

BBS Newsletter



Bob Taft
Governor
Gerald O. Holland
Chairman

Pressure Treated Wood and Corrosion of Fasteners

Effective December 31, 2003, one of the most commonly used pressure-treated wood chemicals, Chromated Copper Arsenate (CCA-C) will no longer be available for residential or general consumer use. Because of concerns about the use of arsenic in the formulation, the pressure-treated wood industry voluntarily transitioned from using CCA-C. Several alternative treatments are now being used. Recent testing indicates that certain alternative treatments are generally more corrosive than CCA-C to steel products such as nails, screws and connectors, and should **not** be used with standard G60/G90 connectors and fasteners.

In order to address this concern, manufacturers are recommending the use of stainless steel connectors and fasteners where practical or products that offer a thicker zinc coating. At a minimum, it is recommended that products be used which have greater amounts of zinc

(Continued on page 2)



Dr. George Kosbab 2004 Recipient of Board's Denison E. Denison Award

Recently, Dr. George C. Kosbab was awarded the David E. Denison Award by the Ohio Board of Building Standards for his role in assisting the Board in the development of a curriculum for the training of certified building department personnel.

Dr. George Kosbab served on the Board of Building Standards from April 1984 until September 1995 as the representative of the Ohio Department of Education. Dr. Kosbab played a significant role in promoting continuing edu-

cation for all certified building department. In 1988, Dr. Kosbab was the driving force in acquiring a grant from the Ohio Department of Education to underwrite the cost of developing a comprehensive curriculum for building department personnel. Dr. Kosbab was insistent that the Board involve the Ohio Building Officials Association in the Development of a Curriculum (DACUM). Through the participation of many building officials, the functions of every personnel position employed by a building department were analyzed and recorded in detail. The

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In the News Around Ohio



WARREN - Former Warren officials accused in an elaborate bribery scheme. Former building official is accused of taking roughly \$100,000 in exchange for assisting in obtaining contracts in Warren.

The official's attorney said a plea agreement is expected. The indictment alleges receipt of bribes from six contractors in exchange for assistance and influence in obtaining contracts.

Representatives of the Youngstown office of the FBI declined to comment but indicated that the investigation continues. The FBI probe has charged and or convicted seven people.

The second official alleged to have taken bribes has not yet been named.

OHIO—Energy Codes Now Included in the Insurance Services Office, Inc. (ISO) Building Codes Effectiveness Grading Schedule (BCEGS):

With support from the Building Codes Assistance Project, the Insurance Services Office, Inc. (ISO) has added Energy Codes as part of its Building Code Effectiveness Grading Schedule (BCEGS) program. The ISO implementation process has recently been completed, with all states, except Kansas, participating in the program.

While the IECC had not been considered part of BCEGS in the past, it has now been given equal weight with the 6 ICC sub codes. This will help ISO develop BCEGS classifications for community building departments.

BCAP provided ISO documentation on impacts of the Energy Code on various liability areas such as ice damming, mold and other moisture-related failures, and indoor air quality.

BCEGS assesses building codes in effect in a particular community and how the community enforces its codes, with special emphasis on the mitigation of losses from natural hazards. The concept is simple: municipalities with well-enforced, up-to-date codes should demonstrate better loss experience, and insurance rates can reflect that. The prospect of lessening catastrophe-related damage and ultimately lowering insurance costs provides an incentive for communities to enforce their building codes rigorously – especially as they relate to wind-storm and earthquake damage. The anticipated upshot: safer buildings, less damage, and lower insured losses from catastrophes.

The BCEGS program assigns each municipality a grade of 1 to 10, with 1 representing exemplary commitment to building-code enforcement. ISO develops advisory rating credits that apply to ranges of BCEGS classifications (1-3, 4-7, 8-9, 10). ISO provides insurers the classifications, advisory credits, and related underwriting information for rate making purposes.

ISO developed the BCEGS program in 1994 and administers it across the country. For more information on how BCEGS can benefit and impact your community, as well as other programs administered by ISO, please visit the company's mitigation website at www.isomitigation.com.



Fasteners & Corrosion

(Continued from page 1)

than the industry standard G60 products. The zinc provides corrosion resistance that helps protect steel connectors and fasteners. Standard G60/090 connectors and fasteners are hot-dip galvanized with a layer of zinc (0.60 oz/ft², 0.90 oz/ft² respectively). In general, the thicker the coating of zinc, the greater the expected service life of a product. Stainless steel offers the greatest corrosion resistance and is recommended with pressure-treated wood when possible. Whether using stainless steel or a hot-dip galvanized finish, connectors and fasteners need to be made with the same type of coating. For example, stainless steel connectors should be used with stainless steel fasteners.

Simpson Strong-Tie has conducted a series of tests to measure the corrosion levels of the alternative pressure-treatments and has written a Technical Bulletin entitled 'Preservative Treated

In general, the thicker the coating of zinc, the greater the expected service life of a product.

Wood" (form T-PTWOODQ3) which details the method and results of this testing. A chart summarizing the findings is shown below. The complete Technical Bulletin is available on Simpson's Web site. You can also find general corrosion information, product recommendations and frequently asked questions. For additional critical information visit www.strongtie.com/info and click on Corrosion Information.





Getting Mechanical—Debbie Ohler, P.E.

