

# BBS Newsletter



Bob Taft  
Governor  
Gerald O. Holland  
Chairman

## NYC Department of Buildings Issues WTC Building Code Task Force Report

The September 11 2001 terrorist attack and subsequent collapse of the World Trade Center were a national tragedy with an enormous impact on New York City. In light of these events, the Department of Buildings deemed it imperative to establish a Task Force to ensure that requirements, standards and practices in the design and construction of buildings provide safety for occupants of tall buildings. While the Task Force found that the current NYC Building Code contains stringent safety provisions, in a world of unknown and elevated risks we must ensure that our standards are the highest we can make them without compromising our ability to live, work, and build in New York City.

The overall performance of the World Trade Center towers and the surrounding buildings demonstrated a significant ability to protect human life during catastrophic and unforeseen events. As noted in the July 2002 report by the FEMA Building Performance Study Report: "The

*fact that the structures were able to sustain this level of damage and remain standing for an extended period of time is remarkable, and is the reason that many building occupants were able to evacuate safely. Events of this type, resulting in such substantial damage, are generally not considered in building design. and the ability of these structures to successfully withstand such damage is noteworthy."*

However, as with every major failure of a building or structure in New York City, the Department of Buildings determined that it was incumbent upon it to review the events and conditions leading to the failure and the associated standards for the construction and operation of buildings. Their report outlines its findings and recommendations. You can view the entire report at <http://www.nyc.gov/html/dob/pdf/wtcctf.pdf>

The following recommendations were made by the Task Force:

1. Publish structural design guidelines for optional application to enhance robustness and

## 2003 David E. Denison Award



**R**obert F. Schmitt was awarded the 2003 David E. Denison Award by the Ohio Board of Building Standards. Bob is a past chairman of the board of the National Association of Home Builders Research Foundation, member of National Institute of Building Sciences (NIBS) and a member of the original board of directors appointed by President Gerald Ford. In 1976 Professional Builder Magazine named Mr. Schmitt "Builder of the Year" The NAHB created the National Housing Hall of Fame. Inductees include such well known and nationally renowned names as R. Buckmin-

(Continued on page 8)

### INSIDE THIS ISSUE:

In the News Around Ohio 2

Joint Conference Snapshots 4

Club Inspections Increase 10

BBS Quarterly Calendar 10

US Fire Statistics in Nightclubs 11

### SPECIAL POINTS OF INTEREST:

- U.S. Buildings and their age—pg. 8
- 2002 Bldg Dept Stats—pg. 8
- 2003 ICC codes available—pg.10

### REGULAR FEATURES:

- Legally Speaking 3
- Getting Mechanical 3
- Around the Code World 5
- Making it Accessible 7
- Training News 9

## In the News Around Ohio



**CLEVELAND**—The city wants its building department personnel to be friendlier to permit applicants but also to crack down on owners who violate building codes. Courteous service with strict enforcement is part of a plan to create a Department of Building and Housing.

City Council is not expected to act on the plan until next year but the Community and Economic Development Committee gave its approval after hearings.

The committee said the city needs to be more like the suburbs in combating builders who do work on weekends to avoid getting costly permits and inspections.

**WARREN**—The owners of a demolition company pleaded guilty before a U.S. District Judge to a charge of paying approximately seventy thousand dollars in bribes to a former building official in order get city demolition contracts. The contractors will cooperate with investigators in their probe of possible corruption in Trumbull County.

The public official bribed has not yet been identified by the government and no further arrests have been made to date.

The indictment accused the defendants of bribing a city official in six separate demolition contracts worth about seven hundred seventy thousand dollars between August 1994 and October 1997. The men pleaded guilty to illegally obtaining contracts to demolish dilapidated buildings and homes and to perform an environmental assessment in Warren.

In September 2001, a Vienna contractor pleaded guilty to bribing a Warren city official.

The charges carry a maximum sentence of twenty years impris-

onment, a fine of two hundred fifty thousand dollars, and three years of supervised probation.

The FBI has been rigorously investigating possible corruption in the city and Trumbull County for the past two years.

**MAUMEE**—Building code violations at a club in Maumee have been corrected, but no occupancy permit was issued after the city conducted an inspection.

The occupancy permit hasn't been issued because the business hasn't stipulated the type of live entertainment to be provided. Ten building code violations were found during inspections and a notice was sent to the Las Vegas firm operating the business.

The violations included expired fire extinguisher tags, improper storage of equipment in a stairway, and minor electrical problems. The club was shut down by city police after it opened without an occupancy permit.

A judge has ordered the city to either issue or deny the club an occupancy permit.

City officials have said no permit will be issued unless the club complies with the city's sexually oriented business ordinance.

