectural considerations. It features discussions of masonry and stone elements, examples of typical floor plans for earthquake

resistant one- and two-story homes, excerpts of seismic requirements from building codes and checklists for homebuilders.

The guide replaces the *Home Builder's Guide to Seismic Resistant Construction* published by FEMA in 1998 as well as earlier FEMA and HUD versions. The guide is available by calling 1-800-786-4452 or visiting www.iccsafe.org/builderseismic. Price: \$13.50 (ICC members), \$17 (nonmembers).

ICC also is offering the *IRC CodeMaster for Woodframe Dwellings and Townhouses*. The laminated, six-page guide outlines a seven-step procedure to apply structural code requirements to woodframe construction in higher seismic design categories in accordance with the 2006 IRC using sketches and easy-to-follow references and lists. The guide is available by calling 1-800-786-4452 or visiting www.iccsafe.org/cmwoodframe. Price: \$9 (ICC members), \$12 (nonmembers).



BBS Welcomes New Staff Member



Many will recognize the person in the photo above. If not, let us introduce Bob Schutz, PE, newest employee of the BBS.

Bob has served in many capacities including the Manager of Instructors for ICC, CBO for several central Ohio jurisdictions, Chief Engineer at the Ohio Dept. of Health and chair of the state's plumbing advisory board and voting member of the BBS, in combat construction, facilities engineering, and project management with the US Army, the Army National Guard, and Corps of Engineers.

Bob holds a civil engineering undergraduate degree from Ohio Northern University and post-graduate studies at the University of Southern California and OSU in environmental law, land use planning and public administration.

He is a registered Professional Surveyor and Professional Engineer, is an ICC-certified Chief Building Official and holds most of the Ohio certifications. Bob will be working primarily with the new RCO and in other training and code development roles. See his first BBS Newsletter article on page 12.

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NEW REGULAR NEWSLETTER SECTION:

EVERYTHING 1-, 2-, AND 3-FAMILY (PG-12)

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Training News—Billy Phillips

Guidelines for submitting updated Board Approved Continuing Education Courses for 2007 Codes.

Effective July 1, 2007, the new OBC will become effective. As a result of this adoption, all previously Board-approved continuing education (CE) courses will now have to be updated to the new codes.

During the last three year code cycle, the Board approved 530 CE courses for more than 2,400 hours of continuing education credits. The current approved courses using the prefix "BBS2005" can still be used until July 1st, 2007. All new Board-approved CE courses for the 2007 Ohio codes will be identified by the prefix BBS2007.

The Board will start approving the 2007 CE courses at its March 30, 2007 meeting. After March 30th and until July 1st both the BBS2005 and the BBS2007 Board approved CE may be used. However, after July 31st only BBS2007 shall be used and the BBS2005 will no longer be recognized by the Board. Please do not wait until the last minute to submit your updated courses. A letter will be sent out to the responsible parties to remind them that it time to update their courses to the new codes.

Anyone who would like to update a previously approved course must submit a new application to the Board. The application for Continuing Education Course Approval can be obtained by going to the BBS Web Page (www.com.state.oh.us/dic/dicbbs.htm) under BBS Web Document Catalogue (Document # 216).

All new applications must be filled out completely with any and all references and course material referencing the new 2007 Ohio codes. If the Application for Continuing Education Course Approval is not filled out completely and with the proper information the Board will send it back to the applicant for re-submittal for another month.

The Board CE course approval schedule for 2007 will be as follows: February 5th, March 30th, May 4th,

June 8th, July 13th, August 17th, September 28th, November 2nd and December 14th. All applications for CE course approval must be submitted to the no later that the Tuesday preceding the Board meetings referenced above. For example, the Board must receive an application submitted for the month of March no later than March 27th. If the application is not received by the preceding Tuesday the application will be held for the next Board meeting.

The Board has established criteria for submitting CE courses for Board Certifications and must be used for the approval and course instruction of Board approved courses.

The Ohio Board of Building Standards approves CE courses for building department personnel. The courses may be used for the attainment of goals that are connected with technical and professional development as they relate to enforcing and interpreting the Ohio State Building Codes. Board approval is granted only on course instruction pertaining to OBC, OPC, OMC, and RCO requirements and such other content areas directly related to the responsibilities of the certification for which credit is being requested.

Instructors: Any organization or person promoting an approved course must make full and accurate disclosure regarding course title, course approval number, number of credit hours, certifications for which the class has been approved, and fees in promotion materials or advertising. The Board does not grant retroactive approval. It is recommended that courses be submitted for approval as described above. Advertising must not disclose improper approval information to the public.

Course sponsors/co-sponsors: Sponsors must provide participants a certificate of completion containing the name of participant, title of approved course, BBS approval #, date & location of the course, number of approved credit hours, and signature of authorized sponsor or instructor.

Any organization or person administering an approved course must provide the Board with advanced written

information on the date and places of the course(s) and provide to the Board a legible list of participants who completed the course with the name of course, date, and location.

Participants: Must attend the complete course as presented by the instructor to receive credit hours approved by the Board. No partial credit shall be given to any participant who failed to complete the entire course as approved. The sponsor or instructor must formulate a method to verify the individual's attendance and completion of the course.

Board approval: Approvals remain in effect during the current code edition. Upon the Board's adoption of a new edition of the codes, course sponsors must update their course and submit to the Board for approval. The Board does not grant retroactive approval for courses presented prior to approval date.

Facility/training area: The area must be capable of comfortably and safely seating the attendees and provide writing surfaces for each attendee; be accessible to/and usable for people with disabilities; be provided with audio/visual equipment arranged so that each attendee can see the instructor(s) and screen and hear the content of the training programs; be illuminated for writing and that the content on any screen can be seen easily by all attendees; be capable of being climatically controlled so that approximately 68° F can be maintained; be a non-smoking area; and be sound controlled so that outside noise will not interfere with the training.

Additional ESI COURSE CRITERIA:

ESI course instructors: Shall hold a current certificate of competency as an electrical safety inspector.

ESI course: ESI course applicants must give location(s) & date(s) of course(s).

Any qualified person or organization may submit an application for a continuing education course approval by using the criteria set forth above. If you have any questions regarding continuing education course approval please contact me or Vicky Williams at 614-644-2613. 



Getting Mechanical—Debbie Ohler,

Separation of incidental use areas.