2005 code update process

It's hard for me to believe that I was writing my first BBS Newsletter article almost three years ago. In that first article, I summarized the major changes that were forthcoming in the 2002 Ohio Mechanical Code (OMC). Well, it's that time again. Just when you were getting used to the content, we go and update it again! I'd guess that BBS staff is right in the middle of the update process for the new 2005 Ohio codes which will be based upon the 2003 ICC model codes. March 4th, we had our first monthly meeting with the code committee, a five-member sub-committee of the ten-member Board of Building Standards. During these meetings, staff presents our recommendations to the committee and we have some at-times lengthy discussions about choices of language and content. The committee gives us direction and we work out the language accordingly. Each of the four technical staff members has been assigned certain chapters to focus on. I've been spending the majority of my time putting together recommendations to update the OMC and my building code assigned chapters, 4, 8, 9, 13, 27, 28, and 30.

The goal of staff is to have all of our technical work completed by the end of May. During the months of May, June, and July, we will be working with the publishers and preparing our work for electronic filing. We plan to electronically file the rules with the Legislative Service Commission (LSC) and Joint Committee on Agency Rule Review (JCARR) at

the end of July. The Public Hearing for the proposed rules is currently planned for August 27th. This schedule would enable us to have an effective date of January 1, 2005. As usual, mandatory training on the building, mechanical, and plumbing codes is planned to be conducted this fall, prior to the effective date of the codes.

Although a little premature for me to do a complete summary of the changes, I can say that this cycle will not have as many substantive changes as last cycle. Our adoption of the 2001 supplement last cycle contributes to the few numbers of major differences. One significant change that you will notice is the elimination of many of the design provisions that were brought into the building and mechanical codes last cycle because, at that time, we didn't know which way the State Fire Marshal was heading in the adoption of the next fire prevention code. Now that we know that the Marshal has committed to adopt the International Fire Code, the code committee had directed us to simply rescind the rules and use the model code language that references the code user to the fire prevention code. In these cases, the code user would be using the fire prevention code as a referenced standard. When referenced from the building or mechanical code, the fire prevention code is enforceable by the building official, but only to the extent of the reference.

My next article will highlight the major technical changes between the current OMC and the proposed 2005 changes to the mechanical code. In the meantime, know that the BBS staff is hard at work keeping all our Ohio codes up-to-date.



Denison Award

(Continued from page 1)

DACUM document will be used to implement the curriculum for the Ohio Building Code Academy that the Board intends to approve this year.

Dr. George Kosbab is a graduate of The Ohio State University and has his Doctorate of Education from its prestigious College of Education. Dr. Kosbab was employed as the Assistant Director of Business, Industry and Training Services by the Division of Vocational Education in the Ohio Department of Education for over thirty years. Dr. Kosbab helped to develop many vocational training curricula for Ohio public schools during his service with the Department.



Visit DOE Web Site

Download REScheck and COMcheck Software @ www.energycodes.gov. The REScheck software simplifies energy code compliance by automating the trade-off calculations. The new REScheck-Web online code compliance tool performs just like the desktop version but requires no download or installation.

Pre-defined packages that specify insulation levels and glazing U-factors based on your climate zone are available if you prefer a manual approach. Prescriptive Package Field Guides (one for each climate zone) also provide a convenient single page summary of these requirements.



Congressional Record

YOU CAN BE A PART OF
BUILDING SAFETY WEEK

HON. DENNIS MOORE
of Kansas
in the house of representatives
Friday, April 2, 2004

Congressional Record: April 2,
2004

Mr. Speaker, I rise today in recognition of Building Safety Week, observed April 4-10. Building safety affects many aspects of American life. Because of building safety code enforcement, we enjoy the comfort of structures that are safe and sound. Building safety and fire prevention officials work with citizens to address building safety and fire prevention concerns everyday.

The dedicated members of the International Code Council, including building safety and fire prevention officials, architects, engineers, and others in the construction industry, develop and enforce the codes that safeguard Americans in the buildings where we live, work, play and learn. The International Codes, the most widely adopted building safety and fire prevention codes in the nation, are used by most U.S. cities, counties and states.

Building safety codes provide safeguards to protect the public from natural disasters that can occur all across the country, such as snowstorms, hurricanes, tornadoes, wildland fires, and earthquakes. Building safety codes also work to minimize other potential building catastrophes.

Building Safety Week, spon-
(Continued on page 12)



Legally Speaking—John Brant, Esq.

One reoccurring problem that is faced by many county and township building departments is what constitutes an agricultural use. In 1981, the General Assembly attempted to resolve this problem by taking away the authority of the building department to make the decision whether a building is being used for an agricultural purpose. The General Assembly enacted Section 3781.061, Revised Code, which provides, "Whenever a county zoning inspector under section 303.16 of the Revised Code, or a township zoning inspector under section 519.16 of the Revised Code, issues a zoning certificate that declares a specific building or structure is to be used in agriculture, such building is not subject to sections 3781.06 to 3781.20 or 3791.04 of the Revised Code." Section 3781.061 is very clear that where there is a township or county zoning code in effect that the zoning inspector has the exclusive statutory responsibility to make the determination of whether a building is being used for an agricultural purpose. Unfortunately, there are many rural counties and townships that have opted not to adopt zoning requires in their political subdivision. If the county or township has a certified building department, but no zoning, the building official must determine if the building or structure falls under the agriculture exemption of Section 3781.06 (B), R. C.

