

# BBS Newsletter



Bob Taft  
Governor  
Gerald O. Holland  
Chairman



## In Memoriam: David E. Denison

**David E. Denison**, age 77, of Columbus, died Thursday, August 9, 2001 at Riverside Methodist Hospital.

He retired from the Ohio Board of Building Standards, where he was Chief Technician, working for over 20 years to improve and codify building standards in the state. He served as a

bombardier in the Army Air Corps during WW II and retired as a Major from the Air Force Reserve. He received his bachelor's degree in architecture from The Ohio State University in 1951. He worked as an Architect in Youngstown from 1953-72. Dave was active in BOCA, serving on the Ad Hoc Commit-

tee on Special uses, the Code Interpretations Committee, and the Research and Evaluation Committee, the Host Committee for the 1988 BOCA Conference in Columbus, and was made an honorary member by BOCA. He received numerous awards for his work

*(Continued on page 8)*

## Board completes rule development for OBC, OMC, and OPC



Pictured here is the Board's Administrative Rule filing for the 24 August 2001 Public Hearing which will become the Ohio Building, Mechanical, and Plumbing Codes in January of 2002. Pictured are Barb Edington and Chad Tobin, BBS

staff and summer intern, respectively. These proposed rules have been filed with the Secretary of State, the Legislative Service Commission, the Joint Committee on Agency Rule Review, the Department of Aging, and the Small and De-

veloping Business Division of the Department of Development.

Beginning in 2002, all rules will be filed electronically thus eliminating the production, assembling, and distribution of paper copies of the rules. Consequently, this is the last paper filing for the Board.

This is a daunting task given that the total number of rules filed with the various agencies was approximately eight hundred fifty proposed and approximately four hundred repealed rules. During a six month transition to E-filing, one paper copy will still be filed with the electronic copy.

### INSIDE THIS ISSUE:

Lonz winery inspections not required	2
Electrical problem likely cause of New	2
Building project hits small snags	2
Tiffin Architectural Board	2
E. Cleveland gets to work inspecting shut-down jail	2
Jackson Schools nix state money offer	2
Ohio Supreme Court rulings	3
Timeline resolutions for ICC merger	4
Board Calendar — 1st Quarter FY 2002	10
2001 BOCA/ICBO Conference in Cincinnati	10
ICC Accepting applications for tech. committees	10

### SPECIAL POINTS OF INTEREST:

- New Codes Public Hearing Draft Sent to Building Departments on 7 July 2001.
- Code Update Classes for the Mechanical and Plumbing Codes Completed.
- Development work for Code Update Classes for the Building Code has begun.

### REGULAR FEATURES:

• Legally Speaking	3
• Code World	5
• Getting Mechanical	5
• Accessibility	7
• Training	9
• Reader Feedback	9

## In the News Around Ohio



**LONDON** — The city of West Jefferson filed suit against Kevin Youngblood on May 27, 1999, alleging that he ignored building codes and regulations. Two years later, Youngblood has been ordered to tear down structures on his property which were built without permits.

A default judgment in favor of the village said the owner has caused additions and other structural changes to the dwelling house without any building permits being issued by the village, without applications for approval of said plans, without a site plan, and without submitting building plans as required by law."

After considering the village's motion, an affidavit from the Public Service Director, and photos showing the unlawful addition and a newer structure for which a permit was also required, the ruling was filed on Monday.



**MIDDLE BASS ISLAND** — A 50-year-old terrace, attached to an aging building, collapsed, spilling more than 75 people into the basement.

The Lonz Winery building had never been inspected for structural integrity prior to the collapse of its terrace on July 1, 2000.

The building itself is more than 100 years old, but the terrace was built in 1950, according to tax records. About 100 people were on the terrace when it collapsed.

Ottawa County Building Official Carl Pickett said, "The responsibility for all of this belongs to the owner." No complaint had ever been



filed with the county about the structure.

**HIGHLANDTOWN** — According to Southern Local Superintendent the district's new K-12 building project has slipped five to six months behind schedule, and hopes of a fall 2002 completion date have been set aside.

The most recent snag has come from the state's building department, which has withheld approval of the construction documents citing 34 problems. Even though none of the issues were reported to point to serious problems, adjustments will have to be made, and that means more delays.



**NEW RIEGEL** - For years, state and local officials feared a fire could occur at Morman Hall. Recently a fire burned through the 108-year-old group home, killing one of the residents.

