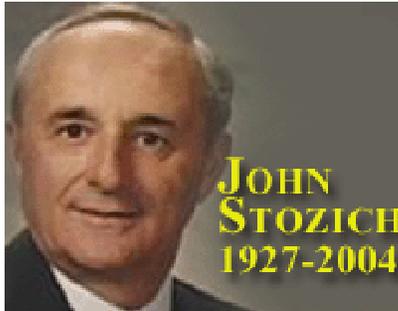


# BBS Newsletter



Bob Taft  
Governor  
Gerald O. Holland  
Chairman



## John Stozich Remembered



More than 300 people attended a funeral mass for John Stozich, including Senator George Voinovich and U.S. Rep. Michael Oxley of Findlay. Stozich, 77, served in the Ohio House of Representatives from 1983-91. He was appointed by then-Gov. George Voinovich as director of the Ohio Department of Industrial Relations, a job he held until 1995. He was then elected mayor of Findlay and served from 1996-2003. Prior to his political career, he was an educator and basketball coach for over thirty-one years. Stozich, a Mingo Junction native, was a high school teacher and coach in Steubenville and Uhrichsville as well as Findlay. Stozich graduated from Mingo High School in 1945, received his Bachelor of Arts degree from Steubenville College in 1950, and earned

his Masters of Education degree from Bowling Green State University in 1970.

He served in the U.S. Navy from 1945-1946 and from 1960-199 in the U.S. Coast Guard Reserves retiring as a Captain.

John Stozich earned several awards including the "Watchdog of the Treasury Award" from 1983-1985; inducted into the Hancock County Sports "Hall of Fame" in 1987; was the Kiwanis "Citizen of the Year" in 1996-1997; was inducted into the Ohio Senior Citizens "Hall of Fame"; he received the Blanchard Valley Health Association "Lifetime Achievement Award" in 2004; was a member of the Ohio High School Basketball Coaches Hall of Fame.

He is survived by his wife, Nancy, a son, two daughters, a stepson, a stepdaughter, a sister and eight grandchildren. 

## Cement Shortage Impacts Ohio

Many factors are crimping global cement supplies and affecting 29 US states including Ohio.

A leading Central Ohio concrete firm representative states that the Chinese are building dams and roads and Olympic venues using more cement than they make. The extra demand is driving up the prices for the rest of the world.

Cement companies try to pass extra costs - as much as 25 percent - to their customers. From Connecticut to Florida, Texas to Michigan, and across the Southwest, shortages have become so severe that construction is being affected, leaving a growing number of private and municipal projects unfinished.

Normally, the United States has imported about 25 percent of its cement. Much of which came from China. With major Chinese construction projects moving ahead, China is now using far more than it exports. The demand for rebuilding in Iraq and building projects in Asia have significantly diverted supply to those countries. The worldwide shortage began to be felt across

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### SPECIAL POINTS OF INTEREST:

- **OBOA Information Update**
- **OBOA Angle**
- **New Piping Enforcement Tables (Previous Appendix A of OMC)**

### REGULAR FEATURES:

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## In the News Around Ohio



**CLEVELAND**—The second inspector to be indicted by a federal grand jury in bribery probe of a federally funded home-repair program. A Cleveland housing inspector was charged with accepting more than 20 bribes in exchange for assistance on federal contracts for senior housing and home repair programs that are designed to help low and middle class families with home repairs.

The inspector worked in the Community Development Division and is accused of bribery and lying to FBI agents about accepting cash from a contractor from April 1997 through September 2003.

**CLARK COUNTY**—State lawmakers created the Ohio Manufactured Housing Commission to regulate manufactured homes.

Clark County commissioners updated their laws to reflect the changes, effective 6 August 2004. While the county building department has inspected those structures, those certified by the state board will now do the inspections.

The commission has yet to be formed. It must then promulgate rules outlining the enforcement procedures and could certify local departments and inspectors to do the enforcement. The new commission will not have jurisdiction for other structures on the same property, such as garages or other accessory structures.

**TOLEDO**—The cost of con-

struction projects could rise for the second year in a row under a set of fee increases being proposed for Toledo's building department which could raise up to \$260,000 a year in new revenue.

The proposed fee increases have the backing of key industry representatives - as long as the city uses the money to improve staffing in the city building department. The city stated that these fees were last raised in 1996.

They cover a variety of services, from installing a temporary electrical pole to replacing a residential furnace.

And they boost the fees plumbers, electricians, and other skilled workers pay for their exams and registrations.

Construction industry representatives have even suggested the fees should be increased even more to ensure the building inspection department is sufficiently staffed to provide prompt service. Contractors are generally more interested in prompt service from inspectors than saving a few dollars on a permit or license. The Toledo building official indicated that the proposed fees will bring Toledo up to the level of or are lower than neighboring jurisdictions.

The intent of the fee increases is to make the building inspection department self-sufficient. The department is currently reported to have a budget of \$2.1 million and revenues of \$1.8 million.

**HAMILTON**—The City lost immunity in a lawsuit filed as a result of a traffic accident. A state appeals court said a new law on which the city's case rested could not be applied retroactively.

A motorist and a laborer sued as a result of an accident in a construction zone. The suit alleged that the

city was negligent for failing to erect proper warning signs for the construction and of a truck blocking the road. The suit also claimed that the city failed to keep the road open safely.

The county common pleas court denied the city's motion for dismissal. The court labeled its decision as a "final appealable order" under terms of a law that took effect April 9, 2003. The court ruled that the statute was inapplicable in the negligence lawsuit. The judge ruled that statutes are presumed to be prospective in operation unless expressly made retrospective. He said the General Assembly did not express any intent that the section at issue should operate retroactively.

**PORTAGE COUNTY**—The county is seeking a full-time Building Inspector Supervisor to review building permits issued, develop schedules and assign inspections to inspectors, perform/assign special inspections, and to monitor compliance. The position will also assist Chief Building Official with review of residential plans, code changes, prepares resolutions for adoption by the Board of Commissioners, investigate/respond to complaints relating to inspections or unauthorized construction activities.