Over the years, first as a plans examiner, then as a design professional, and now as a board of building standards staff member, I have had several discussions surrounding the intent of the separation and protection requirements of incidental use areas. At issue is Section 302.1.1 of the 2005 Ohio Building Code. The tabular language, as currently formatted, first appeared in the 1990 BOCA National Building Code. It has changed and evolved a little over the years, but not enough, in my opinion, to completely end the questions that I receive. In this article, I'll discuss a bit of the history of the code language, the question that comes up most frequently, and give you my take on the answer to the question.

As mentioned, the incidental use table first appeared in the 1990 BOCA model code which Ohio adopted in September of 1992. However, instead of the current title "incidental use areas", it was titled "specific use areas". The types of occupancies or areas that fall within this category have not changed significantly over the years. The table addressed and still addresses occupancies that represent significant fire hazards, based upon higher than usual fuel loads, the presence of hazardous materials, or the inability to notice or detect a possible fire due to the lack of personnel located in some of the occupancies. Typical areas found in the table are paint shops; waste and soiled linen collection rooms; linen chute termination rooms; boiler and furnace rooms; incinerator rooms; storage rooms; maintenance and workshops; laundries, handicraft shops, kitchens, labs, and employee locker rooms in I-2 and I-3 occupancies; padded cells in I-3 occupancies. The purpose of the table is to identify the risk associated

with these areas and prescribe ways of protecting or separating the areas from adjacent areas within the building by specifying fire-rated assemblies, separation walls, and/or fire protection system protection of the areas.

Some of the most obvious changes that have occurred over the years are the storage room area thresholds, the allowance for alternative types of fire protection systems other than automatic sprinkler systems in some applications, the addition of BTU per hour input as a threshold for furnace room requirements, the addition of size of boiler as a threshold for boiler room requirements, the elimination of both separation and protection requirements for some occupancies, and, of course, the addition of occupancies as a result of new technologies and hazards being introduced into modern buildings. The first BOCA specific use table used an undefined term called a "separation wall". Where a "separation wall" was required in the table, it didn't necessarily require a fire-resistance-rated assembly but it was the intent that the wall must resist the passage of smoke. The wall was required to extend from the floor to the underside of the rated floor/ceiling or roof/ceiling assembly or to the floor or roof deck above. The doors to the room were required to be self-closing or automatic closing upon detection of smoke. In 1993, the code changed the phrase "separation wall" to "smoke partition", but still didn't define the new term. In 1996, an additional limitation was added stating that the doors shall not contain air transfer openings in them and they shall not be undercut in excess of the clearance permitted in accor-

dance with NFPA 80. Today, in the ICC International Building Code-based OBC, neither of the terms "separation wall" nor "smoke partition" is used in the incidental use table. However, the ICC code language for the "partitions" required by the current OBC Section 302.1.1.1 for separation of incidental use areas utilizing the automatic fire extinguishing system without a fire barrier option remains the same as in the BOCA 1996 code. Perhaps the most common question surrounding this table was and still is: "Are smoke dampers required where ducts penetrate the "separation wall" or "smoke partition", as previously used, or the "partition" as it is currently written? An old code interpretation and commentary issued by BOCA states that the answer is "No". The interpretation and BOCA commentary state that the partition is merely intended to create a barrier allowing the heat resulting from a fire to rise and activate the automatic suppression system without undue delay. However, some may argue and I agree that in order to resist the passage of smoke, as the code text actually states, a smoke damper would need to be provided in order to realistically contain the smoke within the incidental use area. To further confuse the matter, a new Section 710 titled "Smoke Partitions" was added to the 2003 IBC and clarified that smoke dampers are required within ducts and air transfer openings that penetrate smoke partitions. The language in section 302.1.1.1, however, was not changed back to "smoke partition" like it was in the 1993 BOCA code. Therefore, some argue that the partitions required in section 302.1.1.1 are not, in fact, the smoke partitions defined in section 710. However, interestingly, at the same time that the new section 710 was added, the

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Legally Speaking—John Brant, Esq.



At its meeting on November 3, 2006, the Board of Building Standards approved the first hundred residential building departments for certification to enforce the code. The effective date was established as December 1, 2006 because a majority of the building departments which went to the public hearing asked for that effective date. The Board's staff attempted to notify departments of the effective date but, because of internal BBS glitches, a number of departments did not receive notification until the first week in December.

I have received several questions about the new one per cent fee that Section 3781.102 (F) (2), Revised Code requires to be collected by residential building departments certified by the Board.

The most often asked question is whether the certified residential building departments that received late notification will be held accountable for the one percent assessment that was to be collected beginning December 1, 2006. The answer is no because the failure to collect the assessment resulted from untimely notification being given to the impacted departments by the Board. Since all the certificates were mailed before November 30th, all certified departments should have received notification by December 8.

The second question that has been asked deals with the manner in which the fees are to be submitted to the Board. Section 3781.102 (G) (1), Ohio Revised Code, instructed the Board to adopt rules specifying the way

in which the three and one percent fees assessed are to be remitted to the Board on a monthly basis.

The Board has permitted the departments to take sixty days to submit the assessment and the form prescribed by the Board. The Board is asking that the one percent and three percent fees be submitted on the two forms prescribed by the Board (one for the 1% fee and another for the 3% fee) and also that separate checks be remitted to the Board for each of the fees. This is to help the Board to account for the revenue received from each fee and also to justify monies spend to support local political subdivisions and to provide educational programs for building department personnel.

Presently, more than half of the assessment collected go to funding educational programs like the Ohio Building Code Academy, the OBOA Joint Conference, and electrical and plumbing classes. Also, the Board supplies each department a published copy of the Ohio Building Code or the Residential Code of Ohio which they have been certified by the Board to enforce.

A third question often asked is, "Why do departments have to submit a report if a building department has not collected any fees in a month?" This is a record keeping function designed to make certain that funds collected are not overlooked. If no fees are collected, zeroes should be placed on the appropriate line, the form signed, and submitted to the

Board.

Another question which is asked is, "Does a building department have to collect the 3% or 1% fee if the inspection fee is waived by the political subdivision?" The answer is that a department must collect the assessment on any fee that is collected for the acceptance and approval of plans and specifications or for making any inspections covered by either the Ohio Building Code or Residential Code of Ohio. If no fee is charged, the building department does not have to collect the fee mandated by Section 3781.102 (F), Ohio Revised Code.