The club is challenging the constitutionality of the ordinance that restricts adult businesses to areas zoned for heavy industry.

**EUCLID**—A maintenance was performed on a furnace in a Euclid apartment two days before residents were found dead of carbon monoxide poisoning. The residents had complained about the furnace in their apartment.

The Cuyahoga County Coroner said they had high levels of carbon monoxide in their blood and had been dead less than 24 hours.

**CATAWBA**—Clark County will

begin inspections of homes in Catawba. The Board of County Commissioners approved an inspection agreement Tuesday between the county and the village authorizing the government to do inspections of homes and businesses.

The county's building director, said the only other places that don't have inspections are Tremont City and homes in Enon. Homes are expected to undergo inspections in 30 days.

**BRUNSWICK**—Brunswick building official retires. Joining the Brunswick fire department in 1969, he became chief from 1988-1994 and was hired by the building department in 1972 and became CBO in 1981. A past president of BO-CONEO and OBOA Director, he received the city's 1978 Civil Servant of the Year Award and was the 2002-2003 recipient of the Harvey E. Wilbekin Ohio Building Official of the Year Award.

**WARREN**—The city is trying to get two structures demolished on the grounds that they are serious safety hazards. The motel and shopping center are on the city's dangerous building list,

The Deputy Health Commissioner said he hopes the demolition order from the Building Department will get the motel removed.

Officials hope the appeals board ruling will prompt action on other buildings with the same owner.

**SUMMIT COUNTY**—Summit building official retires.

Before he was hired, contractors complained that it often took days and sometimes weeks to get an inspection. The system was modified to guarantee that if a request was submitted before 9 a.m., the inspection would be done that day.

His replacement was the chief building official for the city of Twinsburg.





## Getting Mechanical - Debbie Ohler

**W**hat's under the hood? No, this isn't an auto shop refresher course! I'm talking about a different type of hood—the commercial kitchen exhaust hood, to be specific. If you were to open the hood and look underneath, you'd find a very specialized system of piping and nozzles called a kitchen hood fire suppression system. These suppression systems protect the cooking appliances, the hood plenum, and the exhaust ductwork attached to the hood. They have typically been available in many forms, the most common being wet chemical suppression systems, dry chemical sup-

pression systems, water-based suppression systems, and even more recently water assisted wet-chemical suppression systems.

Wet chemical suppression systems use perhaps the most effective and most common types of kitchen hood fire suppression agents. The wet chemical system agent is a potassium-based agent that has been tested in accordance with standard UL 300, *Fire Testing of Fire Extinguishing Systems for Protection of Restaurant Cooking Areas*, and has proven to be effective with the hotter burning unsaturated vegetable cooking oils typically in use today. The systems are tested and listed as either

a pre-engineered type system or as an engineered type system. The pre-engineered systems must be installed in accordance with the manufacturer's listed installation manual and the NFPA standard 17A. The manual will specify the type, quantity, and placement of the nozzles, as well as the size, type, and length of piping to be installed based on the given hood, plenum, and duct sizes and the type of cooking appliances being protected. The engineered systems also must be installed in accordance with NFPA 17A. However, unlike the pre-engineered systems, calculations must be performed in order to properly

*(Continued on page 5)*



## Legally Speaking — John Brant

**C**ertification of plumbing inspectors who work for municipal corporations will soon come under the Board of Building Standards. There are several questions being asked. First, why is the Board assuming responsibility for these plumbing inspectors' certification? Second, how will this program be implemented?

The Board is assuming responsibility for the certification of municipal corporation plumbing inspectors because of a legal opinion stating that the Department of Commerce only had statutory authority under Section 3703.01, R. C. to approve plumbing inspectors to do plumbing inspections for health districts. The opinion also said that the Department of Commerce did not have authority to withdraw this approval for inspectors who worked for municipal corporations because only the Board of Building Standards has legal jurisdiction to

approve personnel who work for municipal corporation building departments.

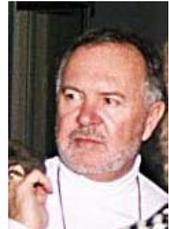
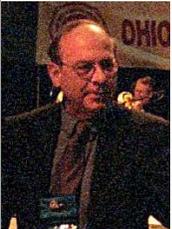
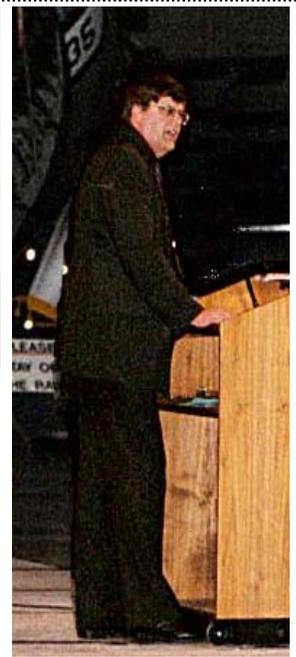
Historically, the Board had opted to accept the certification for plumbing inspectors granted by the Ohio Department of Health. In 1995 this certification function was transferred to the Department of Commerce by Senate Bill #293. This legal opinion was issued because of a complaint that was filed with the Plumbing Section of the Department of Commerce requesting an investigation and revocation of a municipal plumbing inspector's approval because of alleged enforcement of the Ohio Plumbing Code. The Board of Building Standards has statutory authority under Section 3781.10 (E), R. C., "to certify personnel of municipal, township, and county building departments, and persons and employees of persons, firms, or corporations as described in divisions (E) (1) and