An applicant must possess two of three OBBS certifications: Building Inspector, Electrical Safety Inspector or Building Official. Salary \$37,230 - \$52,560.

Complete a county application (download at [www.co.portage.oh.us](http://www.co.portage.oh.us)) with cover letter and copy of certifications.

Send to: Marilyn Miller, PHR - Portage County Department of Human Resources, 449 S. Meridian St., 7<sup>th</sup> fl. Ravenna, Ohio 44266.





## Getting Mechanical—Debbie Ohler, P.E.

### The Slow Drip on Piping Systems has been stopped

I've been writing about pressure piping systems for over six years now. It seems that, finally, the subject can be put to rest.

On August 5, 2004, the governor signed HB 183 which essentially did away with Ohio's pressure piping program as we knew it. So, from this day forward, I would recommend that you remove the term "pressure piping" from your vocabulary!

The text of HB 183, which will be in effect on November 3, 2004, essentially de-regulates power piping and process piping systems and provides a clarifying definition of building services piping that reads as follows:

*"Building services piping" means piping systems and their component parts that are part of a building system and that promote the safe, sanitary, and energy efficient occupancy of a building. "Building services piping" includes, but is not limited to, cold and hot potable water distribution for plumbing fixtures; sanitary lines leading from plumbing fixtures; non-flammable medical gas systems; medical oxygen systems; medical vacuum systems; fire protection piping systems and compressed air in dry systems; refrigeration, chilled water, condenser, cooling tower water, brine, and water/antifreeze systems; steam, steam condensate, and hot water piping systems; heating and cooling piping systems; and fuel oil piping and fuel gas piping for heating, cooling, and cooking ap-*

*plications.*

**Enforcement of the regulations for piping systems listed in the above definition are the responsibility of the certified building departments or the Division of Industrial Compliance where a certified building department does not exist.** The only exceptions to this rule are for plumbing and medical gas piping systems which remain as optional certifications for certified building departments.

The Board has proposed building, mechanical, and plumbing code rule changes to reflect the new HB 183 language. These rule changes were proposed as part of the code update package heard at the August 27, 2004 public hearing and scheduled to be effective in early 2005.

To obtain a copy of the actual text of the proposed rules, check the public hearing draft mailed to your department, download the public hearing draft from our website at [www.com.state.oh.us/dic/dicbbs.htm](http://www.com.state.oh.us/dic/dicbbs.htm), or browse the Register of Ohio website at [www.registerofohio.state.oh.us](http://www.registerofohio.state.oh.us).

Included in this newsletter is a revised copy of the matrix previously found in Appendix C of the mechanical code and known as the "Ohio Pressure Piping Requirements Matrix". This table has been renamed to emphasize the major scoping changes. The contents of the table have been reorganized and reworded to reflect the current status of piping systems in Ohio.

I hope this table is a useful final summary tool to help you during this code change transition. If you have further questions or need clarification, as always, feel free to

contact me at:

(614) 644-2613

or

[dohler@com.state.oh.us](mailto:dohler@com.state.oh.us)

### APPENDIX A – ENFORCEMENT SUMMARY of OHIO PIPING SYSTEMS

The contents of Appendix A to the Administrative Code is not adopted material but is approved by the Board of Building Standards (BBS) and is provided only as a reference for users.

List of abbreviations used in this table:

ASHRAE -	American Society of Heating, Refrigerating, and Air Conditioning Engineers
ASME -	American Society of Mechanical Engineers
DIC -	Ohio Division of Industrial Compliance
IFGC -	International Fuel Gas Code
N/A -	Not applicable
NFPA -	National Fire Protection Association
OBC -	Ohio Building Code
OFC -	Ohio Fire Code
OMC -	Ohio Mechanical Code
OPC -	Ohio Plumbing Code
ORC -	Ohio Revised Code

The table that made up the Appendix is reproduced on pages 11, 14, and 15.



## Legally Speaking—John Brant, Esq.



The summer of 2004 again brought many inquiries about the agricultural exemption found in Section 3781.06 of the Ohio Revised Code. Paragraph B of Section 3781.06 provides that agricultural buildings or structures are those that are incident to the use for agricultural purposes of the land on which such buildings or structures are located, provided such buildings or structures are not used in the business of retail trade. Paragraph B goes on to provide that a building or structure is *not* considered used in the business of retail trade if fifty per cent or more of the gross income received from sales of products in the building or structures by the owner or operator is from sales of products produced or raised in a normal crop year on farms owned or operated by the seller. One of the first inquiries which I received was whether a portion of a barn could be converted into apartment units and still receive the agricultural exemption. Since this would include a mixed use the answer would appear to be no. However, the Board has no jurisdiction over apartments with three units or less. Ultimately, an order was issued by the township fire department, and the County Court of Common Pleas held that the barn had to meet the requirements of the local codes. Another issue on which we received a telephone call dealt with whether a building originally designated for an agricul-

tural use could be converted into a multiuse facility. The building was used to sell not only farm produce, but also had an eating area where coffee and donuts could be consumed. Additionally, a craft area was added where arts and craft classes were held to make ceramic articles. This case took several years to resolve, but ultimately, the County Court of Common Pleas upheld the zoning inspector's determination that it was a non-agricultural use.

A third inquiry asked whether an animal veterinary clinic that also boarded animals was engaged in animal husbandry. The owner had to show that more than fifty percent of his income was derived from the boarding of animals and not from the veterinary practice. Ultimately, the owner agreed to submit plans when the zoning inspector determined that more income was accrued from the veterinary practice than from the boarding of small animals.

