

BBS Newsletter



Bob Taft
Governor
Gerald O. Holland
Chairman



In Memoriam: BBS Board Member, David L. Ledvinka

LEDVINKA David L. Ledvinka, age 66, of Westerville, Saturday, February 4, 2006 at home. Retired Civil Engineer from Dow Chemical. Following his retirement, he formed the Construction Industry Consultants Group. Executive Director of the Ohio Council of the National Institute of Building Sciences. Member of (ICC legacy group) BOCA and ICC, the Ohio Building Officials Assoc., the Ohio Rural Development Partnership, ASHRAE Standards Committee 90.2, the Industry Advisory Committee of the International Code Council and the Consultative Council of the National Institute of Building Sciences. Past member of ASHRAE Standards Committee 90.1 and past chairman of the Codes and Standards Committee of the Ohio Manufacturers' Assoc. Dave was appointed by the Governor of Ohio to sit in on the Ohio Board of Building Standards where he continued to serve. Graduate of The Ohio State University with a Bachelor of Civil

Engineering Degree. Preceded in death by parents Frank and Ann Ledvinka. He was the best coach on and off the field. Dave was a gentleman in the true meaning of the word. Devoted loving husband, father, grandfather, brother and friend. Survived by his "Babe", the love of his life for 35 years, Sheila; daughters, Amy (Kyle) Johnson of New Albany, Emily (Ryan) Scott of Upper Arlington; and other family. Dave was active in all aspects of code development and enforcement, training, and education. The web availability of the entire set of Ohio's codes (see next column) was also a project which Dave hoped to see expand to make Ohio's construction codes readily available to all code users.

Friends may contribute to the American Heart Association, Ohio Valley Affiliate, PO Box 163549, Columbus, Ohio 43216-3549.

Bldg. Depts. Given Access to Ohio Codes On-Line

All certified building departments are being provided with access to the full set of Ohio codes—Building, Mechanical, Plumbing, Fuel Gas, Residential, Energy, Fire, and ANSI A117.1.

These codes will be available at no cost to the certified building departments if they sign up through the Board of Building Standards using the form, "*Required Information for eCodes Subscription*".

This document is available on both the BBS web site's Web Document Catalogue or on the BBS FaxBack Service as **Document # 410**.

This document should be sent or faxed back to the BBS.

The form will require the department to designate an individual responsible for the department's subscription, give that individual's name, address, E-mail address, phone number, and signature. The department will also specify a User ID and Password on the form. If faxed, it should be transmitted to 614-644-3147. If E-mailed, it should be sent to dic.bbs@com.state.oh.us.

The site & codes will be maintained and will be bookmarkable and searchable.

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Training News—Billy Phillips



OHIO BUILDING CODE ACADEMY

The next OBCA is scheduled for the week of April 3rd through April 7th, 2006 and will be held at the Quest Conference Center, 8405 Pulsar Place, Columbus, Ohio (Polaris). February 22, 2006. Each student receives a Continental breakfast and lunch is provided Monday through Friday as part of the training at no cost to the students. The Board provides all workbooks and other study materials for the OBCA required for this training also at no cost to the students. The cost associated with the Ohio Building Code Academy is funded through the 3 Per Cent Assessment Fund. Students are responsible for their lodging and evening meals.

Any applicant who was granted a two-year interim certification as a building official, master plans examiner, plumbing plans examiner, electrical plans examiner, building inspector or trainee, mechanical inspector or trainee, plumbing inspector or trainee, fire protection inspector, electrical safety inspector or trainee by the Board after January 1, 2005 must attend the Ohio Building Code Academy within one year from the date of approval. If you were certified prior to January 1, 2005, you are not required to attend the OBCA. Industrialized unit inspectors and medical gas inspectors are not required to attend the OBCA. With the passage of H.B. 175, those enforcing the RCO will be required to become certified by May 27, 2007 and all new residential certified building department personnel **will not be required** to attend the OBCA. The Board sent out notices in mid

February and confirmation letters to all applicants eligible to attend the April OBCA. If you did not receive a notice or confirmation letter regarding the April OBCA you will automatically be scheduled for the next OBCA in October.