The hulking brick facility, a former Roman Catholic convent was closed by a court order in 1993 after state officials warned that it lacked smoke detectors, sprinklers, and fire extinguishers. An electrical problem in a first-floor laundry room appears the likely cause of the fire. Bill Teets, a spokesman for the state Dept of Commerce, said, "There were smoke alarms that did activate - at least some of those did activate," he said.

**TIFFIN**—Tiffin's Architectural Review Board denied a proposal for exterior modifications to a historic building.

The board based its decision on the fact that the owner did not submit any information, such as material samples or plans, with

his application.

The owner bought new windows for his rental property which were smaller than the originals. This is a change the design review ordinance does not allow. Drown also had a quarter of his new windows already installed.

**EAST CLEVELAND** — City building staff yesterday began inspecting the City Jail, shut down by the Municipal Judge because of concerns over hazardous and unsanitary conditions.

Community development director, who also heads the building, engineering and housing departments, was one of several city administrators at a meeting to provide proof that the aging City Hall building, which houses the court, jail and other departments, is safe.

**JACKSON** — The Jackson Board of Education turned down the state program designed to help districts financially with facility construction.

Board members agreed the Ohio School Facilities Commission's Expedited Local Partnership Plan wouldn't offer Jackson Schools much bang for the buck.

According to state facility recommendations, Jackson would have to spend \$51 million to get a \$4 million contribution from the state.



**MARIETTA**—Tony Lauro, Washington County building official, is warning that the lack of residential building code is a potential danger, and he is encouraging the county's citizens to back a state-wide effort to make such a code mandatory. The Ohio Legislature

(Continued on page 8)

## Visiting From the Former Soviet Union

A delegation of architects, engineers, developers, and builders from the former Soviet Union visited central Ohio to learn how the design, construction, and regulatory system works in the United States. They were part of the Productivity Enhancement Program—a program of the Bureau of Educational and Cultural Affairs, U.S. Department of State and were hosted by the Dublin, Ohio, AM Rotary Club. From March 15th through April 8th, 2001, they visited architectural, landscape architectural, and engineering firms, municipal government offices, manufacturing, realty offices,

building departments, university architectural departments, construction and development company offices. The group attended discussions on such topics as financing, marketing, light wood construction, business organization, client relations, building codes and regulations, construction management, investment, leasing, and American culture and business environment.

Business training is the primary goal of this program. The wealth of knowledge of the presenters (including BBS staff) was communicated through a translator and questions were fielded from the



The delegation was from several regions of the former Soviet Union.

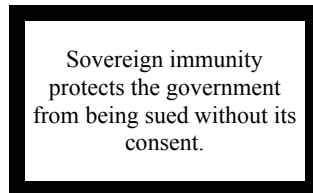
participants to help them understand the system used in the United States for the financing, design, regulation, construction, and approval of private and public buildings.

## Ohio Supreme Court Rulings

The Ohio Supreme Court, in a four to three ruling, decided that local governments and their employees cannot use sovereign immunity as a defense when charged with failing to report child abuse.

The court also voted unanimously that political subdivi-

sions could use immunity as a



defense when accused of failing

to investigate child abuse.

In another unanimous ruling, the Ohio Supreme Court said that sovereign immunity would protect local governments from lawsuits alleging that there was a failure to inspect child day care centers that operate from private residences.



## Legally Speaking — John Brant

**Rooming house licensing ordinances and the OBBC.** Questions regularly arise about local rooming house licensing ordinances and their application *vis-a-vis* the Ohio Basic Building Code. The Board of Building Standards also has received numerous telephone inquiries from the owners of rooming houses. In most instances, the question raised has been whether a political subdivision can use the Ohio Basic Building Code as the basis for requiring structural or equipment changes to exist-

ing buildings. More specifically, owners have asked whether they can be required to install a second means of egress and a smoke detector system in an existing structure occupied as a rooming house or apartment building.

In every instance they have been advised by Board staff that the rules of the Board do not apply retroactively as stated in Section 3781.12 of the Ohio Revised Code.

The owners have also been advised that political subdivisions may be able to require changes

under local ordinances as long as those requirements are not in conflict with the Revised Code or the rules adopted by the Board of Building Standards. (See Section 3781.01, R. C., and Middleburg Heights v. Ohio Bd. Of Bldg. Standards, 65 Ohio State 3d 510, 605 NE2d 66 (1992)). This means that a local ordinance becomes the basis for the requirement to modify an existing structure, not the state building code.