The county or township zoning inspector should apply the standards of Section 3781.06 (B), R. C., to determine if a building is being used for an agriculture purpose. The standard set forth is that

the building can not be used for retail trade, and that fifty percent or more of the gross income from sales of product by the owner must be produced or raised in a normal crop year on farms owned or operated by the seller. This provision is also clear that the building must be on the land which is used for agricultural purpose. The zoning inspector is the official who has sole responsibility for making this determination, not the building official. The major problem over the years has been that the zoning inspector has had difficulty ascertaining the sources of income and whether they flow from crops or animals produced on the farm.

Fortunately, this problem should not exist in municipal corporations because the building standards law recognizes the fact that agricultural buildings do not exist within the political boundaries of the municipal corporation unless there is an agricultural district created in the zoning plat by ordinance or there is a non-conforming use from the time that land was annexed into the municipal corporation. The Third District Court of Appeals ruled in Boehm v. Waltz (No. 6-87-10, 3rd District Court of Appeals, 1989) that the agricultural use exemption embodied in RC 3781.06 does not extend to a structure used for agricultural purposes located in urban area (municipal corporations?); the use of the land, not the structure is controlling. As a result, the agricultural exemption should be easily resolved by consultation between the city village building and the zoning official; if there is no agricultural zone or a recognized non-conforming use, there can be no building incidental to agricultural use.



Around the Code World with Mike Brady



WHO CALLS THE BOARD?

PART II

In a previous article, I talked about how we receive and answer the thousands of questions we get each year on the building code. I pointed out that the board staff works everyday on providing answers to questions asked by many individuals from all walks of life. I also described some broad categories for the types of calls we typically receive. This time, I'd like to get into more of the specifics:

One of the most common calls we get is from a supplier or builder of prefabricated metal buildings or communication towers. These are structures usually designed in a generic fashion without a specific location in mind. The callers almost always want to know the design snow and wind loads for a specific area in Ohio. When we ask them if they have copy of the Ohio Building Code, they almost invariably say that they don't and then they add: "What does that have to do with it anyway? Just give me the loads."

Similarly, we get many calls from out-of-state designers asking for all the code requirements for a particular building they have on their drawing boards. Some have no clue about what our building code is but they just want the short version. Others have a copy of the International Building Code and, when they discover the Ohio Building Code is based on a version of this, well, that's enough for them.

Sometimes a caller says "I want to build a beauty shop. Can you send me the requirements?" We have to explain to them the code is not divided into neat little categories for specific types of businesses and that it would be very difficult to fulfill their request. Many times we suggest

they contact a design professional for further advice.

On the other hand, callers will make a request for records on an existing building. We have to explain to them we don't have those records because it is not our function to receive or to keep them. We explain if there are any records, they probably exist at the local level or with the Division of Industrial Compliance in the Ohio Department of Commerce.

Sometimes promoters of what could be called "wacky products" will call and they will tell us about a wonderful product they invented and how it will revolutionize the way we use buildings. They often want to meet with us and get approval from the State of Ohio. Whether it is a parachute for people for jumping out of burning buildings or grab bars for urinals, we usually ask them if they have obtained a valid research report from an approved agency. If so, we tell them they can utilize the provisions of section 118.2 for alternatives to product approval.

Occasionally, we will get a call from an inspector requesting code information about a specific design, for example, a fire alarm system. We often ask them: "What do the approved plans show?" Sometimes they say they didn't think to look at them or they say no plans have been approved yet and that they were just trying to answer the designer's questions. One has to wonder who's running the building department here? Who's doing the plan examinations?

On at least one occasion, we received a call from someone who was being required by a building department to comply with section 3410 OBC for compliance alterna-

tives. He had the adjudication order in his hands. Question: Does a building official have the right to require compliance with what is essentially an alternative?

In a couple of instances, callers reported to us the building department was requiring their existing building to be brought into total compliance with the code because of a small addition they were proposing. Section 3403 OBC, while stating that additions or alterations shall not cause an existing building to be in violation of the code, also states that portions of the structure not altered and not affected shall not be required to comply with the provisions of the code for new structures.

Some callers seem to have it in mind that OSHA regulations or AIA guidelines have a governing effect over design and construction in the State of Ohio and they ask us to provide them. While OSHA regulations affect the workplace including construction sites and the AIA offers useful suggestions, they do not govern or supercede the building code in Ohio.

Other common calls we get are from owners of prefabricated homes wanting to know if we can do something about the defects in their units. We have to ask them if their home is an industrialized unit regulated by the State of Ohio or a HUD unit regulated by the federal government. Many times they don't know the answer and we often suggest ways for them to find out. If it is an industrialized unit and the defects are related to the

(Continued on page 15)

From the Archives—We know, do you?



Many of you will not recognize anyone in the photograph above. For those of you who do, it will provoke memories, smiles, and we are sure, some good stories.

We would like to pass on some of this “history” to those who do not realize how far Ohio has come since the days pictured

above.

Here is what we are looking for: there are three people depicted in the photograph. Can you name them, the place in which the photograph was taken, and the occasion pictured here.

Can you relate any other information about these individuals and the part(s) they may have played in

the code enforcement world in Ohio?