For example, the city council of one political subdivision has passed an ordinance waiving the fee for senior citizens replacing the water heaters in their homes. Since no fee is charged the applicant, there is no 1% fee to collect. The guidance provided by the Board is that you must collect the three percent fee on any nonresidential building where you charge a fee for the acceptance and approval of plans and specifications or for making any inspections, and likewise on any residential building where a fee is charged for the acceptance and approval of plans and specifications or for making any inspections the one percent fee must be collected.

Both forms are available on the BBS Web page Document Catalogue. The nonresidential and residential assessment prescribed forms are document numbers 208 and 254 respectively. The Board's web page address can be found at: www.com.state.oh.us/dic/dicbbs.htm. As always, if there are questions, please contact me at 614/644-2613.





Around the Code World with Mike Brady

RESTRICTING THE CODE. One of the main responsibilities of the Board of Building Standards (BBS) is to adopt rules that maximize the use of all available materials and methods of construction without prejudice and without affecting minimum requirements for health and safety. Specifically, Ohio Revised Code (ORC) section 3781.11(A)(3) states:

“The rules of the board of building standards shall....permit, to the fullest extent feasible, the use of materials and technical methods, devices, and improvements, including the use of industrialized units which tend to reduce the cost of construction and erection without affecting minimum requirements for the health, safety, and security of the occupants or users of buildings or industrialized units and without preferential treatment of types or classes of materials or products or methods of construction;”

In other words, the codes are not allowed to be written in a way that favors any one product or material over any other.

In order to make sure this is applied evenly across the state, the legislature included paragraph B which states:

“The rules of the board shall supersede and govern any order, standard, or rule of the division of industrial compliance in the department of commerce, division of the fire marshal, the department of health, and of counties and townships, in all cases where such orders, standards, or rules are in conflict with the rules of the board, except that such rules adopted and orders issued by the fire marshal pursuant to Chapter 3743. of the Re-

vised Code prevail in the event of a conflict.”

The last part refers to the fire marshal’s rule-making authority over fireworks. Note that, although municipalities are not listed in this section, they are included and similarly restricted in ORC section 3781.01 (A) which states:

“Chapters 3781. and 3791. of the Revised Code do not prevent the legislative authority of a municipal corporation from making further and additional regulations, not in conflict with those chapters or with the rules the board of building standards adopts.”

Further, ORC section 3781.11(C) states:

“The construction, alteration, erection, and repair of buildings including industrialized units, and the materials and devices of any kind used in connection with them and the heating and ventilating of them and the plumbing and electrical wiring in them shall conform to the statutes of this state or the rules adopted and promulgated by the board, and to provisions of local ordinances not inconsistent therewith.”

Again, local ordinances are not allowed to be in conflict with state laws and the rules of the board.

So what does “conflict” mean? The courts, when presented with this question, have traditionally turned to the “Sokol test.” This test essentially states that governmental authorities cannot permit that which the rules prohibit nor can they prohibit that which the rules permit. For example, several municipalities have adopted ordinances that prohibit the use of all other water supply piping materials except copper when they know that the Ohio Plumbing Code section 605 permits the use of many other types of piping materials. These ordinances are

a clear violation of the Sokol test because they prohibit that which the code permits. Other restrictions abound. One jurisdiction has even outlawed type 5B wood construction in their jurisdiction despite the fact that Chapters 5 and 6 in the Ohio Building Code clearly allow it within the framework of the code. This is a conflict because it prohibits that which the code permits. Another municipality has required the installation of automatic sprinkler systems in all occupancies with areas more than 5,000 square feet. This is in direct conflict with the provisions of Ohio Building Code section 903.2 which allow greater areas depending on the occupancy. Some jurisdictions argue they can do this because they say they have “home rule” based on Article 18, section 3 of the Ohio constitution which states:

“Municipalities shall have authority to exercise all powers of local self-government and to adopt and enforce within their limits such local police, sanitary and other similar regulations, as are not in conflict with general laws.”

So, if the legislature intended to maximize the use of competitive products and materials in construction, then why do so many local governments try to ban them? Is it because buildings burn down less often in cities that prohibit 5B construction? Based on real world fire statistics, that would be a false assumption. Could there be another reason? Also, is there something so compelling about copper piping that would justify excluding all other materials? If not, could there be another reason? The codes are based upon uniform minimum

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Making it Understandable - Jan Sokolnicki



My Christmas and New Year's wishes:

To all city building officials, may all your mayors and council members understand the value of what building and fire code enforcement folks do and mean to the community.

To all folks who belong to a particular religion, Christmas is a time much like your own special religious day of celebration when we should be filled with wondrous spiritual feelings. Each of the world's religions share common objectives: to get us closer to God and do so while making humanity kinder and more compassionate. The more religious events we support, the closer we should be getting to understanding each other. This is one area where political correctness is absolutely wrong.

To all politicians who do the right thing and work hard to represent all the people, please remember how crucial you are to what America and the world will become....I'm trusting you with what America will become and, my kids' future is in your hands.

To all politicians who use the office for their own interests at the expense of the rest of us, we're not always going to let you get away with it....and remember, you too can change. To all those who are serving in the military and the youngsters who have recently served, you have no idea how important you are and have been to all Americans....Thank You, Thank You, Thank You. If you ever need help or under-

standing, join a veterans organization and you'll be among brothers and sisters.

To the WWII vets, your level of sacrifice, commitment to purpose and work ethic will probably never be repeated again....our generation salutes yours.

To foundation contractors and home builders, this year, I wish you the insight and commitment to learn methods to assure the basement walls won't leak in the future.

To new inspectors, don't worry about not knowing everything, no one knows everything....don't be afraid to say "I don't know, I'll have to check into it". Whenever you say this, you can't be wrong. (Unless, of course, you don't check into it.)

To plans examiners, it's ok to be wrong. You are dealing with multiple codes and over 500 referenced standards, you can only do the best you can with the time you have and sometimes the designer will know more about the code requirements related to the their design....so, you will be wrong, when you find you are, correct your position....it's the right thing to do.

To the architect and engineer designer, it's ok to be wrong about the code requirements that apply to your design, this year, try not to avoid researching the code requirements or to purposely leave details off construction documents.

To all of us in the industry, I wish us all more patience and the necessary wisdom to remember that most of us are doing the best we can....every profession has a small percentage of bottom

dweller....they are the ones who need more attention not the majority of the folks we come in contact with.

To those of us who don't yet understand the necessity of accessibility, I wish you insight to understand the value of providing access to facilities without having to experience a disability yourself or to have a loved one to experience it.

To those of us who seem to hate going to work each day, I wish you an experience on the job that will make you realize the value of what you do...and help you want to continue to do it.