Many of the existing rooming houses in question have never

*(Continued on page 6)*



## Resolutions Set Timeline for ICC Merger

The members of BOCA, ICBO, and SBCCI will consider resolutions dealing with the timeline for merger of these organizations into the International Code Council (ICC) at their respective Annual Business Meetings (ABM) this fall. The purpose of the resolutions will be to authorize the development of a merger plan, with timeline, to be delivered to the members at the 2002 Joint Annual Conference in Ft. Worth, Texas. An affirmative vote on the plan by members would authorize its implementation and the merger of the organizations. The final step would be implementation of the merger plan, with a projected target date of January 2003 for the completed merger into the ICC. Since last year's ABM, when members adopted resolutions, '... to work toward an ultimate goal of creating a single Model Code Organization,' the three CEOs, under the direction of their respective Boards of Directors, have been meeting to develop the organizational model, transition, and implementation plans for a single model code organization. To date, agreements have been reached on several key components. The first was the consolidation of the certification programs. Eleven of these jointly sponsored certification examinations are now available. An additional 15 examinations will be phased in during the next two years.

"We are acting on the members' resolutions and are proceeding as promptly as possible. We understand that in consolidating

each of the business functions there are many legal issues and outside interests that have to be considered. We have learned from the consolidation of certification services, and we are proceeding forward. Yet at the same time, we can only proceed at a pace that will result in the strongest possible single organization. Based on the progress apparent today and the leadership commitments of the three organizations, a projected implementation date in January of 2003 is still realistic and our goal," stated Jon Traw, P.E., CEO of ICBO.

Other issues that have been discussed include by-laws, internal structure of the future organization, regional locations, personnel, membership needs and organizational services.

"I feel that we have come a long way in just one year, and with each meeting we have created a trust and working relationship that continues to grow stronger," stated William Tangye, P.E., CEO of SBCCI. "SBCCI's membership made its support of the International Codes and the consolidation of support services very clear. This was only the first program, but be assured we will proceed with the same commitment and accountability through completion of the entire merger with all aspects of the business."

BOCA, ICBO, and SBCCI have formed partnerships with groups around the world that are dedicated to public safety in the built environment. A long time vision of the three MCOs was to start a foundation that would allow the ICC to enhance its important

services both nationally and internationally.

The foundation, 'Building A Safer World Foundation,' will be fully functional by the end of this year. It will facilitate other organizations in becoming more directly involved and financially supportive of ICC goals. "The national standardization of professional credentials was made possible and a natural result of the widespread adoption of the International Codes. This meets BOCA members' goal for certifications that have national recognition and acceptance, therefore implementing the reliability and transportability of code professionals within the United States and in other participating countries. Consolidation of the certification programs is just the first in a series of steps, which will change the face of the model code organizations, which has ably served our state and local governments for decades.

This is a very exciting time, and the dream of many of those associated with the building industry will soon become a reality. To those who feel that progress has been slow, I would remind them that there are three groups of members to which we must be sensitive. Accordingly, every decision must obtain approval from our respective Boards who are charged with safeguarding the rights, interests and services our members expect and deserve. By doing so, we can transition seamlessly into the ICC and become fully functional as, in fact, a single organization," stated Paul Heilstedt, P.E., CEO of BOCA.



## Around the Code World with Mike Brady

### HOW TO KNOW YOUR APPENDIX O

The purpose of Appendix O is to list all testing laboratories, quality control and inspection agencies approved by the Board of Building Standards in accordance with the provisions of sections 3781.10 (F), 3781.11(A) and 3781.12 of the Revised Code and section 4101:2-1-54 of the Ohio Basic Building Code (OBBC). Basically, these sections require the Board to evaluate products, materials and assemblies (including industrialized units) to permit their use in the manner specified by the rules of the Board. Appendix O was developed so that certi-

fied building departments and others could easily find the agencies that test, label and inspect these products, materials and assemblies. It is located among the other appendices in the back of the building code.

Appendix O is useful under a variety of circumstances. For example, whenever a certified building department receives an application for plan approval, the plans examiner (or building official in certain cases) compares the construction documents to the requirements in the OBBC. When they reach section 2603.3, for example, they will find that the foam plastics are required to pass

the ASTM E84 test for certain flame spread and smoke-developed ratings. Next, they would check the required test report for the results and Appendix O to see if an approved laboratory conducted the test. If the test results meet the requirements of section 2603.3 and the laboratory is listed, then both the building official and the plans examiner can be assured the test report is valid and the material complies with the code. If the design in question involves a more complex design such as a pre-engineered assembly, the plans examiner can also compare it to the listings in

*(Continued on page 11)*



## Getting Mechanical - Debbie Ohler

### Mechanical Code Innovations

— For the past ten months, the Board staff has been busy researching and updating the International Building, Mechanical, and Plumbing codes for adoption in Ohio. As most of you are aware, with the adoption of the brand new International Building Code this code cycle, the board will finalize its goal of adopting a complete set of coordinated “I” codes. In March of 1998, Ohio modified and adopted the 1996 edition of the International Mechanical Code (IMC). As a result, when we started the process of reviewing the 2000 edition plus the 2001 supplement of the IMC we thought it would be a relatively simple update project. Unfortunately, upon our review, we stumbled across a few bumps in the road.