Another inquiry concerning agricultural use was whether a building from which wines were sold from was entitled to the agricultural exemption if the wine was produced from grapes imported to the site from another state. In one instance no grapes were grown on the site. This building would clearly not qualify for the agricultural exemption since the owner purchased

grapes from other growers. A second situation concerned a situation where grapes were actually grown on the land but were sold as table grapes and not used in the production of wines. The grapes used to make the wine were actually imported from California. Again, the product was not produced or raised on farms owned or operated by the seller of the wines.

Normally, each of the above decisions on whether the building being erected falls under the agricultural exemption is determined by the township or county zoning inspector under the provisions of Section 3781.061, Ohio Revised Code.

In 1981, the General Assembly decided that the agricultural use of the building was a zoning decision to be made by the appropriate zoning inspector. Section 3781.061 provides that the zoning inspector should issue a zoning certificate that declares a specific building or structure is to be used in agriculture. Sections 303.16 and 519.16, Revised Code declare that no zoning certificate should be issued for agricultural land. These two sections appear to be in conflict with Section 3781.061; however, the latter indicates that the zoning certificate declares the specific building to be used for an agricultural purpose and not the land.



## Around the Code World with Mike Brady



### OOPS!!

We often get telephone calls asking for information on code requirements and the background of Ohio modifications. Every once in a while we get an unusual question that seems out to be really strange. In those cases one the first questions we ask is, "What is the date on the lower right corner of the page of the code we are talking about?" Just such a call was received recently but the answer brought an omission to light about which we had been unaware and about which code users need notification.

It has come to our attention that some of you may possess an incorrect version of OBC Section 903.2.1.3 for Group A-3 regarding automatic sprinklers. This is despite the fact that both the correct and incorrect versions bear the same issue date of January 2004 at the bottom right hand corner of the page.

The correct version should read:

**"903.2.1.3 Group A-3.** An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

1. The fire area exceeds 12,000 square feet (1,115 m<sup>2</sup>).
2. The fire area has an occupant load of 300 or more.

#### Exceptions:

- 2.1. Areas used primarily for worship with fixed seating.
- 2.2. Areas without fixed seating not used for exhibition or display.
3. The fire area is located on a floor other than the level of

exit discharge.

**Exception:** Areas 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."

The reason for the differing versions, as we discovered after doing some research, was that the original rules contained language that was part of the rule proposed in October, 2003, as a part of the group of Administrative Rules the Board was adopting, called *Amendments Group LXVI*. The older, original version as originally listed, was replaced by revised language before the final filing. This was done as a result of research and further discussion by the staff and the BBS Codes Committee.

One publisher correctly printed the revised rule while the other one missed the revision and printed the original incorrect language.

"What do I need to do to check this out?", you may ask.

First, get your OBC off the shelf and open it to Section 903.2.1.3.

Next, check the language to determine if it reads as shown in this article.

If your code book doesn't contain the correct version (the 903.2.1.3 language in this article), please contact the publisher of the updates you receive about obtaining a replacement.

In any event, you and your staff should use the correct language for plan reviews and code questions when using or enforcing this section of the OBC.



## Designated Counties for Ohio Severe Storms and Flooding

### Disaster Summary For FEMA-1556-DR, Ohio



#### Declaration Date:

September 19, 2004

#### Incident Type:

Severe Storms and Flooding

#### Incident Period:

September 8, 2004, and continuing

Individual Assistance (Assistance to individuals and households):

Athens, Belmont, Carroll, Columbiana, Gallia, Guernsey, Harrison, Jefferson, Mahoning, Meigs, Monroe, Morgan, Muskingum, Noble, Perry, Stark, Trumbull, Tuscarawas, Vinton and Washington Counties.

#### Public Assistance

(Assistance to State and local governments for the repair or replacement of disaster-damaged public facilities):

Athens, Belmont, Carroll, Columbiana, Gallia, Guernsey, Harrison, Jefferson, Meigs, Monroe, Morgan, Muskingum, Noble, Perry, Tuscarawas, and Washington Counties for Public Assistance

#### Hazard Mitigation Grant Program

(Assistance to State and local governments for actions taken to prevent or reduce long term risk to life and property from natural hazards):

All counties in the State of Ohio are eligible to apply for assistance under the Hazard Mitigation Grant Program.



## From the Archives

### JOE ARCHITECT

C.P. CAMPBELL

#### GREAT WORKS OF LITERATURE?

- THE BIBLE (King James Version) - 1046 pages
- War and Peace - 1408 pages
- David Copperfield - 878 pages
- The Iliad - 594 pages
- The Ohio Building Code - 750 (and then some) pages

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This *Joe Architect* cartoon is used with permission of the author. The cartoon is the creation of Chuck Campbell, the graphic designer for Maddox NBD Architecture. Campbell joined Columbus Architectural firm, Maddox NBD, as a part of their marketing department in June of 1997. Chuck indicates that he has always enjoyed political cartoons, comic strips, and animation. In *Joe Architect* he meshes his warped sense of

humor and love of comics & cartoons with the architecture profession. *Joe Architect* is the result – a cartoon series poking fun at the world of architects. *Joe Architect* is created completely on the computer, using Corel Draw software and a Wacom Graphics wireless pen and tablet. Chuck lives with his wife and two children in Powell, Ohio, a suburb on the north side of Columbus, where he still regularly watches Nickelodeon and the Cartoon Network.

When asked for permission, he responded, “By all means feel free to publish the cartoon in your newsletter. And please don't take the cartoon personally, I wasn't aiming at anyone in particular ... it just struck me one day recently as I stumbled upon the Building Code document(s) in our company ‘library’ and I thought to myself that I wouldn't want to have to routinely deal with ANY volume of regulations that size.

“I typically take more ‘potshots’ at things going on within our own company walls than I do at the outside world - a la ‘Dilbert’”



## For the Record—ICC Region 5, First in ICC-land.



ICC President, Ann von Weller, administers the oath of office to the Region 5 Officers at the Annual Conference in Salt Lake City. (From left to right): Shelly Wakefield – Treasurer (Indiana), Mark Stimac – Secretary (Michigan), Dale VanWinkle – Vice-President (Kentucky) and Roger Westfall - President (Ohio).