The first person to get the information to the E-mail address listed on page 16 will receive a warm handshake and a write up in the next edition of the *BBS Newsletter*.

Keep this tradition of public service and safety alive in your jurisdiction.

Make These Correction to Your OBC Table 1003.2.2.2!

After several issues of the Errata to the 200 IBC, we received one that was a surprising correction to Table 1003.2.2.2. It appears that the publishers of the IBC somehow did not reproduce the table as it was originally printed. Specifically, the portion of the table under the “Occupancy” heading for “Airport Terminals” was printed with incorrect information in the “Floor Area in Sq. Ft. Per Occupant” cell for airport terminals.

If one examines the numbers in

that cell, it is evidently incorrect.

The areas are really all over the place. As printed in the OBC, the area per occupant for waiting areas is 300 sq.ft. yet the area per occupant for concourses is only 20 sq.ft.!

The table’s cell for “Floor Area in Sq. Ft. Per Occupant” for “Airport Terminal” should read as follows:

Baggage Claim—from “100” gross to “20” gross.

Baggage Handling—from “15” gross to “300” gross.

Concourse—from “20” gross to

“100” gross

Waiting Areas—from “300” gross to “15” gross.

Perhaps we have not had any calls on this mistake because airports are not a common building type but in any event, these changes should be made to your code books. There probably will not be a supplement that reflects this correction before the code books are reprinted for the next version in January of 2005.

You can watch here for any of these items that come to light.

FBOA



FBOA president
Dan Gargas
(phone: 440-235-4225, fax:
440-235-8025, web site is:
www.fboa.org.

General Membership Meetings are the first Wednesday of each month at 6:30 pm with an educational program at the Tangiers Restaurant, 532 W Market Street, Akron. A set of seminars will be presented May 12th & 13th, 2004, OBC Chapter 1, OBC Accessibility Requirements, OBC Sprinkler Requirements, OBC Fire Alarms & Detection, and Mechanical Inspections & Fire Stopping.

MVBOC



Stanley Skinner, MVBOC President has accepted a job as the CBO in a Virginia Building Department. Stanley is currently working as the Building Department Administrator in the City of Trotwood.

BUILDING SAFETY WEEK Jurisdictions hosting events
- Clark County/City of Springfield

Meetings are generally held on the first Thursday of each month. Locations and agenda are announced in the monthly newsletter. www.mvbo.org

NWOBOA



NWOBOA summer activity schedule is getting geared up with the Annual Golf Outing in late July. April is to be Residential Code Update month with the new code being available and new contractor education pending. Late April-joint meeting on code issues presented in cooperation with the Toledo & Defiance HBA Associations and Toledo Remodeling Contractors Associations. Education classes and adoption anticipated be complete for effective code date of May 1, 2004. Individual jurisdiction schedules may vary.

SWOBOA



Don't miss the OBOA/SWOBOA Joint Conference coming to Cincinnati in 2005. Several education topics are being presented in Southwest Ohio:

- Soils and Foundations, April 22 from 1:00 to 4:00 pm
- A damage assessment and substantial damage course will be presented on May 27th.
- OPC Plumbing seminar will be offered the evening of June 15th
- Flood Management will be presented by Ray Sebastian on June 17th

For additional information concerning future courses, please visit our web site at:

www.swoboa.org
or contact Brian Rose (513)-867-5318 or Mike Spry (513)-352-3267

COCOA



President Joseph Busch, City of Columbus, 757 Carolyn Avenue Columbus, OH., 43224 (614) phone: 645-6079 fax: (614) 645-7840.

Web site: www.cocoaonline.org

COCOA Education:

- APRIL:**
4/21/2004 - Load Path and Engineered Wood
4/22/2004 - Fire Protection Provisions
4/27/2004 - COCOA Board of Directors Meeting, ICC Resource Center

- MAY:**
5/18/2004 - Concrete For Code Officials
5/18/2004 - General Membership Meeting

BOCONEO



President Richard Smith' City of Willoughby
Email: smith@willoughbyohio.com
Phone: 440-953-4120
Fax: 440-953-4167

- April:**
4/21 - "Engineered Lumber Products" - Truss Joist
2 BBS hours approved for BO, PE, BI
May:
5/19 - "Basic Concrete for Code Officials"
Ohio Ready Mixed Concrete Assoc. - Warren Baas, P.E.
1 BBS hour approved for BO, PE, BI
June:
6/16 - Scholarship Fund Raffle for Jeff Gordon NASCAR Replica Car
Meeting followed by a cookout - No education program

OBOA Information Update



We are very thankful for the opportunity to use the quarterly BBS Newsletter as a substitute for the old OBOA "Angle", but it is becoming increasingly difficult to deliver current, up to date information to our membership by using a quarterly printed publication. The time that passes between submission of an article, the time it takes to go to print and then mail, have made it difficult to be timely in announcing continuing education courses, job opportunities, upcoming events and the like.

The best solution to this problem appears to be e-mail. We realize that not everyone has e-mail available to him or her today, but it is without a doubt the wave of the future. A test of this method of information

delivery has been on going in a several of the Ohio Chapters and the positive results have been overwhelming from a cost savings stand point and the expedience of information delivery.