Over the past four years, the International Code Council (ICC) has continued its mechanical code development process, as scheduled, and has published the 1996 edition, the 1998 edition, and the 2000 editions with interim and subsequent supplements. Somewhere between the 1998 edition and the 2000 edition, the ICC appointed scoping committee made some major philosophical changes to coordinate the existing “I” codes with the new additions to the “I” code family... specifically the International Fire Code (IFC), the International Building Code (IBC), and the International Fuel Gas Code (IFGC).

One major scoping change that was noted was the complete elimination of the fuel-gas piping chapter (currently Chapter 13 in the OMC) from the 2000 edition of the IMC. These requirements,

along with fuel-gas appliance general and venting requirements, were extracted and used for the creation of a new “I” code, the International Fuel Gas Code. The Board, in its proposed rules, has chosen to reference the IFGC as a referenced standard in lieu of adopting another code.

Another major scoping change that impacted Ohio greatly was the addition of numerous references to the International Fire Code for design criteria. This created a unique problem for the Board because the Ohio State Fire Marshal has not adopted the IFC. The Board has made great efforts to ensure that all references in the building/mechanical/plumbing codes to the International Fire Code (IFC) have been accounted for by either referencing the current Ohio Fire Code for applicable information or by inserting the

*(Continued on page 6)*



## Rooming house licensing (cont.)

*(Continued from page 3)*

obtained building permits nor inspections for anything. Since political subdivisions, under their records retention schedules, only maintains records for two years, several questions arise.

When does an existing condition become permanent? Is the burden of the owner to show that a permit was taken out two years ago, ten years ago, or twenty years ago? This may not be possible. There is no way to document whether a building was legally altered or not. Neither is there any way to determine whether it complied with the existing state building code if any change of occupancy occurred. Is it the burden of the property owner or the political subdivision to show that any changes were or were not made in accordance with the state building code? We sus-

pect that the burden would be on the political subdivision to show that the property was not in compliance with the state building code at the time it was converted to its present use. BBS staff has always advised the property owner that this is something which they should discuss with their private legal counsel. Political subdivisions may want to consult with its solicitor or attorney to determine who has this burden on existing buildings. This is especially important since many of these structures have been used for decades. In one instance, an earlier ordinance requiring an interconnected smoke detection system appeared to be in conflict with state law. The requirement for interconnected smoke detectors in dwell-

ings in new low-rise apartment buildings was not part of the OBBC until March, 1986. Therefore, these types of dwellings (including rooming houses) covered by the OBBC, and in existence before this date, that have functioning single station detectors certainly would have to be presumed to be in compliance.

We understand the political subdivision's intent is to assure reasonable safety. It is clear to us that a political subdivision has a right to inspect properties when there is reason to believe there is a serious health or safety hazard. However, in the absence of such evidence, the OBBC only provides for an inspection when the owner requests one. Requiring evidence of a Certificate of Occu-

*(Continued on page 9)*

## Mechanical Code Innovations (cont.)



*(Continued from page 5)*

necessary language from the IFC into the applicable BBS code.

There have also been some technical changes that have occurred over the past five years through the International code development process. For example, the 2000 edition of the mechanical code (with 2001 supplement):

- No longer specifies where condensate disposal is to be directed.
- Clarifies the measurement of the elevation height of the ignition source for appliances located in garages.
- Specifies a minimum indoor temperature of 68°F for space-heated environments.
- Adds a new section for ventila-

tion of exit enclosures.

- Clarifies the intent for ventilation air that is transferred from an adjoining space.
- Adds requirements for balancing of systems and controls to ensure adequate ventilation air.
- Adds requirements for hazardous exhaust systems in specific occupancies.
- Further defines different types of kitchen hoods and modifies the exhaust requirements accordingly.
- Adds a requirement for interlocking the makeup air system with the kitchen exhaust system.
- Adds an exception to the duct enclosure requirement for grease ducts that penetrate only a non-rated roof/ceiling assembly.