(2) of this section, to exercise enforcement authority, to accept and approve plans and specifications, and to make inspections, pursuant to sections 3781.03 and 3791.04 of the Revised Code. After lengthy discussions with the Division of Industrial Compliance, the Board proposed and received testimony on Rule 4101:1-1-103, Ohio administrative Code, that established the Board's certification program for plumbing inspectors. This rule, as amended, will become effective if approved by the Joint Committee on Agency Rule Review and the Board at its meeting on March 14, 2003.

The Board will require all plumbing inspectors who work for municipal corporations to have and maintain Board of Building Standards' plumbing inspector certification. All individuals currently working as municipal plumbing inspectors will have their current certification accepted by the Board, but will be required to make application within

*(Continued on page 8)*

## 2003 OBOA/MVBOC Joint Conference



## Around the Code World with Mike Brady



### Winging It

Occasionally, we encounter building departments conducting operations in their own unique way and administering enforcement almost as if the rules in Chapter 1 never existed or really mattered. The following is a hypothetical case borrowed from some real-life cases we've run into. It is not intended to represent any building department.

The CBO from a typical building department has embarked upon an ambitious outreach program wherein he intends to "help" applicants through the approval process. He receives a call one day from a businessman who wants open a restaurant in a warehouse that has been abandoned for a couple of years. The

CBO decides to try out his new "user-friendly" system and he sends out his own team of hand-picked inspectors to meet with the owner at the warehouse to go over his newly acquired facility and to give him advice on what he needs to do in order to receive his permits.

The first inspector tells the owner that he needs to submit a sketch to the building department showing what they are going to need from him. The second inspector tells him he needs to install handicap-accessible toilet rooms and proceeds to describe to all the equipment, arrangement of walls and access points needed to achieve compliance. Another inspector

tells him what he needs to do to install a code-compliant kitchen exhaust hood and fire suppression system. A another inspector tells the owner about the need for exit doors and he tells him where each exit could go and what kind of hardware could be used.

At this point, the owner starts to become a little confused. He is beginning to wonder if he can remember all the things that were told to him. But he goes along with it because he thinks he's doing the right thing and, after all, he's in the hands of capable experts is he not? So he pays the fee and submits a sketch based on

*(Continued on page 6)*

### Getting Mechanical

*(Continued from page 3)*

size the pipes and nozzles to obtain the design pressures and flow rates for the system.

The dry chemical hood suppression system used to be another popular type of kitchen hood fire suppression agent until the mid 1990's when the UL 300 testing standard was developed and required testing of the agent at higher temperature fires for a longer duration. The dry chemical agents that were previously tested and approved for use were found to be ineffective in handling the higher temperature fires involving the more popular unsaturated vegetable cooking oils mentioned earlier. Dry chemical suppression systems, like wet chemical systems can be pre-engineered or engineered type systems. The pre-engineered systems commonly used in kitchen hoods were required to be installed in accordance with the manufacturer's listed installation

manuals and NFPA standard 17. Due to the realization that the dry chemical agents were no longer the best choice for the kitchen hazards, the dry chemical manufacturer's decided to discontinue the sale of new dry chemical hood suppression systems. For many years, manufacturers continued to provide service to existing dry chemical kitchen hood suppression systems. However, in the late 90's most manufacturer's decided to completely stop the servicing and supplying of replacement parts for these systems. This meant that if a system discharged accidentally or as a result of a fire, the existing system would need to be replaced because the dry chemical system could not be repaired or maintained as required by code. As a result, it is very likely that you have been seeing many voluntary upgrades of kitchen hood fire suppression systems lately. The owners are choosing to replace the existing dry-chemical hood suppression systems because they can no longer get service, parts, or sup-

port from the manufacturers. It should be noted that dry chemical suppression systems are still very effective for other hazards and are often used in industrial applications.