When you visit our web site (**OBOA.org**) you will notice that we have added a new feature "**update e-mail and phone information.**" Please take the time to visit our site and provide us with your updated membership information including your e-mail address. If you don't have web access but you do have e-mail at work, please send your e-mail address to me at: richard.schriewer@cincinnati-oh.gov.

If you don't have electronic access, don't worry, we will provide articles for print in your

chapter newsletters and the quarterly BBS newsletter mailed to your building department for anyone that is not capable of receiving it via e-mail, but you have to realize that the messages you receive via printed news letters is a condensed version of the news for our organization, other messages such as press releases, early registration for events and items of interest to the code enforcement industry may only be available via e-mail or through our web site. The construction industry that we are a part of has dictated the pace of play for information delivery and the message we are receiving is pick up the pace or loose the game.

Rick Schriewer
OBOA President

SWOFSC

Craig Best
Anderson Twp Fire Department
(Hamilton County)
6211 Salem Rd
Cincinnati, OH 45230-2744
(513) 474-5562
(513) 624-3806 Fax
Email: ATFR604@aol.com

SWOFSC Meetings:

April 2004, Wednesday

May 2004, Wednesday

June 2004, Wednesday

For further information about the meetings and to be placed on the e-mail notification list, please contact our Secretary, Mike Long at:

Washington Township Fire Department
(voice) 937-433-3083
(fax) 937-438-2757
(e-mail) mlong@erinet.com



ODPCA

The ODPCA was formed in 1988 in order to promote; **understanding** of the 'Code' through education, **dialogue** with those who develop, implement and enforce the 'Code', and **participation** in the process of analyzing and proposing

changes to the 'Code'. ODPCA offers a 10-week Ohio Building Code (OBC) seminar every fall from the last week in September through early December. This course is approved by the BBS (for plans examiners, building inspectors and officials) as well as the AIA (for architects).

NCOBOA

April 28, 29: 2-day, 15 hour seminar entitled

The Design, Inspection & Plan Review of Fire Sprinklers presented by the NFSA. Course is approved for BO, PE, BI and SI. \$225.00 for NCOBOA members, \$250.00 for non-members.

May 20: Basic Concrete, Ohio Ready Mix (approved 1 hour)

June-Tentative: two seminars at a one day class. The OBC Sprinkler Requirements, good for 3 hours- BO, PE, BI, SI and OBC Automatic Fire Alarm & Detection, good for 3 hours-BO and BI.

Firm date to follow. \$100.00 for NCOBOA members, \$125.00 for non-members.



Damage Assessment Seminar Offered by OC/NIBS & OBOA

The Ohio Council of the National Institute of Building Sciences and the Ohio Building Officials Association are offering a continuing education seminar to train code officials how to perform damage assessment inspections in the aftermath of natural disasters such as floods or tornados. The pilot offering is scheduled for May 27, 2004 in the northern Cincinnati area, and is being jointly sponsored by the Southwest Ohio Building Officials Association and the Miami Valley Building Officials Council.

The course will give an overview of who declares disasters, what agencies are involved in disaster response and how their efforts are in-

terrelated. Assessing damage will be covered in detail, examining different degrees of structural, plumbing, mechanical, and electrical system damage, and how one categorizes the safety of a building that has suffered damage to one or more of those systems, and how such information is best recorded and reported. Presenters will include Building Officials and representatives from the Ohio Emergency Management Agency and the Ohio Department of Natural Resources.

The program is being submitted to the Ohio Board of Building Standards for 6 hours of continuing education certification for Building Officials, Plans Examiners, Building Inspec-

tors, Sprinkler Inspectors, Mechanical Inspectors, Electrical Safety Inspectors, and Municipal Plumbing Inspectors.

After the pilot session, OC/NIBS and OBOA plan to again present the seminar this summer in Northwest Ohio, hosted by NWOB OA and NCOBOA, and in Central Ohio hosted by COCOA. BOCONEO and FBOA will host the seminar on September 24 in Northeast Ohio. The program will also be presented at the Annual Floodplain Conference in Columbus in August, and at the OBOA/SWOBOA Joint Conference in Cincinnati next February. For cost and registration information, contact the OBOA Chapter(s) hosting the seminar.

OBOA Bulletin



• Residential Code of Ohio

The residential code s now available on ICC web site.

2004 Ohio Residential Code for One- Two- and Three-Family Dwellings:

Member Price \$63.00

Non member \$84.00

• OBOA Treasurers Report

3/19/04

BANK ACCOUNTS

CD#008-0500209791 5,726.31

CD#008-0570227768 6,122.87

CD#008-0570329297 11,622.03

Checking 7,634.92

TOTAL 31,106.13

• BUILDING SAFETY WEEK

APRIL 4-10, 2004

April 4-10 is Building Safety Week. Building Safety Week began in 1980. Its objectives

then and now are to promote the use, enforcement and understanding of building codes to safeguard the public. It also recognizes professional code enforcement officials who regularly attend educational training to make sure they are aware of the latest code changes and technological advances in construction. I urge every local ICC chapter to get involved this year in promoting this event of "Building Safety Week"

• OBOA Bylaws Committee

Chairman Charles Huber ph 330-678-8107, fax 330-678-8030, e-mail huber@kent-ohio.org

This committee is responsible for maintaining the constitution,

bylaws, and board of directors' policies. Mr. Huber is serving on the ICC Region V By-laws Committee drafting their constitution and by-laws.