- Permits combustible materials that are enclosed in approved gypsum board assemblies or other approved assemblies to be exposed within a plenum.
- Clarifies when duct smoke detectors are required.
- Brings in damper and duct shaft enclosure requirements from the building code.
- Adds a section for plastic pipe and fittings for use as vents.
- Refers the installation of direct-vent terminals to the manufacturer's installation instructions.
- Prohibits installation of decorative shrouds for factory-built chimneys unless listed and labeled for use with a particular chimney.
- Adds a standard for metal chimneys.
- Prohibits unvented gas log heat-

*(Continued on page 12)*

## Making it Accessible - Jan Sokolnicki



**TEN YEARS AFTER**—No, this isn't about the old Rock & Roll group. We're just past the ten year anniversary of the Americans with Disabilities Act and almost the ten year mark of implementing accessibility provisions related to the Fair Housing Act and the ADA into Ohio's Building Code. We all knew it would take a while to get to understand the requirements. But, if we were to do a report card on where Ohio is today on accessibility in the built environment, we'd get a pretty low mark compared to states like New Jersey, Kentucky, New York, Michigan, Virginia and North Carolina. While there are some Ohio cities that have been doing a pretty good job of understanding and applying the access provisions, they are in a significant minority.

**WHAT'S WRONG?** Across the state, we seemed to be improving through about 1995 then things tailed off and within the following two years, the board began receiving complaints from the public and disability rights advocates concerned with the level of effort made by plans examiners and inspectors to assure that the access requirements were met. Well, about the only reason we can come up with is that designers and code enforcement professionals have been pulled in too many directions by too many opinionated advocates and other "experts". The US Government has been funding educational programs and non-profit local ADA "help-offices" and they all seem to give out different versions of what it takes to be "in compliance". I recently attended a Fair Housing training

session where the trainer indicated that the standards to use were the "new" ADAAG rules. This is, of course, absolutely incorrect. There are "**proposed**" **rules** that have been published by Washington in order to elicit comment...**that is all**. In speaking with our contacts in the Justice Department (USDOJ) and at HUD: "we would be surprised if the new rules were finalized before early next year and we have no way of knowing if the final rules will even look like those proposed".

**WHAT'S THE ANSWER?** Stick with the actual requirements in the building code (with the referenced standards). Not only are building departments required to enforce those provisions, but they are limited in their authority to those specified in the code. Additionally, by designing to the accessibility provisions in Ohio's building code, a registered design professional is guaranteed "safe harbor" related to complying with federal accessibility laws. Technically, no changes to the ADAAG or the Fair Housing Accessibility Guidelines (FHAG) have been officially implemented since 1995. Official changes at the federal level only will occur with action taken by the USDOJ.

**THE BAD NEWS...IT'LL GET MORE COMPLICATED SOON** If you are already confused or have difficulty understanding what's required, be prepared to be joined by the rest of us. If you've reviewed the draft of the upcoming new building code, you know there are significant changes related to the acces-

sibility provisions planned for an effective date of early next year.

**THE GOOD NEWS** is that the anticipated changes include a rewrite of Chapter 11 of the model code (the 2000 IBC with the 2001 Supplement). This rewrite includes putting the housing related provisions into building code format. This package of provisions was reviewed by HUD and determined to be equal to and more comprehensive than the FHAG.

**WHAT THIS MEANS** is that Ohio can adopt the ICC's accessibility provisions for housing with an assurance that it meets the federal law. On the commercial side, we will continue to reference ADAAG until the ANSI/ICC A117 is determined to be equivalent or better.

**WHAT'S NEXT** has to be a joint effort of the board and OBOA to put together an effective educational and technical support system so that we can both understand and implement the accessibility provisions the way they are intended and uniformly across the state.

**YOU CAN GET HELP IN THE MEANTIME** by contacting board staff and by accessing the USDOJ or the Access Board websites at:

<http://www.usdoj.gov/crt/ada/adahom1.htm>

or

<http://www.access-board.gov/bfdg/adaag>



## In the News Around Ohio (cont.)



recently approved a commission to study the issue with the goal of determining whether it should become mandatory for all counties.

The 2000 Census showed that in Washington County, with 63,251 people, 61.5 percent of them live in the unincorporated areas that have no residential building code.

Proponents say it is necessary to have such a building code to ensure the protection of the public.

Lauro believes that the code ensures that structures are stable. "It also ensures that the electrical system is installed properly and that there is no danger of an electrical fire" Opponents say it is just another government intrusion.