The water based suppression system is basically an automatic sprinkler system with specially listed sprinklers and spray nozzles. The system is usually an extension of the building automatic sprinkler system and typically utilizes the same water supply. These types of hood suppression systems must be installed in accordance with NFPA 13 (see section 4-9). Maintenance is very important in these types of systems and the sprinklers and nozzles must be replaced annually. Currently, there is only one manufacturer that is listed for the water-assisted wet chemical hood suppression system. This system basically is a wet chemical hood suppression system with a water suppression follow-up. This type of system must be installed in accor-

*(Continued on page 10)*

## Around the Code World

*(Continued from page 5)*

what he remembers being told and the CBO tells him he can start on his project but to be prepared for future visits.

About halfway through the project, the owner receives a visit from his friendly neighborhood health department inspector who asks to see his permit (Oh, did I forget to tell you that all communications up to this point have been oral?). Of course he doesn't have one, but he tells the inspector it's been okayed by the building department. Naturally, the health inspector is not happy with this answer. The owner thought he was following the rules.

Next he receives a visit from the local fire department inspector. The fire inspector asks where the plans are and why hasn't he submitted them to the fire department for approval? The owner, clearly frustrated, tells the inspector the plans are with the building department. The fire inspector tells him

that he has an "arrangement" with the building department to review plans and perform inspections so where are they? The fire inspector can't find the code section he needs to cite so he promises to come back later with a citation.

So the owner gets his permit from the health department and, just as he's in the middle of reworking his kitchen, the building department "team" walks in, discovers he's not building things the way they told him to and they also place a stop work order on the project. Shouldn't he have remembered to install those grab bars in the restrooms? What about the exit signs? What happened to the kitchen equipment? Why is it different from what was "agreed" to? It's been six months now and the owner is no closer to opening his restaurant than he was before. Do think he was being naïve? Was he too trusting in the people who should know better? Wasn't he only trying to satisfy the code the way the experts had explained

it to him?

Let's go back to the beginning. Did the building official mess up? Did the inspectors mess up? Why wasn't a certified plans examiner brought in to review plans? How is there ever going to be any tangible record at the building department if, in fact, this project ever gets finished? What could have been done to avoid this fiasco?

Here's what should have been done. As soon as the building official received the first call from the owner, he should have told him to submit an application with plans in conformance with section 106 of the Ohio Building Code (OBC) and as required by sections 105.1 and 105.3 OBC. Next, he should have turned those plans over to his certified plans examiner under sections 105.3.1.1 and 106.3 OBC. The plan examiner would have, upon completion of the review, returned the plans back to the building official with a list of items that could be used by the

*(Continued on page 7)*

## NYC WTC Report

*(Continued from page 1)*

resistance to progressive collapse.

2. Prohibit the use of open web bar trusses in new commercial high-rise construction over 75 feet in height, pending the development of an appropriate standard recommended by NIST.

3. Encourage use of available impact resistant materials in the construction of stair and elevator shaft enclosures until appropriate standards can be developed.

4. Work with the Department of City Planning to exempt floor area of stairwells above minimum requirements from zoning Floor Area Ratio (FAR) calculations to encourage the inclusion of more stairwells or wider stairwells

in buildings.

5. Prohibit the use of scissors stairs in high-rise commercial buildings with a floor plate of over 10,000 square feet.

6. Improve marking of egress path, doors & stairs with photoluminescent materials and retrofit existing exit signs with battery or generator backup power

7. Mandate a full building evacuation plan for non-fire related events.

8. Work with the Dept. of City Planning to exclude floor area of "fire towers" from Floor Area Ratio (FAR) calculations to encourage their use.

9. Mandate protected vestibules at elevator lobbies in newly constructed occupancy group E buildings greater than 75 feet

10. Require controlled inspections

to ensure that fireproofing is fully intact on all structural building members exposed by subsequent renovations to ensure continued compliance with applicable code requirements.

11. Require all high-rise commercial buildings over 100 feet without automatic sprinkler protection to install a sprinkler system throughout the building within 15 years.

12. Require all occupancy group E buildings to maintain a Building Information Card (SIC) listing a building's vital features.

13. Enhance Fire Department emergency response communications in high rise commercial buildings.

14. Provide additional training

*(Continued on page 11)*

## Making it Understandable - Jan Sokolnicki



This edition's column will clarify code intent on some topic areas about which questions continue.

### **Residential:**

**OBC §310.1:** The option to use ICC's *International Residential Code (IRC)* for qualified R-3 occupancy designs continues to create confusion for many designers and building departments. The following answers to the problem area questions may help:

•*Is the IRC required to be used for R-3 occupancies?* **NO.** An owner/applicant has the **option** to use/apply the provisions of the IRC (Chapters 2-10) when the design qualifies (meets the conditions listed in §310.1). When the option is chosen and the design qualifies, the IRC provisions are used for the design and plan review criteria in lieu of the OBC requirements (other than those indicated, OBC Chapters 11, 13, 27, etc.).