Remember it is your responsibility to attend the Ohio Building Code Academy within one year after receiving your interim certification.

Students required to attend the OBCA will not receive any continuing education credits. All trainees attending the OBCA will receive 1 to 40 hours of continuing education credits that can be used as part of the 100 hours required during your first year of training. Anyone attending the OBCA on a space available basis will receive continuing education credits for the amount of time spent in class. Anyone holding an interim certification approved by the Board after January 1, 2005, is not required to start the 30 hour continuing education requirement. The clock starts after you have applied for and have been granted a full certification by the Board. This cannot be accomplished until you have completed the OBCA and the required examina-

tions.

Residential Code of Ohio Training

The Board will again partner with the International Code Council to provide twenty full-day seminars across the seven regions in Ohio from May through June of 2006. The training will include the Structural and Nonstructural Provisions of the newly adopted Residential Code of Ohio. The purpose and goal of the training is to provide an overview of the critical concepts of the Residential Code of Ohio for One-, Two- and Three-Family Dwellings. These concepts will provide a basis for the code enforcer's correct use of the code in all facets of their jobs and will help to build an understanding of the intent of the code by detailing basic tables and categorizations. The seminar will be video tapes for training individuals who were unable to attend the scheduled sessions. The Board will be sending out a brochure to provide the date, time, location and all other registration information sometime in April. Please review the table in this newsletter to show the number of seminars scheduled in your regional area. If you have any questions please feel free contact the OBBS Training Section.

Seminars	
Region	Number of full day sessions
Akron/Canton	2
Cincinnati	3
Cleveland	4
Columbus	4
Dayton	3
Lorain	2
Toledo	2
Total:	20





Getting Mechanical—Debbie Ohler,

Natural Gas Line Inspections.

It seems that I have been receiving more and more questions lately about natural gas piping system inspections. The questions have been puzzling to me because, from my perspective, I know of only one major change that has occurred from a natural gas piping system jurisdictional or enforcement standpoint during the eight years that I've worked for the board. That change occurred a few years ago the pressure piping rules were rescinded and moved the exceptions from the pressure piping rules into OBC Section 105.2. In doing that, we brought in some enforcement exceptions for natural gas piping systems that had previously applied to LP gas piping systems. However, after a review of the history of the numerous code changes relating to piping systems that have occurred over the last forty years, it is now understandable to me how the certified departments and the industry might still be confused.

As a result of this confusion, it appears that many jurisdictions have never enforced the natural gas piping provisions as they were supposed to. From feedback that we've been receiving, it sounds as if many departments incorrectly assumed that the state pressure piping inspectors had always been enforcing natural gas piping. In other cases, building departments were deferring their inspection responsibilities to the gas utility companies. In this article, I'm hoping to clarify some of the issues surrounding the enforcement of natural gas piping systems and get everyone on the same code page again.

Today, very clearly, natural gas piping systems fall within the Ohio Revised Code (4104.41) and the Ohio Administrative Code (4101:2-2-02) definitions of "Building Services Piping". Section 301.3 of the Ohio Me-

chanical Code (OMC) sends the code user to the 2003 edition of the International Fuel Gas Code (IFGC) (the specific edition being adopted within Chapter 15 of the OMC) published by the International Code Council (ICC) for the design and installation of fuel gas distribution piping downstream of the point of delivery which is defined in the IFGC. Like all systems within the scope of the OMC, a plan review is to be conducted by a master plans examiner and the appropriately certified inspector within a certified building department is responsible for the inspection for compliance with the approved plans. Section 103 of the OBC and Appendix B of the OMC illustrate this authority by identifying which inspectors within a certified building department are the appropriate personnel to conduct the inspections of the natural gas piping systems within the building. In geographic areas where a certified building department does not exist, the Department of Commerce, Division of Industrial Compliance, will enforce the provisions of the code relating to natural gas piping. Please note that although natural gas piping systems are typically installed by plumbing contractors, the inspection of natural gas piping systems is required to be done by building inspectors or mechanical inspectors working for a certified building department, not plumbing inspectors.