The Washington County Home Builders Association representatives said, "The problems come from people who are not legitimate contractors ... With a permit system you are punishing the good people who are doing it right."

For people who live outside Marietta and Belpre, there is little oversight on the construction of residential buildings because in Ohio, the state basically leaves it up to the counties, cities and villages to decide whether to institute codes for residential buildings. While some communities have strict codes and inspections, others do nothing at all.

In Columbus, an eight-member Residential Construction Advisory Committee will soon meet and spend three months looking into the issue.



**LORAIN** - Following a five-month search, the city is filling its chief building official position on a part-time basis with Sandusky resident, Ronald Schnurr, who served as building official and inspector for the city of Sandusky from 1985-1999, replaces John Pasela who resigned on March 30. Mr. Schnurr will be doing the same job for Oberlin and the village of Bayview in Erie County. Schnurr will have a staff of seven building inspectors and will be working for the city on Tuesday and Thursday afternoons. City officials noted Ron's vast work experience as a chief building official which made him the ideal candidate.

His contract allows the city to terminate his contract should a similar or better full-time candidate be found and approved by the Civil Service Commission. Following Pasela's resignation, the city had contracted with Elyria Chief Building Official Gerald Klein for all commercial plan reviews.

**LEBANON** - The city of Lebanon reports apartments and duplexes are 47 percent of Lebanon's housing stock and officials are seeking ways to reduce the number of rental units.

The Warren County Planner noted that Lebanon's apartment to single-family ratio is much higher than any other community in the area.

State homeownership averages 69 %, compared to 86 % in Springboro, 74 % in Mason and Loveland, and 60 % in Franklin, according to 2000 census figures. Lebanon's homeownership rate is 53 %. An ordinance in July created a 90-day moratorium on multi-family dwellings. Officials plan to intro-

duce an interim development control ordinance, freezing permits for multi-family housing development for one year. City officials are aware that temporarily prohibiting apartment buildings in Lebanon may appear discriminatory, but Leba-

## In Memoriam



*(Continued from page 1)*

with the Board of Building Standards, including BOCA International's highest recognition, the Albert H. Baum Award. He was an active member of Upper Arlington Lutheran Church where he served on the Building Committee. He was preceded in death by his parents Earle and Maye Denison, and by his brother Gene Denison. He is survived by his wife of 54 years, Elizabeth; son, Dwight (Madeline) Denison; son, Scott (Kathy) Denison and their children, Glenn and Kristin; son, David (Janet) Denison and their daughter, Georgia. Friends were received on Sunday, August 12, 2001 at Upper Arlington Lutheran Church, where a funeral service was held at 4:30 p.m. Sunday, followed by a reception. A Graveside Service was held 10 a.m. Monday, August 13, 2001 at Union Cemetery, 3349 Olentangy River Road.

Those who wish may make contributions to Upper Arlington Lutheran Church, Mission Endowment and Remembrance Fund, 2300 Lytham Road, Columbus, Oh. 43220 in his memory.

For those of us who knew Dave personally, they know that he will be sincerely missed and yet he will always be remembered because of the positive im-





## Training News—Billy Phillips



The Ohio Board of Building Standards in conjunction with the Building Code Officials Conference of Northeast Ohio and the Cuyahoga Valley Career Center presents the 2001 off-site voting debut of the International Code Council Code Development Hearings.

Eligible members of the three model code organizations - BOCA, ICBO and SBCCI- will be able to vote on code change proposals for the first time ever without attending a code conference in person.

Off-site voting on code changes will debut during the International Code Council Code Development hearings, which will be broadcast live via satellite from the BOCA/ICBO Annual Business Meeting and Conference in Cincinnati. Real-time, off-site viewing allows all interests to observe the open process of code

development. Viewers can hear comments and testimony on all issues and proposals.

“With the approval of off-site voting, the ICC Board created an opportunity for all eligible voting members of the three model code organizations to cast ballots on code change proposals that will be included in the tally to determine the members’ final action,” said BOCA Chief Executive Officer Paul Heilstedt. “This opportunity to observe and vote on code change proposals without attending the conference is a first for the codes and standards community. This is good not only for public safety and the built environment, but an excellent learning opportunity for all participants. Once again, ICC has made a bold move to demonstrate it is the leader in code development.”

The ICC Code Development Hearings will address the International Building, Residential, Me-

chanical, Plumbing, Private Sewage Disposal, Fire, Energy Conservation, Fuel Gas, Property Maintenance and the ICC Electrical Codes, and the ICC Performance Code (final draft).