• OBOA & BBS Present:

What: Pressure Piping Seminar

When: May 28, 2004

Time: ?????????

Where: 6606 Tussing Road

Dept. of Commerce

Training rooms

Cost: \$10.00 includes lunch

BBS Hours: ??????

Pre-Registration Required

Contact: Stephen Moore at

Fax: 614-322-6830

E m a i l :
smoore@ci.reynoldsb

STATE ADOPTS NEW POLICY IN REYNOLDSBURG

A questionnaire was circulated in June 2003 to Architects, Engineers, and Contractors around the state regarding whether or not to adopt a walk-in plan appointment policy in Reynoldsburg similar to the existing process being used in the Canton Regional office. An overwhelming majority of the responses were in support of the appointment policy. As a result, the Reynoldsburg office rolled out the new appointment only process

on January 5, 2004. The benefits of going to an appointment only basis include the following:

- 1 Guaranteed time for review - no waiting in the lobby for an Examiner.
- 2 Control of Walk-in traffic versus staff availability.
- 3 Examiner/Submitter communication prior to arrival to verify required information.
- 4 Improved Bureau efficiency and approval rates for first-time walk-ins and a

reduced shelf-time.

The process works by a customer calling for an appointment at least two days prior to the requested date of review and bringing a completed Walk-in Project checklist with them to the appointment. Once the date and time has been scheduled, the assigned plan examiner will call the submitter to discuss the scope of the project and determine if they need to bring additional information with them so they can get a same day approval.

STATE IU DIVISION GOES ELECTRONIC

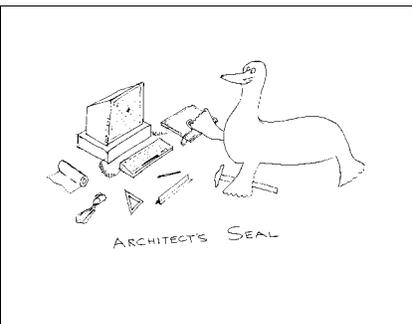
The State of Ohio Industrialized Unit Division has implemented an electronic plan submittal process allowing our customers the option to submit their plans, applications, and fees electronically.

In the past month or so, the Industry has welcomed the

new process and finds it cost effective and time efficient. In some instances, those manufacturers who submitted and paid for plan reviews electronically, have had plans submitted and reviewed, then sent back with secured approval stamps within the same day via e-mail. The State of Ohio Division of In-

dustrial Compliance is also looking at future plans for electronic submittals on conventional projects as well. The division performs this plan review service for the Board of Building Standards through a section within its plan review unit.

TOONS



ODIC—Spotlights

- The 2003 Holiday Food Basket program was a success! Commerce employees donated \$7,765.78 and 1,030 pounds of food to help feed the less fortunate during the holiday season.
- Commerce had another successful “Combined Charitable Campaign” in 2003. Contributions by Commerce employees totaled \$109,713.52.
- In response to Governor Taft’s “Healthy Ohioans” ini-

tiative, the 2004 Commerce Health and Wellness Program is under way and off to a great start. The goal of this program is to promote healthy lifestyles, wellness, and improved health and fitness for Commerce employees so they can effectively and efficiently serve the needs of the citizens of the State of Ohio. Programs are being developed to educate employees about health status and ways to improve or maintain that status.

Making it Understandable - Jan Sokolnicki



It's never difficult for me to understand what I mean when I write an article, letter, memo or even code section. The problem occurs when others read what I write...or I read what I've written a few months later. No wonder some of you are still having trouble creating and using the C of Os the way I've been asking you to.

In the last newsletter, I tried to explain changes in the A-3 sprinkler section by following the layout of the section and used a misleading "or" instead of really indicating what the bottom line was. Hopefully, you'll find the following easier to understand.

The following is another way of understanding what the end result of this code section is:

OBC §903.2.1.3:

All A-3 occupancies are required to be sprinkler protected *except where any of the following conditions exist:*

1. The fire area is 12,000 ft² or less and is located on the floor level of exit discharge and has an occupant load of less than 300.
2. The fire area is 12,000 ft² or less and is located on the floor level of exit discharge and has an occupant load of 300 or more **but** the area is used primarily for worship with fixed seating.
3. The fire area is 12,000 ft² or less and is located on the floor level of exit discharge and has an occupant load of 300 or more **but** the area is not used for exhibition or display.
4. The fire area is 12,000 ft² or more **but** the area is used exclusively as participant sports areas where the main floor area is located at the same level as the level of exit discharge of the main entrance and exit.

Accessibility Questions:

Q. *Most developers, property owners, church groups, and designers know that there are some limitations in the federal accessibility laws. In many cases, religious and private club/organizations are exempt from federal law. Since Ohio's accessibility rules (in the building code) are intended to be compatible with ADA and the Fair Housing Amendments Act, why do we require accessibility in churches and private clubs?*

A. While some federal laws are limited, state laws differ. Ohio's building code rules apply to almost all types of buildings used by Ohio citizens (excluding 1-, 2-, 3-family dwellings and agricultural buildings—refer to OBC Section 101.2). In addition to including churches and private clubs in the accessibility rules, we also require accessibility to public and common areas of R-2 and R-3 projects even though the federal law would exempt those locations because none of the dwelling units may be required to be adaptable or accessible.