In addition to building department inspectors inspecting natural gas lines on the downstream side of the point of delivery and within a building, a building owner may also be required to have the house lines inspected by an inspector from the gas utility company. Typically, the gas company is re-

sponsible for the inspection of the gas meter (where provided) and the gas service line on the supply side of the point of delivery. This part of the natural gas distribution piping system is within the regulatory scope of the Federal Natural Gas Pipeline Safety Act which, in Ohio, is enforced by the Public Utility Commission of Ohio (PUCO) through an agreement with the federal government. The federal regulations require operators of natural gas systems to deliver gas safely and reliably to customers and to keep records of inspection and testing of the distribution systems. The gas utility company is required to produce a document called a tariff which contains the rates and charges for the utility service and the rules and regulations governing their operation. The PUCO approves the rules and regulations that govern the gas utility by approval of the tariff. Some utility companies have written into their tariff that they have the right and responsibility to inspect gas lines, even those lines within a building, thus overlapping the regulatory authority of a building department. Other utility companies only wish to inspect on the supply side of the point of delivery...they don't want the liability of being responsible for what happens to the piping systems within the building. It is important to realize that the rules and standards contained within the tariff governing the utility company inspections may be different than the rules adopted by our board and enforced by the building departments. Keep in mind that the building department is certified to enforce only the rules adopted by the board. The building official should not defer their inspection responsibilities to the utility company and, in no case, should the building official delay

(Continued on page 13)

Legally Speaking—John Brant, Esq.



The Board of Building Standards receives many inquiries about how long a building department must retain records. Usually these calls are referred to me, and I inform the caller that the governmental entity has a Records Commission which has the responsibility for establishing records retentions for every document, whether on paper or electronically, that is received in their office. A municipal corporation's record commission is established by Section 149.39, R. C., a county's commission is established by Section 149.38, R. C., and a township's by Section 149.42.

The Commission members are usually composed of elected officials and usually have a legal representative as a member. The records commission has the responsibility of developing the schedules for retention and disposal of records. All records are to be disposed in accordance with the schedules and procedures established by the local government's records commission.

If your building department does not have a records retention schedule for every document received by the department, including plans, the building official should be contacting the Records Commission and ask them to develop a record retention and disposal schedule for the building department. In disposing of plans, one recommendation would be to ask the commission if the construction documents could be transferred to the local fire department so that they have plans of buildings in case the fire service needs to rescue occupants of the building. Some building

departments have retention schedules for construction documents and retain them permanently while others keep them for periods of two to ten years. At the state level plans are retained for two years or until the building is completed; then they are destroyed in accordance with the retention schedule.

Recently, the Board has had several inquiries from individuals who permitted their individual certifications to lapse. Our retention policy calls for the applications and certification information to be retained for two years after the file has become inactive. Recently, one individual said that he had been approved fifteen years ago and that he had never completed the testing requirement. When he was advised that his record had been retained for the two years after his interim certification as a building inspector had expired, he became indignant. The Board's record retention provides that certification records will be destroyed two years after they expire and become inactive.

Building department certification records are retained indefinitely as long as the building department remains certified. During the last three years, on several occasions, copies of building departments' Yearly Operational Reports have been supplied to the Ohio Auditor of State's Office. Likewise, the Board has often received requests for copies of contracts between building departments and contract plans examiners and inspectors. If you need information about your department's certification, please con-

tact us and you will be provided a copy of the records.

One important reason why your building department needs a records retention schedule is to comply with public information requests. If you follow your record retention schedule and keep records, documents, and e-mails for the time specified in the schedule, you will have a defense if the records requested are unavailable because the documents requested have been destroyed in accordance with the timelines provided in the retention schedule. The Ohio Public Records law is very explicit that the public has a right to promptly inspect all public records that do not have a statutory exemption, and secondly, the public has a right to copies of public records within a reasonable period of time. The Board's policy is to make review of records immediately available to members of the public who come to the Board's office and to permit them to photocopy any records of which they wish to have a copy. If a request is received via mail, fax, e-mail, or phone call and an address or return fax number is provided, Board's staff responds with twenty-four hours or less. The cost of reproduction for mailed copies is five cents.