*(Continued on page 11)*

## Rooming house licensing (cont.)

*(Continued from page 6)*

pancy (C of O), showing an approved occupancy prior to the issuance of licensure, is one way to assure an inspection is performed (please see section 4101:2-1-27 OAC). However, the purpose of this type of inspection is *only to determine if there are serious hazards present not to require an existing building conform to the requirements for new construction.*

If you have additional questions, please contact the Board of Building Standards.



### 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.



### 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.

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

Would you like to see interviews/features with Ohio's "elder statesmen" of code enforcement?  Yes  No

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

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

Comments and suggestions:

Name \_\_\_\_\_

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## Board Calendar—1st Quarter FY 2002

JULY 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				

- 7 July 2001—Hearing Draft of Amendments Group LX mailed to offices of the eighty-eight county commissioners and certified building departments.
- 23 July 2001—filing of proposed rules with Secretary of State, Legislative Service Commission, JCARR, Department of Aging, Dept. of Development Small and Developing Business Division.

AUGUST 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	

- 10 August 2001—Conference Meeting of the Board of Building Standards.
- 24 August 2001—Public Hearing of Amendments Group LX: The proposed rules for the Ohio Building, Ohio Mechanical, and the Ohio Plumbing Codes.

SEPTEMBER 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						

- 10 September 2001—Electrical Safety Inspector examination administered
- 14 September 2001—Electrical Safety Inspector Advisory Committee meets
- 28 September 2001—Conference meeting of the Board of Building Standards assigning an effective date to the Amendments Group XL.

### ICC Accepting Applications for technical committees

The International Code Council (ICC) is seeking qualified individuals in the “User” and “Producer” interest categories to serve on the ICC Codes & Standards Committees for the 2002 code development cycle.

Individuals representing themselves, consumers in the “General” interest category, and representatives of organizations, associations, manufacturers and producers are encouraged to apply. Applications for Government Regulatory Agency members (Code Officials) in the “General”

interest category are submitted through the model code organizations. The Interest Categories are outlined on the application form. ICC is also seeking members in all categories for the ICC Standards Committees.

Appointments for the ICC Codes Committees are for one year beginning on January 1, 2002. Appointments to the ICC Standards Committees are not limited in duration. Persons interested in being appointed to an ICC Codes or Standards Committee must submit a completed

“APPLICATION FOR MEMBERSHIP” form to ICC. Application forms can be down loaded from the ICC web site at [www.intlcode.org](http://www.intlcode.org), or by calling 703-931-4533, extension #10. Information on the committees can be obtained by calling Larry Brown on extension #15. Applications are due prior to August 1, 2001.

The following is the list of ICC Code Development Committees:

*(Continued on page 11)*

### 2001 BOCA/ICBO Annual Conference in Cincinnati

#### PREREGISTRATION DEADLINES:

- June 15 — ICBO • IFCI Awards Letters of Nomination Due
- June 18 — BOCA’s Baum, Lee & Lind Awards Letters of Nomination Due
- August 1 — Last day to qualify for Early-Bird Drawing
- August 10 — Housing Cancellation

- Deadline (with Cincinnati Housing Bureau)
- August 27 — Golf Preregistration Deadline
- August 27 — Fellowship Breakfast Preregistration Deadline
- Activities Form — Return with payment to ICBO

- Housing Reservation Form — Return with payment to Cincinnati Housing Bureau
- Registration Form — Return with payment to BOCA International or ICBO

## Training News (cont.)

*(Continued from page 9)*

ICC code development committees representing a broad base of the private and public sector construction industry community oversee code hearings to ensure consensus and make recommendations on code changes. Eligible voting members of the three model code organizations will review recommendations made by code development committees and the public hearing assembly actions, which will help determine the final action on all proposals. The ICC Board of Directors approved the change to the code development procedures to encourage the broadcast of the code development proceedings and then allow voting on final actions on code change proposals “at sites with approved audio and video reception of the proceedings.” Model code organizations chapters and state administrative agencies will host remote sites where the broadcast can be seen.

At the remote sites, proctors will register attendees, provide ballots to eligible voting members and oversee the voting process. Off-site voting will be conducted on consent agenda items and on final action of code change proposals that are broadcast and witnessed in full by voting members.