Region 5 Board of Directors pictured with ICC Vice President Henry Green from Michigan. (left to right): Craig Wagner (Indiana), Billy Phillips (Ohio), Roger Westfall (Ohio), Don LeBrun (Indiana), Henry Green (Michigan), Mark Stimac (Michigan), Shelly Wakefield (Indiana), Dale VanWinkle (Kentucky), and Rick Schreier (Ohio). *Article on page 9.*



## Cement Shortage

*(Continued from page 1)*

Asia first, then Florida last year. Since the US construction season began last spring, shortages have been declared in 29 states. Although US concrete production is at 100 percent capacity, supply can't keep pace with demand. That means the industry faces scheduling problems, layoffs, lower profits, and concerns about the future.

Further complicating the problem is the limited number of barges and shipping lines to bring the imported cement to the US. The supplies that are making it to US have been bottlenecked by transportation woes. For instance, railroad companies didn't anticipate the demand to move concrete and was caught shorthanded.

New production facilities will not make an immediate impact on the shortage because they won't be online until 2007 or 2008. The Portland Cement Association estimates that a total of only 15 million tons of extra US capacity has been planned before 2010.

Although raw materials needed for cement are not in short supply, both the cost and the regulations surrounding the construction of new production facilities are significant hurdles. The permitting process can take years because of regulations and local resistance.

Some industry interests are pressuring the US government to temporarily lift a ban on cement imported from Mexico. Such tariffs, from 40 percent to as high as 80 percent, began 14 years ago amid US accusations that Mexico was dumping cement on the US market.

Until demand abroad subsides, transportation problems are addressed, and production increases, continued shortages here will affect consumers and slow the US construction market. This will likely result in both delays and higher prices. 

## Hurricane Charlie and Building Codes

Now the debate will begin again. Are the codes adequate, who should have be responsible? Thousands of homes sustained hurricane damage in Florida but the tougher statewide building code finally enacted after Hurricane Andrew did seem to make a difference.

Experts who surveying the damage have pinpointed a new and troubling pattern of construction problems. Aside from the usual extensive damage to mobile homes, destruction happened in high importance factor structures: hospitals, fire stations, shelters, and airports. For instance, it was reported that:

- Charlotte County Medical Center in Punta Gorda, a roof collapse forced staff to treat hurricane victims in tents in the parking lot.
- The Charlotte County Sheriff's Office, nearly a third of the roof blew off.
- The new Civic Center in Arcadia (28,000-square-foot arena), 1,200 evacuees watched as the roof above them blew off and one wall crumbled.

Problems seemed to focus on some types of building systems: steel-frame structures, metal roofs, and EIFFS systems.

An Association of General Contractors executive stated that a myriad factors could play a part in building failures beside the building codes; factors such as building age, poor design, shoddy materials, poor workmanship and, of course, the sheer power of the storm.

The consensus among those who support tougher wind standards is that the more restrictive post-Andrew building codes probably saved property and lives.

An engineer with the Institute for Business and Home Safety reported that there was good evidence that the new homes did quite well during the hurricane. 

## Effects of Hurricane Charley on Roofing Studied

Trying to learn how homeowners can be provided with safer and sturdier houses in the future brings experts to Charlotte County in Florida for field observations.

The Roofing Industry Committee on Weather Issues (RICOWI), will release its first report in November in Norman, Okla.

Because roof failures are a major cause of property loss in hurricanes, these reports will be important for Florida building officials.

Another group is the Institute for Business & Home Safety (formerly ISO). Their initial observation is that homes built since the Florida Unified Building Code went into effect in 2002 withstood the storm better than neighboring homes built prior to the implementation of the new code. IBHS also observed that manufactured homes built to newer standards held up better than older mobile homes.

It appears that hip roofs fared better than gable roofs, and that steeply pitched roofs converted wind forces into downward pressure, while low-pitched roofs tended to be lifted off of buildings like the wing of an airplane.

The IBHS has issued a caution to homeowners whose damaged roofs might be intact but need new shingles. Homeowners must make sure the plywood decking protecting their homes is nailed in place not stapled and recommends 8 penny ring-shank nails. 

**FBOA**



No report from the President

**MVBOC**



MVBOC awarded two scholarships last month in the amounts of \$1,000 and \$500.

**Upcoming Seminars—**

Oct. 12<sup>th</sup>: 6-hr. seminar on *2000 IBC Fire Protection Systems*.

Oct. 13<sup>th</sup>: 6-hr. seminar on *2000 Overview of the IMC*.

Seminars to be presented by John Kerr, PE from M-Engineering.

Meetings have been held every other Thursday for past several weeks to discuss the changes to the residential code and modifying the administrative section to more accurately meet the needs of its members. Generally, membership plans to adopt this new code by 1/1/05 without technical amendments. See adoption schedule online at: [www.codechanges.squarespace.com](http://www.codechanges.squarespace.com).

**NWOBOA**



NWOBOA had three members attending the ICC conference in Salt Lake City: Bruce Wolfe, Mike Rudey, and Tom Hall.

Tom Hall was asked to be part of the Cracker Barrel Program on Tuesday. The topic will be *Property Maintenance, Getting Ready for Court*.

NWOBOA is offering a wide selection of classes again this year for the membership. More information about these will be sent out.

The Board is working on ideas to increase our membership, to include more contractors, and to offer them needed Continuing Education credit hours for their State License.

**SWOBOA**



The 2005 Joint Conference planning is ongoing. Committee members are working on sponsorships, education, and advertisement. If you would like to be involved in this conference please contact James McFarland at (513)-352-1558 (chair).

During the last quarter of 2004, several courses are being presented:

- *A-2 and A-3 Occupancy* will be presented on October 21<sup>st</sup>.
- *2003 IBC Solving Means of Egress* will be presented November 18<sup>th</sup>.
- *Allen Block Design* will be presented November 18<sup>th</sup> as a night class.
- Annual Election Dinner is December 3<sup>rd</sup>.