In conclusion, all governmental entities—municipal corporations, townships, counties, and state agencies—are required to have a records retention schedule. Records are required to be maintained in accordance with that schedule. If a request is made to review records or to provide a photocopy of records, the governmental entity must make the records available promptly and within a reasonable time.



Around the Code World with Mike Brady



REGULATIONS OR NO REGULATIONS. We live in a country that runs on regulations. Regulations are considered by many to be a necessary evil. For various reasons, both practical and philosophical, some believe more are needed, while others prefer there be less. Over time, regulations tend to increase rather than decrease. Just compare the codes of today with those from 20 years ago. As regulations increase they tend to overlap and, in some cases, conflict with each other.

Why am I talking about this? I just came back from a visit to Latin America, specifically, the countries of Argentina and Bolivia. Upon crossing the northern frontier of Argentina, it is a 12 hour bus ride over unpaved roads and river beds to the city of Potosi, a Bolivian provincial capital. Overlooking the city is a mountain riddled with silver mines, some of which have been in continuous operation since the time of the Spanish conquistadors. Supposedly, these mines are the only ones in Latin America where visitors are allowed to enter and mix with the miners as they work. Our guide, Jose Luis, is a former mine worker. Before entering the mines, he took us to a local store and told us it is traditional to buy “gifts” for the miners. The gifts include packets of coca leaves, cigarettes laced with coca, cookies, crackers, various sodas and finally, sticks of dynamite. Yes, dynamite. Select your fuses and the number of sticks you want and you’re ready for the tour! Jose informed our group that dynamite, like coca, is an unregulated product in Bolivia. Even children can buy it. The local demonstrations tend to be a bit more violent as a

result. Luckily, these kinds of protests are rare.

Deep inside the mine, the walls shake with tremors from nearby explosions, rocks and dust begin to fall, but not to worry since they’re only blasting in a nearby shaft. The floors are covered with a slurry of mud and water and the shafts are slippery and treacherous. We occasionally encounter makeshift timber supports for the walls and ceilings but, since most of the mine is composed of granite, supports are largely considered unnecessary. The miners are constantly pushing the mine cars in and out of the tunnels. The heavy cars, laden with ore, are constantly slipping off the makeshift tracks. They curse as they try to lift them back into position. Further inside, the miners have just finished with their own blasting. They were sitting just 20 meters away in an alcove. The air is heavy with dust and the smell of sulfur. The miners use elementary mathematics to assist in their safety. They try to make sure the number of explosions they hear coordinate with the number of fuses they light. They also know that toxic gases are present when the flames on their acetylene lamps go out. Naturally, there are many accidents resulting in death and injury. The miners were grateful for our gifts, quietly saying “gracias” each time we gave them something. Many have the faces of children; we wonder about their age. Interestingly, the mines are no longer controlled by the powerful and wealthy. Today, they are owned and self-regulated by a cooperative of the workers. Further down the mountain, there is a larger mine that is privately owned and regulated by the government. The working conditions there are a little better. They have more lighting and

ventilation than the cooperative mines. The cars are run by electricity instead of human power. They have regular inspections. The miners use respirators instead of scarves. But the dangers there are just as real. Not counting accidents, a miner can expect to work for a maximum of 17 years, before he succumbs to silicosis and other diseases of the lungs.