•*If a design qualifies to use the IRC, doesn't OBC Chapter 9 still require sprinkler protection for the building?* **NO.** The R-3 provisions in OBC §310.1 indicate that the IRC "is permitted to be used in place of the requirements of" the OBC when the listed conditions are met. However, when an owner or designer chooses to install a system that is not required by the IRC (such as an automatic sprinkler system) the design/installation must be done in accordance with the applicable provisions of the OBC (that's why we've added the 2<sup>nd</sup> and 3<sup>rd</sup> exceptions in §903.2.7).

•*Can the IRC option be used for dwelling units with independent exiting placed over a commercial-type occupancy like retail or where a basement and 3 above-grade stories?* **NO & NO.** The lead

paragraph in the IRC option provision clearly indicates that the structure must be "...comprised exclusively..." of R-3 type units and be limited to 3 stories.

•*Can garage spaces be located within R-3 structures using the IRC option?* **Yes.** It is possible, but... the garage is considered accessory and part of the dwelling unit to which it's connected and it must meet the criteria by being separated from adjacent units (above/below or side by side) in accordance with §310.1.

•*If the design of the R-3 structure specifies 2 hour fire resistive assemblies to separate all units from one another, can more than one unit be stacked over another?* **Not** if the designer intends to use the IRC option. The 1<sup>st</sup> condition for the IRC option indicates "No more than one....over another unit."

### **Accessibility:**

•*When is an elevator required in a new building?*

OBC Chapter 30 requires all buildings 4 stories above grade or more to be equipped with elevators. Additionally, two and three story buildings require elevators if: they are owed or leased by public entities; or, have more than 3,000 square feet per floor; or, are part of a shopping center; or, have offices of health care providers.

•*If a 3 story abandoned, existing warehouse is converted to condominium-type dwelling units or an apartment building, are the units required to be accessible or adaptable?* If the proposed design includes more than 20 units, 2% must be Type A in accordance with ANSI A117.1-98. No Type B units are required in existing structures per the exception in §3409 (the exception should refer to §1107.6).

## Around the Code World

*(Continued from page 6)*

building official to either approve or deny the plans. If denied, the building official would have issued an adjudication order to the owner in conformance with section 113 OBC. At this point, the owner would have one of two choices: 1) either revise and resubmit the plans to comply with the order or 2) appeal the order under section 112.5 OBC. Once the issues were resolved, the building official would have issued a Certificate of Plan Approval under section 105.7 OBC. At this time, the inspections can begin under the provisions of section 109.3 OBC, which means the inspectors, are required to inspect for conformance with the approved plans. At no point should an inspector be tempted to "design" the building. Inspectors should immediately report any discrepancies to the building official as directed in section 109.7 of the OBC and the building official should then issue the necessary orders. Once the building has been completed to the satisfaction of the building official, he should issue a certificate of occupancy in accordance with OBC section 110.1.

Any building official who does not do the things described above is "winging it." Any other certified individual who follows along is also "winging it." Because of the blunders committed by the building department in this story, the owner could file a complaint with the Board of Building Standards. He's could also consider filing a lawsuit against the building department. If you were running your own building department this way, would you want this kind of exposure? You wouldn't have to worry if you were following the administrative procedures as



## 2002 Ohio Building Department Statistics

A review of the 2002 Yearly Operational Reports yielded the following personnel data:

### PLANS EXAMINERS

#### Municipal Corporations

##### A. Full Time Employees—20

Akron, Canton, Cincinnati, Cleveland, Columbus, Cuyahoga Falls, Dayton, Dublin, Euclid, Kettering, Lima, Macedonia, Mason, Newark, North Olmsted, Sandusky, Stow, Strongsville, Toledo, Willoughby

##### B. Part Time Employees—60

##### C. Contract Employees—98

#### Counties

##### A. Full Time Employees—16

Clark, Clermont, Delaware, Hamilton, Licking, Lucas, Montgomery, Muskingum, Ottawa, Portage, Richland, Stark, Summit, Warren, Washington, Warren

##### B. Part Time Employees—6

##### C. Contract Employees—14

#### Townships

##### A. Full Time Employees—1

Huron Township

##### B. Part Time Employees—0

##### C. Contract Employees—11

### BUILDING OFFICIALS

#### Municipal Corporations

##### A. Design Professionals

Full Time: 10 Archs; 6 PEs

Part Time: 32 Archs; 6 PEs

Akron, Canton, Cincinnati, Cleveland, Columbus, Cuyahoga Falls, Dayton, Kettering, Macedonia, Mason, Mentor, Sandusky, Springdale, Stowe, and Willoughby.