To those of us in government positions, I wish us all the strength to maintain a perspective that government service means serving the publicserving all those we come in contact with: contractors, building owners, homeowners, mayors, and yes, even lawyers. Serving them is what we are paid to do....how well we are doing our job should be judged by how well they believe we have served them all.

I've been on board staff for over 15 years now, it's about time I thanked you all for all the special and rewarding times I've had. I've had mentors that have passed away but will be part of me always and I made friends that I hope I will always have. There are very few days anymore that I don't feel unusually lucky to have the job I have.

May you, your family, friends and neighbors in your communities, have a safe, wonderful but exciting new year.





OBOA Updates



For registration forms, education schedule, hotel, and other information check the NCOBOA web site: www.ncoboa.org

NEW OBOA BOARD MEMBER

The OBOA Board of Directors received a letter from Gerry Stoker, OBOA Director at Large, stating that he would be resigning from his Director position effective December 31, 2006. The OBOA By-Laws place responsibility on the Board of Directors to appoint a member to

OBOA Treasurer's Report

Account Totals:

Certificate of Deposit # 9791	-\$ 5,798.33
Certificate of Deposit #7768	-\$ 6,308.10
Certificate of Deposit #9297	-\$11,931.68
Checking Account	-\$30,917.80
TOTAL ASSETS	-\$54,955.91

Membership Deposits:

BOCONEO	- 271 Members	- \$4,065
SWOBOA	- 252 Members	- \$3,780
COCOA	- 150 Members	- \$2,250
MVBOC	- 147 Members	- \$2,205
NCOBOA	- 117 Members	- \$1,755
FBOA	- 109 Members	- \$1,635
NWOBOA	- 92 Members	- \$1,380

ICC Codebook Royalties	\$1,470
Joint Conference Income	\$8,042

Total Income (12-6-06 YTD)	\$37,170.02
Total Debits (12-6-06 YTD)	\$37,674.49

Respectfully Submitted:
Philip Seyboldt, CBO
Treasurer, OBOA

fill an unexpired term of Director at Large. At their meeting of November 17, 2006 the Board unanimously appointed Jim McFarland to fill the unexpired term. Jim will serve in that capacity until the Joint Conference 2008. Congratulations Jim and best of luck Gerry!

KNOW SOMEONE SERVING ON AN ICC COMMITTEE? WE DO!

At times we forget that we are ICC. Not only does the staff of ICC regularly serve us, but the organization does not function without volunteers from our membership. You may not know it, but there is a dedicated group of OBOA members who give of their time and faithfully serve to improve the code community. The following is a list of those OBOA members serving on ICC committees:

Stan Beeler-R e i n f / Prestressed Conc. Exam Dev. Committee; *Brian Belious*-IPC Code Committee; *Mike Brady*-Code Correlation Committee, ICC-ES Evaluation Committee; *Gerald Burg*-BCIC Interpretations Committee; *Dave Collins*-ANSI A117 Committee, Code Technology Committee, AdHoc Committee on Existing Buildings; *Majed Dabdoub*-I A S Board of Directors, Int'l Standards Council; *Tom Hall*-IPMC/IZC Code Committee; *Rick Helsing*-ICC Education Committee; *Michael Kraft*-Midwestern Code Action Committee; *Sharon Myer*-IAS Building

Dept. Accreditation Committee; *Greg Nicholls*-BCIC Interpretations Committee; *Carl Opatrny*-IMC Code Committee; *Billy Phillips*-Board for Int'l Professional Standards; *Steven Regoli*-ICC Steering Committee on Councils, Standards Council, ICC-Evaluation Services Board of Directors.

We offer a special thank you to these individuals for their selfless commitment to our profession.

If you know of any other OBOA members serving us on other ICC committees, please visit our website at www.oboa.org and let us know so we can sing their praises.

SPECIAL NOTE ON OBOA COMMUNICATIONS:

The Ohio Building Officials Association (OBOA) telephone number that had previously dialed in to the ICC regional office in Westerville has been disconnected due to its lack of use.

The OBOA Board of Directors encourages everyone to stay in touch with your regional directors. (Refer to OBOA web page for contact information.)

The contact information for all of the directors can be found on the OBOA web-page at www.oboa.org.

If you have limited access to a computer you can address your inquiries to director Phil Seyboldt at 440-735-6531.

SWOBOA

It is that time of year again when we get the opportunity to reflect on the past year and set goals and look forward to the New Year. It is no different here at SWOBOA. We have made it through the elections and all the Holiday events. We have looked back and observed all the accomplishments the Past Board has made. We are setting the goals and opportunities for the New Board for the next year.

One opportunity we have set in place is the repeat of the classes that are being offered at the Code Academy. These classes are well put together and are a huge resource of information. The Code Academy is designed for folks

MVBOC**2007 OFFICERS ELECTED**

Congratulations to the 2007 Officers sworn in at December banquet:

President—Renee' Snodgrass (Re-elected)

Vice President—Jene Gaver,
Treasurer—Mike Siehl

Secretary—Dan Sammon (Re-elected)

Board of Directors: Dave Bunting,
Will Crew, Past President, Joe



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NWOBOA

This year has been a very busy one for our chapter. Several of our members attended the OBOA annual meeting and also the ICC code change hearings in Orlando. Our education programs counted for over 20 hours of cues' and cover a wide variety of topics. The last seminar was put on at our annual meeting in November. Mike Rudey put on the Chapter 3 program of the new RCO. We drew over half of our membership to this meeting and the response to the seminar was very positive.

At the annual meeting the officers and directors were elected they are

President-Thomas Hall

Vice-President-Rob Cendol

Secretary/Treasure-Phil Klocinski

Directors-Pat Wambo, Gary

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FBOA

ICC Board of Directors member Bill Dupler installed at the January 3, 2007 meeting:

President Ernest "Ernie" Sellers,
First Vice President—Terry Conner

Second Vice President—William Kraft,

Secretary—Roger Houpt,

Treasurer—Mark Watson

Board of Directors members:

Peter Marchese, Rito Alvarez PE,
and Richard Nelson.

Building Code Official of the Year—Terry Conner.

Associate Member of the Year—Kerry Illes RA.

Honorary Membership—Peter Marchese.

Fire Official of the Year—Mark Cumley, Medina Fire Department.

The next General Membership meeting with continuing education will be March 7, 2007 6:30pm at Tangier Restaurant, 532 W Market St, Akron.

Watch www.fboa.org for details.