Education info., please visit our web site at [swoboa.org](http://swoboa.org) or contact Brian Rose (513)-867-5318 or Mike Spry (513)-352-3267

**COCOA**



No report from the President

**BOCONEO**



The Disaster Assessment seminar—sponsored by BOCONEO and FBOA Sept. 24 was attended by 192 persons and taught by Ray Sebastian and Chris Thomas (ODNR).

BOCONEO will present an all day seminar for members at the Lodge on Oct. 20. ICC will present *Fundamentals of the IMC* as a regular monthly meeting and includes lunch.

Most have had conference/education budgets reduced or eliminated as government agencies to cut back. Good news! Cincinnati will host the Spring **ICC 2005 Codes Forum** in Feb. 2005. Don't miss participating in code change hearings, continuing education, and networking with code professionals from other states. If you have never attended a conference, this is a great opportunity. Go to [www.iccsafe.org](http://www.iccsafe.org) for information.

**OBOA Information Update**



**PROPOSED BY-LAW CHANGES**

The OBOA Board of Directors has recommended two by-law changes to be presented to the General Membership for approval at the General Business Meeting to be held at the Joint Conference in Southwest Ohio on January 31, 2005.

- The first change will allow all members to vote on floor motions during the committee hearings for changes to the Residential Code of Ohio. This change will make the OBOA process consistent with the ICC process. Final approval of the code changes will still be voted on by Active Members only.
- The second change will eliminate the office of Second

Vice-President, and split the duties of the Secretary/Treasurer. Proposed Officers will be President, Vice-President, Secretary, and Treasurer. The reason for this change is to better distribute the duties and responsibilities of the officers.

The full text of these changes is available on the OBOA website at [www.oboa.org](http://www.oboa.org) or by requesting a copy from Bill McErlane, Secretary/Treasurer at 513-346-5730 or [wmcerlane@springdale.org](mailto:wmcerlane@springdale.org).

Bank Accounts as of 9/15/04

CD#91	5,726.31
CD#68	6,122.87
CD#97	11,755.51
Checking	22,393.80
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<b>TOTAL</b>	<b>45,998.49</b>

**REGION V  
FIRST IN UNITED STATES  
(KENTUCKY, INDIANA  
MICHIGAN & OHIO)**

On September 26, 2004 in Salt Lake City, the International Code Council, Region V became the very first of twelve regions to become a chartered ICC Chapter. (See photos on page 6)

At the 2003 ICC Annual Conference in Nashville, TN, the Regional Chapter concept was introduced to the general membership and all were challenged to organize chartered chapters. Immediately, OBOA took the initiative and called a special "kick off" meeting of the members of the four states present at the conference and proceeded with monthly

*(Continued on page 10)*

**ODPCA**

ODPCA has provided continuing membership to OBOA and found that all ODPCA members also hold membership in one of the other OBOA chapters. ODPCA is preparing to survey its members to determine the related memberships of its members.

ODPCA member John Kerr presented a seminar to COCOA members on "Pressure Piping" on July 15th and a follow-up seminar

on Aug. 17th on "Kitchen Exhaust". Bob Schutz presented a 2.5 hr. "Ohio Plumbing Code—Update" seminar to COCOA on Sept. 21st.

ODPCA will offer its popular 10-week, 30-hour continuing education course on the Ohio Building Code beginning in February 2005. This course will be based upon the adoption of the 2003 ICC Codes by the BBS. Information about the course, times, location, etc. will be posted on the OBOA web site.

**NCOBOA**



General Membership Meetings are scheduled for the 3rd Thursday of each month, at 6:00 pm at De Luca's In The Park in Lorain.

Upcoming seminars:

November 1, 8, 15, 22, 2004 - *Update 2004 RCO*

November 18, 2004 - *BBS Board of Appeals*

December 16, 2004 - Annual Christmas Party

January 20, 2004 - Elections ( Board of Directors )

Check our website for further information and updates at:

[ncoboa.org](http://ncoboa.org)

NCOBOA President, Guy Fursdon 440-353-0822

E-mail:

[gursdon@nridgeville.org](mailto:gursdon@nridgeville.org)

**SWOFSC**



No report from the President

## OBOA Information Update



*(Continued from page 9)*

organizational meetings thereafter. By-laws, constitution and committees were created as well as election of officers this past year leading to this special event. At the Salt Lake City luncheon on Tuesday, September 28, 2004, ICC President, Ms. Anne R. von Weller, installed the officers for the first Region V Executive Boards as follows:

President—Roger A. Westfall, C.B.O., City of Canton, Ohio

Vice President—Dale Van Winkle, C.B.O., City of Berea, Kentucky

Secretary—Mark Stimac, C.B.O., City of Troy, Michigan

Treasurer—Shelly Wakefield, C.B.O., Indiana Department of Fire & Building Services, Indianapolis, Indiana

If you wish to learn more about Region V and our mission, check the ICC web site under Regional Membership Bulletin Board. Photographs of the entire Region V Board of Directors present at the Conference can also be viewed (Courtesy of Rick Helsinger, Ohio)

### OBOA NOMINATIONS/ AWARDS/SCHOLARSHIPS

If you have ever considered participating in the OBOA, now is your opportunity! OBOA has three Board of Director's positions open for 2005. Also, if you wish to serve on the Executive Board submit a request to Roger Westfall, Nominations Chairperson.

Secondly, if you wish to nominate an OBOA Chapter member for one of our prestigious awards, now is the time to submit

an application stating the reason you feel your applicant is worthy of this award.

Lastly, if you are an OBOA member with a child entering college or currently in college that you would like to nominate for a scholarship, complete the necessary application.

You may find all applications for awards and scholarships by searching our web site at OBOA.org and then forward the completed applications to Roger Westfall at City of Canton, 424 Market Avenue, N., Third Floor, Canton, Ohio 44702, or fax: (330) 430-7848, or email to: rawestfa@ci.canton.oh.us. The deadline for these applications and nominations is December 1, 2004.