##### B. 10 Yr Experience Reqrmnt.

Full Time—48

Part Time—76

##### C. Total Depts—178

#### Counties

##### A. Design Professionals

Full Time—4 Archs; 5 PEs

Part Time—3 PEs

Hamilton, Mahoning, Medina, Montgomery, Ottawa, Portage, Richland, Stark, and Washington.

*(Continued on page 11)*

## Denison Award

*(Continued from page 1)*

ster Fuller and Frank Lloyd Wright, architects; J. Robert Philip Weyerhauser, Jr., the industrialist and environmentalist; Franklin D. Roosevelt and Robert Taft to name a few. There are only two individuals from the State of Ohio who have been so honored; George Goudreau, Sr. and Robert F. (Bob) Schmitt. Bob was also named as the 1994-95 OBOA Associate Member of the Year.

A home builder for over 55 years, he has also been very involved in the building code development process nationally and in Ohio as well as an active proponent of energy conservation in home construction. Bob Schmitt Homes equips about 80 percent of its new homes with geothermal systems for heating and cooling and hot water and they monitor each home annually for energy performance.

Mr. Schmitt is also a member of the North Ridgeville Chamber of Commerce, the North Coast Building Industry Association, the Builders Association of Greater Cleveland, the Lorain County Chamber of Commerce, and the Better Business Bureau of Cleveland. Mr. Schmitt was trained as an industrial engineer.

## What's Out There and How Old Is It?

The American Institute of Architects reports that:

- The existing non-residential stock numbers approximately five million buildings.
- The average age of these structures is approximately thirty years.
- One in five non-residential buildings was built before World War II.



## Legally Speaking

sixty days of the rules effective date that is projected for July 1, 2003. The Board will accept the expiration date of the certificate issued by the Department of Commerce. The Board will also accept any educational courses that were completed during the current certification period. The thirty dollar renewal fee will not be required until the first full period of certification by the Board. Any education course credit taken after the effective date of the Board's rule will have to have approval either by the Board or by the Plumbing Section of the Division of Industrial Compliance. New applicants will be approved by providing proof of seven years experience working with the tools of the trade as a plumber. After Board approval, the applicant must take and pass the International Code Council or National Certification Program examination before receiving full certification. Like other Board certifications, except electrical, there will be an eighteen month interim certification granted to give the person time to take and pass the national examination. There will be extensions granted of this interim certification. There will also be a plumbing inspector trainee program. It is the Board's intention that transition for municipal corporation plumbing inspectors will be made with the least amount of inconvenience to the individual inspector. Also, it is hoped that both the Board's and the Plumbing Section's plumbing inspector program will be interchangeable. If individuals impacted by this program encounter problems, please contact the Board at 614/644-2613 and let us help.



## Training News—Billy Phillips

### MVBOC/OBOA JOINT CONFERENCE GREAT SUCCESS

The 13<sup>th</sup> Annual Joint Conference by all accounts was a huge success. This year's conference was sponsored by the Miami Valley Building Official Council and the Ohio Building Officials Association. The conference was held in Dayton on February 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> at the Dayton Marriott. The conference provided an excellent education program and a spouses program for the more than 400 registrants. Aside from the outstanding education program, the crowning event at the conference was the awards banquet, held at the Air Force Museum at Wright Patterson Air Force Base. The event included dinner in one of the museum's aircraft hangers. The hanger displayed aircraft from the past and present and everyone who attended the banquet had the opportunity to visit the entire museum and enjoy an

orchestra for dancing and entertainment. Those attending the banquet commented that this was a once in a lifetime event and Chairman Jerry Holland reflected during his presentation "There is something about this place that makes me feel more American than I have felt in a long time". The audience's thunderous applause appeared to echo his sentiments.

At the conference awards banquet, OBOA President Tom Jamieson recognized this years award recipients. The Harvey E. Wilbekin Award recognizes the Ohio Building Official of the Year and was presented to Tex C. Combs, building official, City of Brunswick. The Victor C. Jones Award recognizes an individual active in code enforcement and was presented to John Korinek, building official, City of Beachwood. The Associate of the Year Award was presented to Jim Darcy, Ohio Masonry Institute and the Fire Official

of the Year Award was presented to Michael Dunton, Fire Marshal, City of Cuyahoga Falls Fire Department. Under the direction of conference education Chairman Maury Wycoff, and his committee, this years conference offered 29 different education courses which included topics ranging from ethics, code administration, legal aspects, accessibility, child care, to disaster response, day care, mechanical, means of egress, industrialized units, plan review, fire protection systems and many others. The Board of Building Standards approved 64 hours of CE credits for the education offered. The Board held its monthly conference meeting at the joint conference for a second year in a row. BBS staff members instructed 7 different courses on Legal Aspects of Code Enforcement, OBC Chapter 1, Complaints & Investigations, Rule Filing, Accessibility, Industrialized Units, and Changes in Residential Occupancies. The conference provided good opportunities to obtain a wide variety of CE credit for all disciplines.