NCOBOA

Looking back at this year and seeing the places we have been, the people we've met, and all the accomplishments we have behind us, it is amazing how anything could get done if we didn't have all the volunteers and co-workers to make it all work. We, through our education chairman Dave Voile, had set up over 20 hours of education for our members and associates between the monthly meetings and seminars. We had wonderful times spent with family, friends, and co-workers attending the annual golf outing, fishing charter, scenic boat rides, steak fry, clam bake and Cleveland Indian baseball game. I personally thank Guy Furadon, Tom Canton, Teila Loveli, Pete Lorandean, Sparky, Greg Mason, Tim Golden, Phil Hagan, Tim Smith, Rick Helsing, John Hester, Billy Phillips, Bill McLane, Paul Grayshaw, Gerald Klein, Jim Tousley, Dave Voile, Gerald Buckingham, Norm Wirth, Ron Schnurr, for everything they have done for our Association.

The Joint Conference planning for

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BOCONEO

December is here and we all will feel the pressures of the holidays, the joys of the gathering of our families to celebrate the birth of the Lord and an upcoming New Year.

With new leadership at both the National and State levels, we will see growth, prosperity, and more work for our organization.

The year 2006 was slower in the housing market than we had hoped and this still does not reflect the true potential of the future markets as they reach new heights never before seen. The housing market will catch up to the economy and we will get busier I assure you. The baby boomer generation and their children will want houses for themselves and this will spur the economy even more than today.

So what does this mean for you and me? HB 175 gave us more

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COCOA



November 9, 2006 at Confluence Park, Columbus, COCOA held its annual meeting and dinner.

A social hour and icebreaker from 5:30 to 6:30 was followed by Jack Pryor gave an opening address and welcome. Jack Pryor introduced Joe Busch, outgoing chair of the Past Presidents Committee. Joe was elated to announce the selection of **Peter Lenz** as the **Associate of the Year**. **Fire Official of the Year** was **David Brizius**. The selected **Code Official of the Year** was **Sharon**

Myers. Jack Pryor, outgoing president, was happy to announce **The Presidents Award Recipient** as **Don Phillips**. Congratulations all!

The business meeting consisted of the election of new Board of Director officers. The unanimously elected officers were: Mike Boso-President, Sharon Myers-1st Vice Pres., Jim Stocksdale-2nd Vice Pres., Chet Hopper-Secretary, Gerald Burg-Treasurer, Preston Hale, Roger Estep, and Don Phillips-Directors at large.

A fabulous dinner ensued during which door prizes were drawn

and prizes handed out. Lynetta Payne, Michael Stacy and Sudhir Jindel won the cameras.

COCOA would like to thank Jack Pryor for serving as President for the last 2 years., Jacks' strength is his natural leadership ability; unmatched. He possesses the ability to inspire and encourage those with whom he works to strive for a greater level of excellence. He is a natural mentor as well a role model by example of his continued dedication to COCOA and the building industry over the past 25 years.

Thanks Jack!

ODPCA

We will embark again on changes to the Ohio Building Code based on the adopted changes to the 2006 International Building Code. I followed some of the code changes through the internet this fall and it seems that there will be changes but not major ones. As I grow older, changes to the building code become more difficult for me to keep straight, I remember the old code language better then I can learn the new code sections. Change is difficult, but we must all

work hard to learn and enforce the new code sections. Hopefully the changes were brought about with good intentions to make things clearer and safer, and not to pacify an industry or specific manufacturer. Our main priority as leaders of our organizations should be; to review the code changes, ascertain what items are important to highlight, and make the information available for the designers, reviewers, and inspectors that are routinely use the build-

ing code. With help from ICC, the Board of Building Standards, and the OBOA organizations, we can truly help in making the new changes known and understood. I find that if we talk through the changes, and get an understanding of why the changes were proposed, then we can make the transition much easier to all those that are affected.

Good luck with the New Year,
Robert K. Smith, AIA
President, ODPCA

SWOFSC



It's hard to believe that the year has gone so quickly during which we have implemented the SWOFSC standards to accompany the OFC, evaluated upcoming code changes, had representatives at the ICC Hearings in Orlando and attended public hearings on both the fire and building code.

Our membership continues to bring in new fire departments interested in the code and enforcement showing some dedication from the Chief's of their department to the code. We, in turn, are trying to edu-

cate those individuals of the fact that this is just the beginning and they need to be involved in the code process such as the ICC Code and public hearings.

2007 looks to be another interesting year. With the election of a new Governor we will see a new State Fire Marshal along with the Director of Commerce. Some of our membership will be affected by a "change of roles" within their own department.

A few of us will be attending the NFPA annual conference in Boston as they are a part of many standards used in firefighting. Most

departments are experiencing a cut back in travel for training, meetings, etc. This has most choosing one conference or the other or not going at all. I fear this is a trend not only in the fire service but also in the many building departments in Ohio.

One thing must remain consistent with all of us: we need to continue to build working relationships through communications & understanding through which we can help to provide a safe environment for those we

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CHAPTER REPORTS (Cont.)

NCOBOA

(Continued from page 8)

the past 2 years has really been an experience for all of us that have been diligently working to have such a great event work for the benefit of all Code Officials, Engineers, Architects, and licensed inspectors. I am looking forward to seeing many Code Officials enjoying the education sessions we have put together, meeting new friends, and sharing their experience. For 2007, we are planning major seminars and increasing the public's awareness of who we are as code officials, as first line defenders, and what our chapter means to their safety and health. It is amazing when you think about the awesome responsibility we have, as our main theme to this year's conference states, "Life Safety, The Only Code Constant." Everywhere in our country people go to the grocery stores, movie theaters, entertainment areas, places of business, schools, museums, restaurants, homes, hotels, structures of all types and we are their first line defenders from the ground up to the final occupancy is issued. Lets continue through the new year to relay this important message.

Paul Blanchette, President



NWOBOA

(Continued from page 8)

Swope, Chuck McLaughlin, ctorgary Ungerer

All of the departments that make up NWOBOA have been working hard to bring into place the RCO. We do this by working closely with the local HBA and hold joint meetings to discuss the changes and how to meet code compliance the first time around.

On a fun side we held our Golf Outing and had a great turnout for the event. This continues to be a good way to network with inspectors and contractors on an even playing field. All of us at NWOBOA look towards 2007 as a positive year for code en-

forcement, the upcoming OBOA meeting in February promises to be the best yet. We will be taking lots of notes at this one. We want to be ready in 2008 when it is our turn to host the meeting.