It occurred to me. Why would people choose to work in an unregulated environment instead of a regulated one? Maybe there aren’t enough jobs at the regulated mine. Maybe they feel the rewards outweigh the risks. Maybe they’re not aware of other options. Poor education and lack of opportunity weigh heavily in these situations. What about the explosives? Here, in the US, even sparklers are regulated. It’s difficult to imagine dynamite in the kids’ hands. We don’t have to answer such questions today because we have a long history of regulatory safety. We have become so accustomed to a safety net of regulations, we don’t think much about what it would be like without them. Despite the overlaps and occasional conflicts, we should be grateful that we have building and fire codes even if we sometimes feel they can be a bit overbearing. That’s okay. We can at least talk about where the boundaries should be.

I’m sure some of you have seen circumstances similar to those in Bolivia so you understand and can appreciate the differences. In Bolivia, adobe walls and corrugated metal roofs are the norm. In parts of the southwestern US, they are more like a style. In Bolivia, these structures are built according to tradition. In the US, they are built according to regulations that are developed in the public interest, sometime from public pressure and the occasional tragedy, and always to eliminate the serious hazards that could develop when there is no public advocate. 

Making it Understandable Easier- Jan Sokolnicki



I had another call from a designer last week who was having some problems with a building official over a code issue. Although the CBO in this case seemed to be really misapplying the code, the designer didn't want me to call the jurisdiction because he thought the CBO would get worse after hearing from me. The caller explained that the building official told him that he was tired of getting pressure from the mayor, the contractors, the designers, homeowners, lawyers, etc., and he was going to start taking his own stand....doing what *he* thought was right from now on. The message this designer got was that if a person crossed this CBO, he would make your life miserable. I've been thinking about this call over the past week 'cuz it's like a lot of others we get. Why is it that the code we use and the work we're supposed to do is almost the same from jurisdiction to jurisdiction (state, counties, townships, big and small cities) but it's done so differently. In some jurisdictions, the building and fire code enforcement folks and even the politicians respect one another, get along great and are appreciated by the people living in the community. In other areas the building department is feared....thought of as a bureaucratic nightmare that no one can deal with. What we are supposed to be doing in government is provid-

ing a service to the folks who live and work in our communities. It doesn't have to be painful ...for anyone....we should be trying to encourage folks to trust us, to learn from us about the value of adequate exiting means and maintenance of building systems. Instead, our profession's reputation is predominately defined by the unnecessary red tape we put folks through, the arbitrary job-site changes we require, the arrogant or grouchy attitudes we walk around with and the fees that continue to grow without improvement in service on our part. And then we complain about folks going underground or hiding their projects from us. Let me give you an example: I got another call from a woman trying to open a Type A child care home. This is where a person offers to provide care for 7- 12 young children (including their own) in their own home. Most of this type of care used to be hidden and therefore unregulated. We want these types of places to be regulated to assure safety for the children. So, back in the late '70s, an effort was made to develop a system that would establish the bare minimum regulations (to minimize costs) and still allow for child care oversight by the licensing agency (Ohio Dept. of Jobs & Family Services, ODJFS). Because of the perception of how unpredictable many building departments were, these types of homes were exempted from the code. It took years of effort to convince the childcare professionals and the licensing agencies that building

code enforcement professionals should be involved as part of assuring the safety of our children. In the early 1990s, we partnered up with the licensing agencies and the Fire Marshal's office and went on the road to explain how code officials could be properly involved in a way that would still minimize the costs and unnecessary bureaucracy. We resurrected a guideline/checklist to be used by an inspector while going through the home that, upon completion, would be sent to the licensing agency as a "report of findings". No specific building code requirements apply or a need to approve or issue orders. For a number of years, this simple process worked pretty smoothly in the few cases where a Type A was being created. Lately though, it's begun to turn into another example of government getting carried away. The last case we've heard about, involves a building department that feels they must send a "team" of 4 or 5 inspectors and then charge for all their time. They won't even schedule the inspection until a \$675.00 fee is paid upfront. This is one of those building departments that has a hard time getting all their inspections done on a timely basis 'cuz they're too busy. I wonder why. Come on guys, what we do isn't that hard....we deal with folks just like us who are just trying to get their businesses operational, their projects done and their homes built. And they need our help....why don't we help them?