#### 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.



# 407—REPORT ON BUILDING CODES AND FIRE SAFETY, 1989-1998 (PART 1)

# 408—REPORT ON BUILDING CODES AND FIRE SAFETY, 1989-1998 (PART 2)

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

Would you use on-line training course material to meet your continuing education requirement?  
 Yes  
 No

Would you use education material on CD to meet your continuing education requirement?  
 Yes  
 No

Would you use education material on video tape to meet your continuing education requirement?  
 Yes  
 No

Comments and suggestions:

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Ohio Board of Building Standards

**BBS** USING TECHNOLOGY TO SUPPORT THE ENFORCEMENT AND BUILDING COMMUNITIES

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## Ohio Board of Building Standards Calendar

MARCH 2003						
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					

APRIL 2003						
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			

MAY 2003						
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

3—Electrical Safety Inspector Certification Examination

17—St. Patrick’s Day

21—Board of Building Standards Conference Meeting

15—Tax Day



2—Board of Building Standards Conference Meeting and Public Hearing

12—Mother’s Day

26—Memorial Day

### Inspections Increase in Clubs

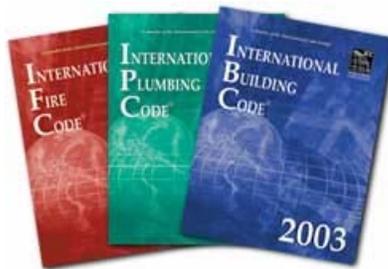
A flurry of inspections has followed the deaths of 97 people in a West Warwick, R.I., nightclub on February 20th caused by a band’s pyrotechnics. The fire quickly engulfed the nightclub and trapped patrons inside.

Chicago: twenty one people were trampled at the E2 nightclub February 17th, inspectors evacuated the second floor of a club early on the 23rd after finding overcrowding, blocked exits, and other problems.

Salem, Oregon: A rock band competition was canceled after an inspection there revealed the facility did not meet building and fire codes.

Dallas and Kansas City: the cities put more inspectors on duty in the early hours Saturdays and Sundays, when clubs are most crowded.

### 2003 ICC Codes



You can either call one of the following phone numbers to get information on code support:

800-877-2224 (Birmingham, AL)

800-214-4321 (Chicago, IL)  
800-284-4406 (Los Angeles, CA)

888-699-0541 (Olathe, KS)

The BBS will soon begin review of any changes that need to be made to the existing OBC, OMC, OPC adopted in Ohio.

### Getting Mechanical

*(Continued from page 5)*

dance with the manufacturer’s installation manual and NFPA 17A. Additionally, it is imperative that the water supply be verified prior to specifying one of these systems because there are minimum requirements for water pressure that must be met at the point of connection of the building domestic water supply piping to this system water piping.

One of the main points of this article is to differentiate between the hood suppression system, which is what you’ve been reading about up to this point, and the kitchen exhaust hood, which is the piece of equipment used to capture and exhaust kitchen vapors. The kitchen exhaust hood happens to be the housing for the hood suppression system and as such, the two systems are interconnected. However, they have distinctly different purposes and

*(Continued on page 12)*

## NYC WTC Report

(Continued from page 6)

for Fire Safety Directors.

15. Limit diameter of fuel oil transfer piping in systems using day tanks.

16. Implement standards for piping that is utilized to distribute fuel oil to equipment without the use of a day tank.

17. Exclude floor drains for elevator vestibule and shafts from being counted as fixtures in calculating normal waste water pipe capacity.

18. Require air intakes in all new construction to be located at least 20' above grade and away from exhaust discharges or off street loading bays.

19. Require controlled inspections of HVAC fire dampers in newly constructed occupancy group E buildings.

20. Wait for the recommendation of Mayoral Commission on adoption of national model code and incorporate Task Force recommendations into any locally specific modifications.

21. Encourage buildings within NYC geographic boundaries and subject to other jurisdictional authority to comply with NYC Building Code through collaborative agreements.

## 2002 Bldg Dept Stats

(Continued from page 8)

B. 10 Yr Experience Reqrmnt.

Full Time—23

Part Time—1

C. Total Depts—36

### Townships

A. Design Professionals

Full Time—0

Part Time—11

B. 10 Yr Experience Reqrmnt.

Full Time—1

Part Time—0

C. Total Depts—12



## Fires in U.S. Nightclubs

With the large amount of press coverage given to life loss in clubs recently, a review of the statistics can reveal the true extent of the problem.