MVBOC

(Continued from page 8)

Mangan, Bill Mazur, (Re-elected), Scott Young.

Special recognition awards were



presented to Will Crew for his dedicated service to the Education Com-



mittee and to Dan Sammon for his dedicated service as Secretary and "Webmaster".

EDUCATIONAL OPPORTUNITIES

In 2006, MVBOC provided the opportunity to acquire 23 continuing education units to its members.

MVBOC hosted two ICC seminars in November. The seminars were 2006 IBC Significant Changes and 2006 IMC Fundamentals. The seminars were held at the Greene County Country Club on November 16th and 17th.

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 on a daily basis.

MVBOC OUTREACH

MVBOC members volunteered on two Habitat for Humanity homes in 2006. We also hosted a tool drive at each location and collected tools for Habitat for Humanity to be used for future home construction. Two \$100.00 Lowes Gift Cards were awarded to the property owners of the homes during the home dedications. Please see our website at mvboc.org for photos from the event.



SWOFSC

(Continued from page 9)

serve. We are proud to be a part of OBOA.

The Southwest Ohio Fire Safety Council has elected the following Officers for 2007.

- President: Craig Best (Anderson Twnp. Fire)
- V-President: Mark Walsh (Colerain Township Fire)
- Treasurer: Walt Baab (Kettering Fire)
- Secretary: Mike Long (Washington Twnp. Fire)
- Trustee: Kim Hannahan (Vandalia Fire)

I look forward to working with you and the Board over the next year. Personally I am honored to once again server as President. Our membership is increasing in the SW and once again our key focus will be communication, mutual respect, and code.

I hope all of you and your families have Happy Holidays and see you next year.

Craig A. Best
Assistant Chief
Life Safety Division
Anderson Township Fire Dept.
513-624-3800



CHAPTER REPORTS (Cont.)

BOCONEO

(Continued from page 8)

work. More required hours for certifications. And when springtime hits we will need to work smart as well as hard to keep up. I don't know about you but I think I am already working hard as I'm sure you are. In the past letters I have indicated the need for new people to step up into the ranks of leadership and join the ones who currently go to the monthly meetings. Go and volunteer to be on a board or a committee... we need new blood... like the Red Cross.

If we do not have the younger people in this organization come and help they will have missed an opportunity to be among the best of the best.

A long time ago, my father, whom I miss very much as he was my hero, he and Dan K. told me several things that I will forward to you and you do with what you wish.

Dad said "always surround your self with people who are intelligent. From people like this you, will gain an infinite amount of experience and possibly wisdom. Never be afraid to talk to any man, look him in the eye, and sincerely ask for knowledge that they may share. That, there are no stupid questions, only stupid people who are afraid to ask. And the last thing he shared with me that I cherish very much is that "a man that works hard for a living has no time to make money".

This last phrase can be stretched to reflect that no one

can do it all by himself and that we all need to work together share our knowledge and help the new members grow in this wonderful and most gratifying business we call Code Enforcement.

Next year we will be having elections for board members. Please come to the meetings or if your interested in getting on the Board come to one of our Executive meetings and we will be glad to help you. I will be glad to help you, as I have been helped by People like Richard Smith, Phil Seybolt, Dave Hocevar, Dale Grabfelder, Bill Griswald, and Dan Kaczor (my hero) the Web Master. All of the wisdom these fine individuals possess has been shared and I thank them from the bottom of my heart. For they are the best of the best as you all are. I wish all of you a Happy Holliday, Merry Christmas, Happy Hanukkah, and a Happy New Year.

Get involved and gain!
Prez Dez.



SWOBOA

(Continued from page 8)

who are first starting a career in code enforcement or for someone who might want to add onto or change their discipline. The class's give someone who has previously went through the Code Academy the opportunity to view the classes at a slower pace. It also gives folks the opportunity, if it is determined that they need additional coursework to achieve full certification.

These classes also give the opportunity for the experienced Code Official to sharpen their skills, review things they may not have thought about in a while and or shed some light on things that may have been changed.

We have also set up a class to hopefully clear up some of the confusion on ASHRE 62.1 2004. This class is currently scheduled to be given on January 18, 2007 at the Hartwell Recreation Center from 1:00-4:00 PM.

We would also like to extend a formal invitation to any of our members or friends who would like to be involved in any of our committees. It is a great way to get to know your fellow code officials, sharpen your skills and be on the leading edge of the latest information regarding our industry.

Finally, I am looking forward to working with the new Board of Directors we have a lot to accomplish this year. We have to complete some tasks that we have been working on last year. Set new goals to raise the level of our expertise and professionalism.

We can accomplish many things when we define our objectives, work diligently and cooperatively with each other. Should any one have any questions or suggestions on how we can better serve you, our members, please do not hesitate to call me at (513) 352-2492.

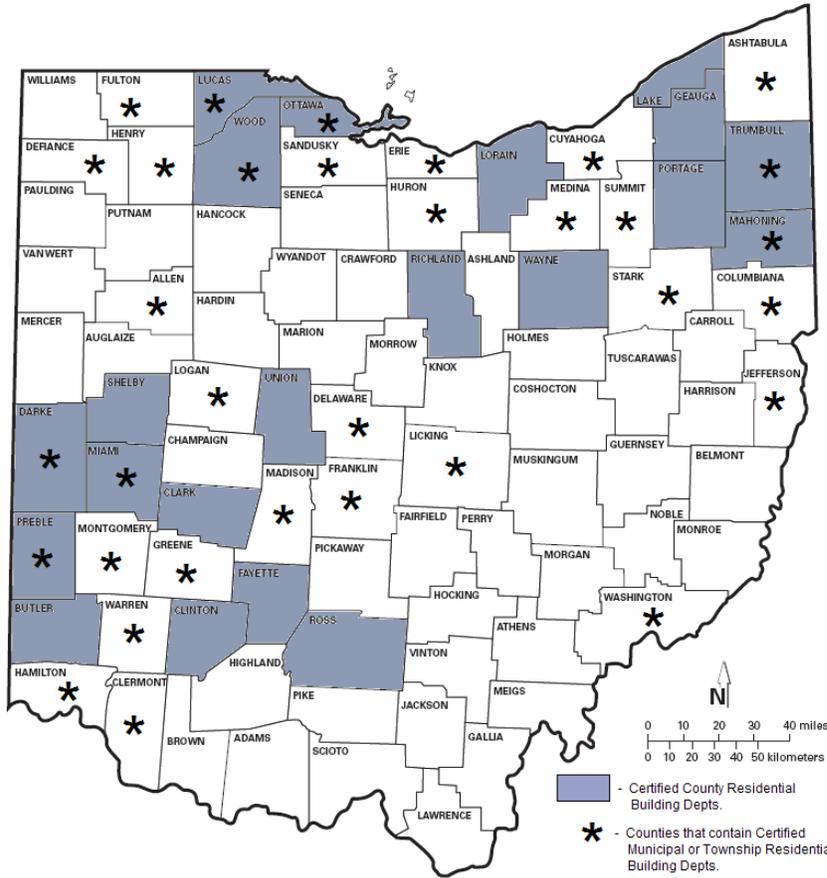
Thanks, I look forward to working with all of you.....