Q. *Do the accessibility provisions in Chapter 11 require all bathrooms to be accessible in Type B units?*

A. No. In the referenced ANSI standard, A117.1 section 1003.11.3, an option A or B is offered for bathroom design. Option B indicates that "One of each type of fixture shall comply with..." and "...accessible fixtures shall be in a single toilet/bathing area, such that ...". This Option does not limit application of other Type B provisions that may apply to the non-accessible bathrooms like door passage width (31³/₄" minimum).



Congressional Record

(Continued from page 4)

sored by the International Code Council Foundation, is an opportunity to educate the public. It is a perfect time to increase public awareness of the role building safety and fire prevention officials, local and state building departments, and federal agencies play in the first line of defense to protect the public.

This year's theme, "You Can Be a Part of Building Safety Week," encourages all Americans to raise our awareness of building

This year's theme, "You Can Be a Part of Building Safety Week," encourages all Americans to raise our awareness of building safety...

safety, and to take appropriate steps to ensure that the places where we live, work, play and learn are safe. Countless lives have been saved because of the building safety codes adopted and enforced by local and state agencies.

This year, as we observe Building Safety Week, I ask all Americans to consider projects to improve building safety at home and in the community, and to recognize the local building safety and fire prevention officials and the important role that they play in public safety.

I am proud to have this opportunity to recognize building safety and fire prevention officials today and urge all people to participate in Building Safety Week activities and to commence efforts to improve building safety.





Training News—Billy Phillips

BOARD TO OFFER REQUIRED CONTINUING EDUCATION FOR ALL BOARD CERTIFIED INDIVIDUALS

The BBS has contracted the International Code Council (ICC) to conduct the required continuing education training entitled, *Increasing the Credibility of the Code Official*. ICC will conduct the training sessions beginning in May 2004 all sessions will conclude in late June 2004.

Building Officials; Plans Examiners; and Building, Mechanical, Plumbing, Sprinkler, and Electrical Safety Inspectors certified by the Board must register and attend the course and will receive 3 hrs. of CE credit.

The sessions are free of charge for certified personnel. Attendees will receive a copy of *Increasing the Credibility of the Code Official*.

In accordance with the ORC and the OBC, attendance is required to maintain a valid certification. It is your responsibility to register and attend the session required for your certification.

Akron/Canton

CO04-292 am May 19
CO04-293 pm May 19
CO04-296 am May 26
CO04-297 pm May 26
CO04-302 am June 1
CO04-303 pm June 1

Cincinnati

CO04-282 am May 11
CO04-283 am May 11
CO04-304 am June 9
CO04-305 pm June 9

Cleveland

CO04-280 am May 6
CO04-281 pm May 6
CO04-294 am May 20
CO04-295 pm May 20
CO04-312 am June 30
CO04-313 pm June 30

Columbus

CO04-286 am May 13
CO04-287 pm May 13
CO04-300 am May 27
CO04-301 pm May 27
CO04-310 am June 24
CO04-311 pm June 24

Dayton

CO04-290 am May 18
CO04-291 pm May 18
CO04-308 am June 16
CO04-309 pm June 16

Lorain

CO04-284 am May 11
CO04-285 pm May 11
CO04-314 am June 15
CO04-315 pm June 15

Toledo

CO04-288 am May 13
CO04-289 pm May 13
CO04-298 am May 26
CO04-299 pm May 26

Daily Schedule:

AM Class PM Class

Registration 8:30 a.m. 12:30 p.m.
Class Starts 9:00 a.m. 1:00 p.m.
Class Ends 12:00 p.m. 4:00 p.m.

Seminar Locations:

AKRON

Sheraton Suites, 1989 Front Street, Cuyahoga Falls, OH—330/929-3000

CINCINNATI

Holiday Inn Express Kings Island/The Conference Center, 5589 Kings Mills Road, P.O. Box 425, Kings Island, OH—513/398-0970

CLEVELAND

Holiday Inn Beachwood, 3750 Orange Place, Beachwood, OH—216/831-3300

COLUMBUS

Ohio Board of Bldg. Standards, Division of Industrial Compliance, 6606 Tussing Road, Reynoldsburg, OH—614/644-2223

DAYTON

Holiday Inn Dayton Airport, 10 Rockridge Road, Englewood,

OH—937/832-1234

LORAIN

DeLuca's Place in the Park, 6075 Middle Ridge Road, Lorain, OH—440/233-7272 TOLEDO

TOLEDO

Hilton/Dana Conference Center 3100 Glendale Ave.

Toledo, OH—419/381-6800

All Board certified individuals will receive a brochure in the next week that with information on how to register. If you have any questions, please call Billy Phillips at 614-644-2613.

OHIO BUILDING CODE ACADEMY PUBLIC HEARING SCHEDULED FOR APRIL 23, 2004

The BBS has scheduled a public hearing for the Ohio Building Code Academy on April 23, 2004, at 10:00 a.m., in Hearing Room # 1, at 6606 Tussing Road, Reynoldsburg, Ohio. The Board previously accepted testimony at an open hearing at the OBOA/COCOA Joint Conference in Columbus. After the open hearing the Education Ad Hoc Committee made recommendations to the Board for some minor modifications to Ohio Administrative Rule 4101:1-1-03 that will require attendance at the newly created "Ohio Building Code Academy" as a prerequisite to obtaining full building department personnel certification.