### OBOA PUBLIC RELATIONS

As code officials, most would agree that we lack in the performance of public relations and promoting our profession to the public and the construction industry.

For this reason, OBOA has been promoting a strong campaign to improve upon this problem. If your jurisdiction has never been active in promoting code enforcement or Building Safety Week in April, now is the time to start your preparation.

OBOA in conjunction with FBOA is currently in the process of creating a series of television and radio 30 second commercials to help with this public relations campaign. These public service commercials are being developed in a manner that each of your local

jurisdictions may pay a \$250.00 fee to add a "tag" at the end promoting your community.

OBOA urges your support in educating the general public how valuable code enforcement is in the promotion of the health, welfare and safety of your community.

### COUNCIL OF PAST PRESIDENTS

The Council of Past Presidents held their annual meeting at Maumee State Park on August 12, 2004.

The past presidents were briefed on the latest activities of the OBOA Board of Directors including the progress being made for the Code Academy. Region V progress was also discussed in detail.

Immediate past president, Roger Westfall, presented a draft strategic plan requesting input from the past presidents in attendance. Past president, Robert Schutz, will further develop a formal plan for a meeting to be held at the Joint Conference in 2005. We urge all past presidents to assist with suggestions as we develop this plan for the future of our Chapter. Send comments to: **Robert Schutz**, R.D. Zande & Associates, 1237 Dublin Road Columbus, OH 43215 Phone: (614) 486-4383 Fax: (614) 486-4387, email: schu5@zande.com



## ENFORCEMENT SUMMARY of OHIO PIPING SYSTEM

Type of piping system	Use for type of piping	Pressure or other identification	Ohio Revised Code authority and other applicable code section(s)	Other referenced codes or standards	Regulation enforced by:
Building Services	Water for plumbing fixtures	All	ORC 4104.41 and 4104.43; OPC Chapter 6		Plumbing Inspector in certified municipal department, health district plumbing inspector, or DIC
	Sanitary lines for plumbing fixtures	All	ORC 4104.41 and 4104.43; OPC Chapter 7		
	Non-flammable medical gas, medical oxygen, medical air, and medical vacuum	Nitrogen, oxygen, CO <sub>2</sub> , NO, etc.	ORC 4104.41 and 4104.43; OPC 1202	NFPA 99C	Medical gas inspector in department certified to enforce med gas; health district employing certified med gas inspector, or DIC
	Fire Protection Systems	Automatic sprinkler piping, special hazards systems piping, compressed air piping for fire protection	ORC 4104.41 and 4104.43; OBC Chapter 9	NFPA 13, 11, 12, 14, 17, and 2001	Certified fire protection system inspector or building inspector in certified department
	<i>Field installed</i> refrigerant piping for comfort cooling systems, refrigerated rooms, walk-in coolers, freezers, and coolers (external connecting piping starting at 1 <sup>st</sup> joint adjacent to compressors, coils, pumps, heat exchangers, chillers, etc.)	Comfort cooling systems >5 tons/60,000 BTUH per system	ORC 4104.41 and 4104.43; OMC section 1107	ASHRAE 15 and 34	Mechanical inspector or building inspector in certified department
		Comfort cooling systems ≤5 tons/60,000 BTUH per system	ORC 4104.41 and 4104.43; OMC section 1107	ASHRAE 15 and 34	N/A (see OBC section 105.2)
		Refrigerated rooms, walk-in cooler, freezer, and cooler piping systems (not including factory installed piping integral to self-contained listed equipment)	ORC 4104.41 and 4104.43; OMC section 1107	ASHRAE 15 and 34	Mechanical inspector or building inspector in certified department
	Pre-charged line sets	ORC 4104.41 and 4104.43; OMC section 1107	ASHRAE 15 and 34		
	Chilled Water or glycol-based chilled water used for comfort cooling	All	ORC 4104.41 and 4104.43; OMC Chapter 12		N/A (see OBC section 105.2)
	Condenser and cooling tower water	All	ORC 4104.41 and 4104.43; OMC Chapter 12		Mechanical inspector or building inspector in certified department
	Condensate from cooling or dehumidifying coils	All	ORC 4104.41 and 4104.43; OMC Chapter 12		
	Antifreeze or Brine secondary coolants (salt, alcohol, or glycol water solutions) used for comfort cooling	p>15 psig; comfort cooling systems >5 tons/60,000 BTUH per system	ORC 4104.41 and 4104.43; OMC section 1107		
		p>15 psig; comfort cooling systems ≤5 tons/60,000 BTUH per system	ORC 4104.41 and 4104.43; OMC section 1107		N/A (see OBC section 105.2)

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## Making it Understandable - Jan Sokolnicki



Because we received more comments on this column than any to date, it is being reprinted here—Ed.

**WHY CAN'T WE ALL JUST "GET ALONG"?** Since I've been on Board staff now for over thirteen years, I think it's time to divert my focus for this one article from technical to personal opinion (like I've never done that before).

I've been at "this stuff" a long time. First a bricklayer apprenticeship in '69, contractor/homebuilder in '74, building official in '76, private sector code consultant from '80 through '91 and, since then, staff here at the Board. I've participated in all the legacy codes' code development processes, been on too many national code committees, worked with 25 different states' regulatory systems, and even worked with some federal agencies in Washington. I've seen the national codes plug critical holes related to safety, health, and accessibility and I've also seen a lot of wasted effort on proposed changes that should never have been brought up in the first place.