Especially since the tendency is to seek legislative changes to "fix" a perceived problem when other factors contributed to the losses and thus may not necessitate building code changes.

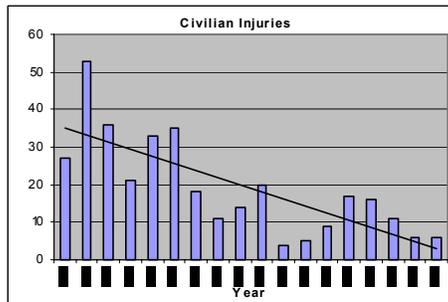
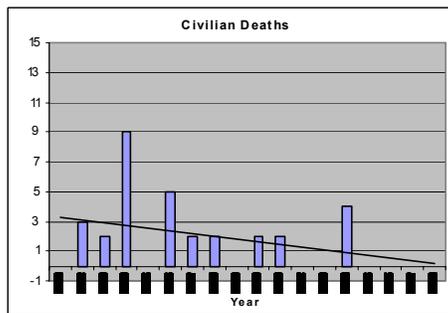
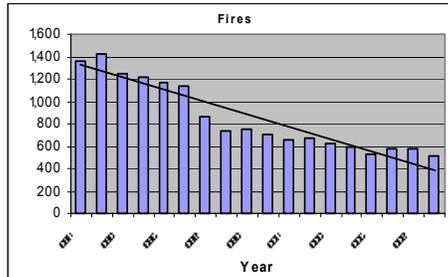
The ICC and the International Association of Fire Chiefs agreed

to develop an effective strategy to address concerns raised by recent nightclub fires.

Note: Beginning in 1999, nightclubs are combined with taverns and bars. The combined total for 1999 was 1,461 reported structure fires, which compares with a 1994-1998 combined per-year average of 1,601. The nightclub share in 1999 was probably just under 500 fires.

Also, large nightclubs, discos, social clubs or the like may be listed separately with ballrooms and gymnasiums. In particular, the 1977 Beverly Hills Supper Club fire and the 1990 Happyland Social Club fire are not included in the statistics above.

Year	Fires	Civilian Deaths	Civilian Injuries	Direct Property Damage (millions)
1980	1,369	0	8	\$30.8
1981	1,368	0	27	\$29.3
1982	1,424	3	53	\$38.9
1983	1,252	2	36	\$44.0
1984	1,215	9	21	\$31.3
1985	1,162	0	33	\$27.9
1986	1,133	5	35	\$21.7
1987	862	2	18	\$16.0
1988	740	2	11	\$22.9
1989	749	0	14	\$24.6
1990	705	2	20	\$18.2
1991	662	2	4	\$13.5
1992	675	0	5	\$16.1
1993	628	0	9	\$10.0
1994	589	4	17	\$21.8
1995	531	0	16	\$8.4
1996	572	0	11	\$21.4
1997	575	0	6	\$16.1
1998	510	0	6	\$13.0



Source: National estimates based on NFIRS and NFPA survey.

# Getting Mechanical

(Continued from page 10)

could, in theory, operate independently. The reason for making this distinction is to clarify that when a building official gets an application for a hood suppression system replacement, that is not an opportunity for the building official to require the existing kitchen exhaust hood to be brought into compliance with the current codes. For example, replacement of an existing dry chemical hood suppression system with a new wet chemical hood suppression system should be considered an alteration of the hood suppression system. In accordance with OBC section 3403.5, the existing system shall not be required to comply with all of the requirements of this code for new construction except to the extent that they are affected by the alteration. In other words, the existing kitchen exhaust

hood system, including the hood, plenum, fan, and ductwork, shall not be required to comply with the current building code requirements if only the hood suppression system is replaced.

One final point worth clarifying is the issue of whether a seal is required on kitchen hood suppression system drawings that are submitted to building departments for approval. In our opinion, if the kitchen hood suppression system is a pre-engineered type system, a seal should not be required on the construction documents. However, if the system is a water based suppression system or a water assisted wet chemical suppression, we would recommend that the drawings be sealed by a registered design professional or signed by a board certified

Automatic Sprinkler System Designer because hydraulic calculations would need to be performed. In any case, pre-engineered or engineered, the construction documents must show all details of the proposed design including scaled floor plans that show the location and dimension of appliances, hood, and ductwork being protected. The floor plans must show the location of the manual pull stations relative to the hood and the exits. Additionally, the documents should show the piping and nozzle layout including type, size, and lengths of pipe and type and model number of nozzles. Typically, this is shown on an isometric drawing. Finally, the electrical, fire alarm, and mechanical interconnection details must be illustrated



## Ohio Board of Building Standards

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