The new rule as proposed would require any individual who is not currently certified by the Board to attend the Ohio Building Code Academy within one year of obtaining their Interim Certification. Any individual who is currently certified by the Board would be grandfathered in but would have to attend the Academy if they wanted to obtain any additional certifications. The Ohio Code Academy will consist of forty hours of instruction by instructors with a proven track re-

(Continued on page 15)

Ohio Board of Building Standards Calendar

APRIL 2004						
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 2004						
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					

JUNE 2004						
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			

4-10—Building Safety Week

15—Tax Day

16—ICC Region 5 Meeting:
Maumee

23—Board of Building Standards Public Hearing & Conference Meeting

9—Mother’s Day

16-20—ICC Final Action Code Hearings: Overland Park, KS

24— Memorial Day



7—Electrical Safety Inspector Exam

11—Board of Building Standards Conference Meeting

12—Flag Day

15—Father’s Day

ICC Calendar

Apr. 1	Publication Date of Public Comments for “Final Action Agenda”	May 16	Spring Education Program & Exposition, Overland Park, KS
Apr. 4-10	Building Safety Week	May 17-20	ICC Final Action Hearings, Overland Park, KS
Apr. 7-8	National Hurricane Conference & Exposition, Lake Buena Vista, FL	May 23-27	NFPA World Safety Conference & Exposition, Salt Lake City, UT
Apr. 20	SNHBA Builders Show, Las Vegas, NV		
Apr. 20-23	The CSI Show, Chicago, IL		
Apr. 23-28	APA National Planning Conference & Exposition, Washington, DC	June 10-12	AIA National Convention & Design Exposition, Chicago, IL
		June 27-29	BOMA 97th Annual Convention and The Office Building Show, Orange Beach, FL
May 2-6	IAFC, Hot Springs, AK		



Code World

(Continued from page 5)

manufacturing process, we contact the manufacturer to help resolve the situation for the owner. If it is a HUD unit, then the state has no jurisdiction.

So now you know some of the other types of calls we receive. Some calls, on the surface, appear to be totally without merit and some contain alarming implications, to say the least, but most are from people with genuine concerns and we do our best to give them the answers they deserve. If you have questions about some of the issues contained in this article or on any other code related subject, please call us. We won't laugh at you. We promise. 

Training

(Continued from page 13)

cord that are adequately versed in the discipline they are assigned to teach. All instructors will be evaluated by a committee prior to being approved as an instructor. Each instructor will be required to teach to the structured format so that each student is evaluated in a fair, equal, and consistent manner.

An evaluation of each individual will be made at the close of one week of training and testing. A student will be recommended for full certification if a complete understanding of the subject matter is displayed through the evaluation. If a student's test results indicate a weakness, a list of required additional training specifically geared to the weakness will be provided.

If you have any questions, please plan to attend the Board's public hearing. If you have any questions prior to the hearing, please contact Billy Phillips at 614-644-2613. 

OBOA Residential Code of Ohio

The Ohio Building Officials Association (OBOA), 2004 Residential Code of Ohio (the new Ohio-ized version of the IRC) is now available for purchase on the ICC web site, thanks to the Code Change Committee and their efforts in producing the **Residential Code of Ohio** in record time.

At the OBOA board of directors meetings two years ago, we saw the OBOA produced 1999 residential code approaching the three-year-old mark and we had considerable debate on whether to utilize the 2000 IRC as our base document for the code change process or wait a year for the 2003 IRC to be printed. Of course we waited and I know that several departments have taken a hit on their ISO ratings because of it. All I can say at this point is "I'm glad we waited".

I know there was a case to be made for using the older IRC related to better Insurance ratings but that would have been a temporary fix. Allowing that year to pass has put us in sync with the ICC code change process, so, from this day forward, we will be using the most current version of the IRC as the base document for our code.

Looking at the number and type of residential codes sold in Ohio over the past code cycle, it appears that the overwhelming choice of progressive building departments has been the OBOA-produced residential code. That doesn't mean that our success in the future is certain.

With pending legislation for a mandatory residential code being considered (H.B. 175), we must be the first choice of the proposed Residential Construction Advisory Committee. If H.B. 175 passes in it's current form, their recommendation to the Board of Building Standards Building Standards for the state wide residential building code will virtually dictate our future success.

I actually feel the passage of the bill would be a great thing for Ohio. To have everyone working from the same book would mean a great deal to the residential construction industry and the certified building departments throughout the state. I think we owe it to the citizenry of the state to do everything we can to see this legislation passed and the 2004 Residential Code of Ohio named as the recommended residential building code.

Rick Schriewer
OBOA President.

Note: As currently required in ORC 3781.06, the BBS will most likely make an official recommendation (called BBS-100) encouraging the OBOA Residential Code of Ohio to be adopted by municipalities as their residential construction code. This anticipated action would be consistent with the Board's past recommendations of the previous OBOA-produced residential codes.

For those who have West Law Publishing's printing of the OBC, you can find the current BBS-100 in the second volume behind the blue tab entitled "Model Dwelling House Code". 



Ohio Board of Building Standards

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