Mike Spry





Everything 1-, 2-, 3-Family—Bob Schutz



Certified County, Township, or Municipal Residential Building Departments in Ohio

Happy New Year! As we begin 2007 and start organizing our work objectives for the New Year, it would be good to reflect on our accomplishments in the year just gone. As the “new kid on the block” at the OBBS, I look forward with great excitement to assisting local building departments, code enforcement personnel, designers, subcontractors, product representatives, and home builders in the use of the Residential Code of Ohio! We will try to keep in touch with such a wide and diverse group through this regular column in this BBS Newsletter entitled “Everything 1-, 2- & 3-Family” and would be pleased to know of any subjects you would like covered here in future articles.

In terms of the Residential Code of Ohio (RCO), our accomplishments from last year were significant. Most significant may be the May 27th official effective date of the RCO as the first and, for many, long anticipated statewide residential construction code. Whenever we refer to or use the term “residential” in this column we are discussing construction within the scope of the RCO including one-, two-, and three-family dwellings and their accessory buildings within the limitations of the RCO. You should refer to RCO Section 101.2 for scope and the exclusions—like manufactured homes or multiple single-family dwelling structures that are more than three stories in height. During the first year of the RCO, the Board’s staff created several docu-

ments and newsletter articles dealing with various portions of the new code. The cover article in the October, 2006, issue provided a great summary of the composition, workings, and scope of the Residential Construction Advisory Committee (RCAC). The “Legally Speaking” article by John Brant, OBBS Executive Secretary, assists local governments in understanding the process for obtaining certification for a residential code enforcement program, personnel and department. Steve Regoli and Jan Sokolnicki have developed helpful guides dealing with administrative issues including commentaries that can be found by going to the OBBS web site (<http://www.com.state.oh.us/dic/dicbbs.htm>) under residential publications. If you have misplaced your newsletters, you may find them at our same web site. If fact, you should put the web site in your “favorites” and make a New Year’s resolution to check the web site on a routine basis (<http://www.com.state.oh.us/dic/dicbbs.htm>).

Also during 2006, the Board presented an intensive and comprehensive 6-hour seminar entitled “2006 RCO Fundamentals.” That seminar used a student guidebook and instructor-led power point show and was provided nineteen times during the year all across the state. The last, in December, was delivered to more than 125 staff members of the City of Cleveland which gave us an opportunity to see the “Ralphie” house of The Christmas Story fame. That was a great way to end a year of RCO training. That fundamentals seminar can be provided to groups around the state in lengths from a 1-hour overview to the full 6 hours. The Ohio Building Officials Association is developing companion seminars to that course that will deal with the individual chapters of the RCO, so it would be good to watch their web site for

Mechanical

(Continued from page 3)

2003 IBC commentary removed the language related to the discussion of the purpose of the smoke resisting “partition”. Looking to the 2006 IBC commentary, ICC staff has taken the position that the partitions discussed in section 508.2.2.1 (the new location for the incidental use table) are not intended to comply with Section 710. In my opinion, this is still debatable. Petitioners have tried during numerous code cycles to clarify that the Section 302 smoke resisting wall is intended to be a smoke partition complying with Section 710. In fact, there are code change proposals pending even for the current code change cycle to change section 508.2.2.1 of the 2006 IBC to clarify the damper issue. The ICC committees have found just as many reasons to disapprove the proposals, but not one of the committee reasons, until this current cycle, have ever stated that dampers are not intended. In the meantime, until the current cycle proposals are finalized, the result is that many of us are still confused as to what is really required or intended. Personally, I think the only way to resist the passage of smoke, is to install a smoke damper in the “separation wall”, “smoke partition”, “partition”, or whatever the wall assembly may be called at the time! If I were the design professional, I would specify the damper. If I were the code official, I would require the damper. There’s my take on the issue...for now anyway!

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



Code World

(Continued from page 5)

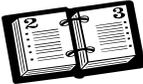
standards of safety and health. This means that anyone is free to exceed those standards if they wish. For example, if a designer chooses to specify stainless steel instead of copper, why shouldn’t he or she be allowed to do it? If a local jurisdiction adopts a rule that favors a specific material or establishes an artificial threshold as the only means of compliance, this represents arbitrary rule at its worst. The Ohio codes are based on a national set of model codes developed through consensus and with the expertise of thousands of individuals. As a result, these codes are based on real world facts and they give designers and builders multiple options for compliance. Local jurisdictions typically don’t consider these things when it comes to establishing their own requirements.

To facilitate legislative intent, the BBS has adopted code language that helps building departments to accept new designs, materials and methods of construction. Specifically, OBC section 106.7 “Alternative engineered design” allows building departments to accept alternate designs that meet the intent and minimum safety requirements of the code. In addition, OBC Section 118.2 “Alternative materials, appliances, equipment and methods of construction” provides building departments with two methods for accepting alternative products and materials. Contrary to what some local governments are doing, these sections actually broaden compliance options for building departments, designers and builders.

Local jurisdictions that adopt restrictive code requirements without justification are acting contrary to these provisions and the legislative intent. Instead of making compliance easier, they throw up obstacles to the builders and the customers they serve. They may say they do it in the name of safety while lacking any real evidence their measures actually improve safety. The real reasons are usually left unspoken. Some do it to drive up the cost of construction and restrict so-called unwanted or other undesirable buildings. In these cases, the real reason involves economics, not safety. Other jurisdictions may restrict materials or methods of construction for political reasons—they may believe labor saving materials or methods will upset relations with certain interest groups. This view is shortsighted because it ignores the fact that new materials and methods tend to generate more jobs and income by reducing the costs of development. Whatever the reasons, there is no substitute for using building codes that contain uniform yet flexible requirements and are developed through broad consensus and real life experience. Jurisdictions that adopt arbitrary, technically flawed ordinances may think they are doing what’s best for the community but, in reality, they are reducing owner’s options and hurting itself. On the other hand, if they believe they have a better way and can justify it, then they should at least let others benefit from their insight by proposing their ideas at the national or state level. If it’s good enough and justifiable for a community, it should be good enough for the nation, including the state of Ohio.