About eight years ago, I began to realize there's something seriously wrong with our industry (code development/enforcement) and it seems to be getting worse. Statistically, we have been very, very successful at improving the general level of building safety, healthy environments, and accessibility for our Ohio citizens. But the public still doesn't understand or feel good about building and fire code enforcement professionals. Although it is our collective work over the past decades that has made the difference; we are, for the most part, underpaid and resented. WHY?? Well, since I've got the floor, I'll give you *my opinion*. **WE DON'T WORK TOGETHER AND WE TREAT PEOPLE LIKE CRAP!**

As a reminder (from your high school government 101 course), what we do (government), is supposed to be a service to the state and communities we work and live in. We are supposed to be doing this service in a manner that makes the folks we serve appreciate us. That's why government was created....to do for the folks what they couldn't do for themselves.... and they should *WANT* us to be helping them. Do they?? If you don't believe what

I'm saying here, ask yourself the question, "If someone in my family, who didn't have the construction/code enforcement background I have, were to walk through the door and try to get a permit or call on the phone and ask a question, how would they be treated?"

Do you think that firefighters are treasured in the communities just because they put out fires and wear cool gear? They're loved because of what they do **AND** they do this without punishing those of us who were stupid enough to leave a pot on the stove, fell asleep smoking, or dangerously altered our home's electrical system. If they treated the public the way we do, they'd probably hit us in the head with their helmets after they found out how the fire started. They drive the fire trucks to schools, teach our kids how to save themselves in fires, let them try on their helmets, and climb on the trucks...we hear about this, then remember going through this when we were little and feel good about our friends the firefighters.

And how do we treat the public? Pretty much the same way we treat each other? We (fire & building code enforcement) point fingers at each other, blame each other for "what's wrong", fight over jurisdictional authority, write articles in magazines accusing the other side of having vested interests and wrong priorities. We walk into buildings looking to "bust" someone on a code violation, write a stop work order, or catch someone building a deck without a permit. We should be acting as ambassadors of safety, health and service. The public should be looking forward to seeing us or hearing from us because we are experts in keeping their families and friends safe and healthy and buildings useable by everyone.

We heard a lot of grumbling about the course the Board put on about code official credibility. Guess what...this is *exactly* the area we fail in and we will continue to have the problems we have until we focus our energy on improving how we work together and relate to the public.



## Training News - Billy Phillips

### Board Approves National Testing For Electrical Safety Inspectors

The Board has approved the National Certification Program for Construction Code Inspectors (NCPCCI) and the International Code Council, National Certification Services (ACS) as testing agencies permitted to administer the examination for Electrical Safety Inspectors (ESI) effective January 1, 2005.

In the past, all applicants had to take a Board administered exam. The Board will offer its last exam on December 6, 2004 and after this date all applicants will be required to take an exam given by either NCPCCI or ACS. The use of national exams for the ESI certification is consistent with the Board's other certifications requiring evidence of the successful completion of national examinations. Both NCPCCI and ACS have testing center located throughout the state for your convenience. Both NCPCCI and ACS offer computer-based testing and ACS offers a paper and pencil test for an additional fee.

If an applicant utilizes the NCPCCI process, the Board requires an ESI applicant to take the 2A - *Electrical, One & Two Family Dwelling* and the 2B - *Electrical General* examination modules. For those opting for the ACS process, the Board requires the applicant to take the E1 - *Residential Electrical Inspector* and the E2 - *Commercial Electrical Inspector* examination modules.

For additional information about

(Continued on page 13)

## Training News

(Continued from page 12)

examination requirements, prospective applicants can contact either NCPCCI or ACS directly to receive a Candidate Information Bulletin (CIB). NCPCCI can be contacted by calling 1-800-864-5309 or on the web at [www.experioronline.com](http://www.experioronline.com). ACS can be contacted by calling 1-877-783-3926 or by going to their web address at [www.iccsafe.org](http://www.iccsafe.org).

An applicant must provide proof of passing the required examination modules before the Board will issue an Electrical Safety Inspector certification. Any applicant who fails the Electrical Safety Inspector examination twice is required to successfully complete a trainee program before they will be permitted to take the exam again. If you have any questions regarding the Electrical Safety Inspectors examination please call me at 614-644-2613.

### Board Approves Funding For Regional Education Conferences

The Board has approved funding to cosponsor the education portion of three regional education conferences that will be held throughout the state.

- Funding in the amount of \$25,000 was authorized for the BBS-approved training at the Southwest Ohio Building Officials/Ohio Building Official Association Annual Joint Education Conference. The conference will be held in West Chester at the Cincinnati Marriott North from January 30<sup>th</sup> through February 1<sup>st</sup>, 2005. The conference will offer all certified building department personnel the opportunity to obtain continuing education and training. A total of approximately 80

hours of continuing education credits will be offered at the conference.

- Funding in the amount of \$10,000 was authorized for the BBS-approved training at the Ohio Chapter – International Association of Electrical Inspectors (IAEI) Education Conference. The conference will be held in Boardman, Ohio, at the Holiday Inn on May 2<sup>nd</sup>, 3<sup>rd</sup>, & 4<sup>th</sup> 2005. The conference will offer Electrical Safety Inspectors and Plan Examiners the opportunity to obtain continuing education and training. Training will be offered on National Electric Code.
- Funding in the amount of \$5,000 was authorized for the BBS-approved training at the Ohio Association of Plumbing Inspectors Education (OAPI) Conference. The conference will be held in Columbus at the Ramada Plaza Hotel in March 2005. The conference will offer plumbing inspectors, building officials and plan examiners the opportunity to obtain continuing education and training. Training will be offered on the Ohio Plumbing Code.

If you are looking for some continuing education hours and some quality training, please plan to attend one of these education conferences.

### Central Ohio Code Officials Association Receives Chapter Merit Award

I would like to take this opportunity to congratulate President Joseph Busch and the entire Board of Directors of the Central Ohio Code Officials Association (COCOA) for being selected to receive one of the International

Code Council's Chapter Merit Award. On September 29<sup>th</sup>, Joe Busch was present at the International Code Council Annual Meeting in Salt Lake City to receive the award on behalf of COCOA. The award recognizes COCOA's outstanding contributions and efforts on behalf of central Ohio's building officials and design professionals and for their code development and education programs. The ICC Chapter Merit Awards are only given to four ICC chapters. This is an outstanding honor and you are to be congratulated for your efforts.