The Ohio Board of Building Standards and the Building Code Officials Conference of Northeast Ohio has made arrangements to transmit the live broadcast of the ICC Code Development hearings to the Cuyahoga Valley Career Center in Brecksville, Ohio on September 18<sup>th</sup> & 19<sup>th</sup>, 2001. On September 18<sup>th</sup>, the broadcast will be in the afternoon and on September 19<sup>th</sup>, the broadcast will be all day. **If you need additional information**



**or would like to attend the off-site voting session at CVCC, you must register in advance by calling Marc Meyers or David Kaminski of the Broadview Heights Building Department at 440-526-6864.**

The Board has approved 2 hours of continuing education for certified individuals who attend an off-site voting session for the International Building, Mechanical, Plumbing, Fuel Gas and Energy Conservation Code hearings held at the Cuyahoga Valley Career Center. Sprinkler Inspectors can receive 2 hours of continuing education by attending the off-site voting session of the International Building Code.

If you have any other questions, please feel free to contact Billy Phillips at 614-644-2613.

## HOW TO KNOW YOUR APPENDIX O (cont.)

*(Continued from page 5)*

the equipment directories listed in Table 4101:2-35-02. Appendix O is also useful in the field. For example, if a building inspector is not sure whether a label attached to a fire door is from an approved agency, he or she can always check Appendix O to see if it is from a valid agency.

In years past, the Board had relied upon staff to perform its own evaluations of these agencies, but it soon became evident that the process was far too complex and time was too limited to perform the job in a proper manner. A more efficient and comprehensive solution was needed. It was decided the best way would be to utilize the services of independent

nationally recognized organizations whose main purpose is to “evaluate the evaluators.” So Appendix P was developed listing these new organizations and applications were sent out containing the new requirements. This system has been in place for almost 6 years and, so far, it has proven to be both thorough and efficient.

Sometimes the building department isn’t sure if the laboratory has been approved to perform the specific test submitted. If this happens, the building department should ask the applicant for a copy of the lab’s certification by one of the agencies listed in Appendix P. This certificate should list all the tests the laboratory is approved to perform. If the agency is NES or one of the model code organizations, the certificate will be in the form of a research report which, in most cases, can be viewed on the internet.

In the future, I will go into more detail about the types of approved agencies, how they are approved, what to look for in test reports and the criteria for labels and grademarks.

## ICC committees (cont.)

IBC-FS IBC – Fire Safety  
 IBC-G IBC – General  
 IBC-MOE IBC – Means of Egress  
 IBC-S IBC – Structural  
 ICCPC International Performance Code  
 IEBC International Existing Buildings Code  
 IECC International Energy Conservation Code

*(Continued on page 12)*

(Continued from page 11)

- IFC International Fire Code
- IFGC International Fuel Gas Code
- IMC International Mechanical Code
- IPC International Plumbing Code
- IPMC International Property Maintenance Code
- IRC-BE IRC – Building-Energy
- IRC-MP IRC – Mechanical-Plumbing
- IZC International Zoning Code
- IS-ADC ICC Amusement Device Code
- IS-BLE Standard on Bleacher Safety
- IS-CRT Standard for Determining Wind Resistance of Concrete or Clay Roof Tiles
- IS-DWD Standard for Determining Impact Resistance from Windborne Debris
- IS-HRC Standard for Hurricane Resistant Construction

- IS-MFG Manufactured Housing Construction & Safety Standards
- IS-SLX Standard on Soil Expansion

Visit our web site at:  
[www.intlcode.org](http://www.intlcode.org)

For further information, contact:

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## Innovations (cont.)

(Continued from page 6)

ers installed in factory built fireplaces unless the fireplace system is specifically tested and listed for such use.

-Adds a section for Stationary Fuel Cell Power Plants.

-Brings in and duplicates smoke control requirements from the building code.

Finally, unique to Ohio, is the proposed addition of the referenced standard ASHRAE 62 as an acceptable compliance alternative to the outdoor ventilation air requirements of Table 403.3. This has been proposed at the code change hearings for many years but the IMC committee and the general membership doesn't feel it necessary given the model code language in Chapter 1 on alternate engineered designs. Since Ohio doesn't

strictly adopt the model code language in Chapter 1, the Board thought it would be an acceptable alternative to propose to bring the reference in. We also have been given feedback from the design community that this is what is being done as a matter of practice anyway. Additionally, our hope is that this will reduce the number of requests for appeals hearings related to ventilation air requirements. That's the mechanical code update in a nutshell. When you receive your new codes, please take the time to familiarize yourself with the changes. There are several other changes that are too minor to mention here.



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Using Technology to Support the  
Enforcement and Building  
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WE'RE ON THE WEB AT:

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