Ohio Board of Building Standards Calendar

JANUARY 2007							FEBRUARY 2007							MARCH 2007						
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					1	2	3					1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28				25	26	27	28	29	30	31
<p>1 Jan—New Years Day.</p> <p>15 Jan—Martin Luther King Day.</p> <p>31 Jan—RCAC Meeting.</p> <div style="text-align: center; margin-top: 20px;">  </div>							<p>4-6 Feb—OBOA/NCOBOA Joint Conference.</p> <p>5 Feb—BBS Conference Mtg.</p> <p>12 Feb—Lincoln's Birthday</p> <p>14 Feb—Valentine's Day.</p> <p>19 Feb—President's Day.</p> <p>21 Feb—Ash Wednesday.</p> <p>22 Feb—Washington's Birthday.</p> <p>24 Feb—Flag Day.</p> <p>28 Feb—RCAC Meeting.</p>							<p>17 Mar—St. Patrick's Day.</p> <p>21 Mar—Spring Begins.</p> <p>28 Mar—RCAC Meeting.</p> <p>30 Mar—BBS Conference Mtg.</p>						

ICC Calendar

Jan. 19-20 Southern Nevada Chapter Meeting

Jan. 22-25 ICC Fire Prevention Institute; Rancho Cucamonga, CA

Jan. 26-28 Fire-Rescue East; Jacksonville, FL

Feb. 5-9 ICC Upper Great Plains Region III Educational Institute; The Northland Inn; Brooklyn Park, Minnesota

Feb. 6-7 NAHB - The Big Show; Orange County Convention Center; Orlando, FL

March 2-4 NHPMC 2007; Grapone Conference Center; Concord, NH

March 6-8 International Association of Fire Chiefs Wildland Urban Interface Conference; Reno, NV

March 6-9 International Roofing Expo; Las Vegas Convention Center | North Halls; Las Vegas, Nevada

March 12-17 California Fire Prevention Institute; Buellton, CA

March 19-23 2007 Residential Inspection Institute; Austin, TX

March 21-23 Midwest Builders Show; Donald E. Stevenson Convention Center; Chicago, IL

March 21-23 WV Equipment, Technology & Design Expo; Charleston, WV

March 22-24 Utah Builders Conference; Dixie Center; St. George, UT

March 23-24 JLC Live New England; Providence, RI

March 27-29 ICC Permit Tech Institute; Kansas City, MO

March 28 CFSI Dinner; Washington DC Hilton; Washington, DC



Caution Urged with Composite Floors

Several Cases of Firefighters Falling Through Floors Have Been Reported

The (IAFC) Safety, Health and Survival Section recently became aware of a potential hazard to firefighter safety. They asked the IAFC to share the following notification with all members.

There have been several cases of firefighters falling through floors made of composite structural components and an even greater number of near-miss situations. This type of construction is being investigated as a contributing factor in a line-of-duty death.

There is a proliferation of engineered floor systems in residential occupancies across the United States. Many newer residential occupancies incorporate lightweight, engineered wood or composite structural components, including trusses, wooden I-beams and lightweight flooring systems. In most cases, these systems are structurally sound and designed to support the appropriate loads under normal conditions; however, they are likely to fail very quickly under fire conditions.

These components and systems are most often found in situations where applicable codes do not require any rated fire resistance between floor levels. They have much less inherent fire resistance than conventional wood joist floor systems and conventional wood decking. Remember – many codes do not require any fire resistance in residential floors!

In the several cases of firefighters falling through floors, those floors had been exposed to fire from below for relatively short periods. Sometimes the weakened area is

relatively small and the damage is concentrated to the area immediately above the seat of the fire. Firefighters should pay special attention when entering above a basement fire, where the floor could have been weakened to the point that the weight of a firefighter could cause a localized failure, dropping the firefighter into a burning basement. *This can occur with no indication of imminent failure from above.*

Extreme caution should be exercised in any situation where entry is made above a basement fire. Conventional methods such as sounding ahead with a tool and checking for sponginess may not provide sufficient warning of a weakened floor. Using a thermal image camera is recommended to sweep the floor for hot areas before entering and to help avoid areas that appear to be hotter than the surrounding flooring. Be aware that thick carpets or tile floors may compound the risk by making it even more difficult to detect hot spots.

In summary, members should consider the following regarding lightweight floor systems in residential occupancies:

- Know the local codes that require fire resistive construction and/or limit combustible storage in unprotected basements.
- Conduct pre-incident surveys of new housing developments to check the types of floor system being used.
- Use extreme caution when fighting basement fires in all occupancies, including newer residential occupancies.

Work is being done by a number of our fire service partners to investigate this phenomenon and more information will be provided in the future. IAFC Communications Department
703/273-0911 • www.iafc.org



1-, 2-, 3-Family

(Continued from page 12)

education news (<http://www.oboa.org>).

In future articles we would like to provide an update to the five major work objectives for our RCO program at OBBS: Certification of Res. Bldg. Depts., Certification of Res. Code Enforcement Personnel, Staff support of the RCAC, Review of requests for and resolution of determinations of conflict, and investigations of bldg. dept. and/or personnel complaints.

Certification of local Residential Building Departments

We are pleased with the numbers of departments that have already finalized their applications with BBS with nearly half of the anticipated departments already having their certifications or in the next BBS public hearing on March 30, 2007. This actually exceeds the numbers we thought would have their paperwork in by the end of 2006.

Compared to the existing certified non-residential departments, our currently certified residential building departments areas follows:

	RES. BLDG. DEPTS.	NON-RES. BLDG. DEPTS.
MUNICIPAL	210	516
TOWNSHIP	2	22
COUNTY	23	56

For those that have not submitted paperwork, please be aware that certification is a formal action requiring public notification and public hearing by the Board. Applications for certification must be to BBS by mid-February to be assured of making the May 27, 2007 date for operation of a local residential bldg. depts.

The board staff is available to assist you, in fact, we want to help you with your certification, so please call us through Ms. Debbie York at 614/644-2613 or e-mail: dyork@com.state.oh.us.





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