### Board Required Training

Board required training on the new Ohio Building Code and NFPA-70, *National Electric Code*, is scheduled to take place in January, February & March. The required training, which was tentatively scheduled for the fall, was changed as a result of the Board giving final approval of March 1, 2005 as the effective date for the new Building, Mechanical, and Plumbing codes.

The required training will consist of update training on both the Building Code and NFPA-70. All training sessions will be 4 hours in length and will be conducted in 7 regional locations throughout the state. Due to the minimal amount of changes to the mechanical and plumbing provisions, the Board will not require training in these areas. You will be receiving additional information in the near future regarding this training. These training courses will be free of charge to the certifications required to attend. If you have any questions please feel free to give me a call.



## Ohio Board of Building Standards Calendar

OCTOBER 2004							NOVEMBER 2004							DECEMBER 2004								
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat		
					1	2		1	2	3	4	5	6				1	2	3	4		
3	4	5	6	7	8	9	7	8	9	10	11	12	13	5	6	7	8	9	10	11		
10	11	12	13	14	15	16	14	15	16	17	18	19	20	12	13	14	15	16	17	18		
17	18	19	20	21	22	23	21	22	23	24	25	26	27	19	20	21	22	23	24	25		
24	25	26	27	28	29	30	28	29	30	26	27	28	29	30	31							
31																						

**1—Board of Building Standards Conference Meeting**

11—Columbus Day

16—National Boss Day

31—Daylight Savings Time Ends / Halloween

2—Election Day

**5—Board of Building Standards Public Hearing & Conference Meeting**

11—Veteran’s Day

25—Thanksgiving Day

7—Pearl Harbor Remembrance Day

6—Electrical Safety Inspector Exam

**10—Board of Building Standards Conference Meeting.**

21—Winter Begins

25—Christmas Day



### ENFORCEMENT SUMMARY of OHIO PIPING SYSTEMS (Cont.)

Type of piping system	Use for type of piping	Pressure or other identification	Ohio Revised Code authority and other applicable code section(s)	Other referenced codes or standards	Regulation enforced by:
<b>Power</b>	Steam from power boilers (at plant)	p>15 psig	ORC 4104.41 and 4104.42	ASME B31.1	N/A (self-regulated by owner)
	Steam for chemical process piping	All	ORC 4104.41 and 4104.42	ASME B31.1 or B31.3 (designer’s choice)	
	Water from high pressure, high temperature boilers (at plant)	p> 160 psig and/or T> 250 °F	ORC 4104.41 and 4104.42	ASME B31.1	
	Steam condensate from power boilers	p>15 psig	ORC 4104.41 and 4104.42	ASME B31.1	
	High pressure, high temperature water condensate	p>160 psig and/or T>250 °F	ORC 4104.41 and 4104.42	ASME B31.1	
	Compressed Air for tools or machines	Upstream of 1 <sup>st</sup> stop valve off system distribution header	ORC 4104.41 and 4104.42	ASME B31.1	
	Hydraulic oil tool or machine piping	Upstream of 1 <sup>st</sup> stop valve off system distribution header	ORC 4104.41 and 4104.42	ASME B31.1	

## ENFORCEMENT SUMMARY of OHIO PIPING SYSTEMS (Cont.)

Type of piping system	Use for type of piping	Pressure or other identification	Ohio Revised Code authority and other applicable code section(s)	Other referenced codes or standards	Regulation enforced by:
<b>Building Services</b> (cont.)	Steam heating (hydronic piping)	Dedicated piping serving air heating systems >150,000 BTUH input per system	ORC 4104.41 and 4104.43; OMC Chapter 12		Mechanical inspector or building inspector in certified department
		Dedicated piping serving air heating systems ≤150,000 BTUH input per system			N/A (see OBC section 105.2)
	Hot water heating (hydronic piping)	All			
	Condensate from boilers	All	ORC 4104.41 and 4104.43; OMC Chapter 12 and section 307		
	Ground Source Heat Pump systems	All	ORC 4104.41 and 4104.43; OMC Chapter 12		Mechanical inspector or building inspector in certified department
	Fuel Oil	All	ORC 4104.41 and 4104.43; OMC Chapter 13		
	Natural gas and fuel gases other than LP gas	Piping serving gas utilization devices other than air heating systems	ORC 4104.41 and 4104.43; OMC section 301.3	IFGC	Mechanical inspector or building inspector in certified department
		Dedicated piping serving air heating systems >150,000 BTUH input per system			N/A (see OBC section 105.2)
		Dedicated piping serving air heating systems ≤150,000 BTUH input per system			
	LP Gas (propane, propylene, butane, isobutane, butylene, or mixtures of these hydrocarbons)	Piping used to deliver gas to building (from tank to point of delivery) for use as a fuel gas	ORC 4104.41 and 4104.43; OMC section 301.3	IFGC section 401.2, NFPA 58 and IFC	Mechanical inspector or building inspector in certified department
From point of delivery (defined in IFGC) to each utilization device					
Dedicated piping serving air heating systems >150,000 BTUH input per system		IFGC			
Dedicated piping serving air heating systems ≤150,000 BTUH input per system				N/A (see OBC section 105.2)	

Type of piping system	Use for type of piping	Pressure or other identification	Ohio Revised Code authority and other applicable code section(s)	Other referenced codes or standards	Regulation enforced by:
<b>Process</b>	Industrial, refinery, and plant process piping	All	ORC 4104.41 and 4104.42	ASME B31.3	N/A (self-regulated by owner)



## **Ohio Board of Building Standards**

6606 Tussing Road  
P. O. Box 4009  
Reynoldsburg, Ohio 43068-9009

Phone: 614-644-2613  
Fax: 614-644-3147  
Email: [dic.bbs@com.state.oh.us](mailto:dic.bbs@com.state.oh.us)

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