OBOA President's and Vice President's Letters

Hi everyone...2006 is starting with a rush, and with the first Board meeting under our belt its time to get to work. Committee assignments have been made and will be posted on the OBOA web site. If there is any interests in working on any of the committees call me. The Board will have a full plate this year; the new RCO will take effect in May 06', the Ohio Building Code Academy will hold its second session in April, the Board plans on moving their board meeting around the state to give its members an opportunity to attend and be a part of the process, and it is our goal to implement several key parts of our OBOA strategic plan: education, networking and membership benefits. I know this sounds like a lot to do in one year, but you have elected a great Board of Directors who are committed to making this happen. Don't forget Building Safety Week in May, it is important to promote both local and national awareness of building safety and fire prevention. Let me know what your jurisdiction has planned.

Rick Helsinger—OBOA President

OBOA Treasurer's Report

Ohio Building Official Association Treasurers Report

Table with financial data: Check. Acct. Bal.: \$24,183.71, Cert. of Deposit, 9791:\$ 5,798.33, Cert. of Deposit, 7768:\$ 6,308.10, Cert. of Deposit, 9297:\$11,931.68, Total \$48,221.82

Respectfully Submitted, Bruce K. Wholf



The new residential code (Residential Code of Ohio for One, Two, and Three Family Dwellings) brings with it some challenges, i.e. certification, continuing education, record-keeping, fees, and possibly testing. But, the benefits far outweigh the challenges.

- A statewide residential code brings consistency to 1, 2, & 3 Family codes throughout Ohio. OBOA made strides toward accomplishing consistency by introducing the OBOA Residential Code over a decade ago. Many jurisdictions recognized the benefits of consistency and adopted the OBOA code for their residential code. However, some did not and some jurisdictions continued to enforce outdated codes. The biggest advocates of consistent code enforcement are homebuilders. Most homebuilders are not out to see what they can get out of doing with respect to code requirements. They would be ecstatic if they could build there project without being blindsided by some requirement they didn't expect.
• Continuing education requirements not only bring about consistency of enforcement, but also, credibility of the code official. An enforcement professional that knows his code and is consistent in its enforcement is respected.
• Certification of personnel guarantees that the code offi-

cial has a level of competency in the field, thus adding further credibility to the code official.

There are added benefits to chapters and their members.

- Chapter membership is expected to increase. There is a cadre of residential inspectors out there which will need your expertise, networking opportunities and educational opportunities. It is to their benefit to join your chapter to obtain these benefits at an extremely reasonable price.
• Opportunities for residential code education will increase. Chapters have been reluctant to provide residential code related education in the past because it could not be approved for OBBS credit. With the onset of the Residential Code of Ohio (RCO), not only can OBBS credits be obtained, there will be an immediate demand for education for those preparing for testing and for continuing education.

Change is always difficult. It means learning new methods and procedures and treading through new territory for a period of time. To most of us, these changes should not be difficult to make. Ultimately, the RCO will have as its beneficiaries, the code official, the contractor, the homeowner and all of Ohio.

Bill McLane—OBOA Vice-President



OBOA ANGLE

FBOA



FBOA & the Home Builders Association for Portage & Summit Counties will hold a Building Codes Luncheon April 18, 2006, in Cuyahoga Falls. General Membership Meetings are the first Wednesday of each month 6:30pm with an educational program at Tangier Restaurant, 532 W Market St Akron. Watch www.fboa.org for details. FBOA hosted a successful OBOA Annual Conference 2/5-7/06 in Canton. Best wishes to NCOBOA for the 2007 joint conference. President Charles Huber, ph 330-678-8107, huber@kent-ohio.org.

SWOBOA



For up-to-date information check out our website at www.swoboa.org

Educational Opportunities:

- April 20th International Plumbing Code
- May 18th Fire-Stop Applications and Inspections
- June 15th Kitchen Hood Suppression Systems

Fun Opportunities:

- June 15th SWOBOA's Annual Picnic
- July 21st 11th Annual Scholarship Golf Outing: Pleasant Hill Golf Course in Morrow, Ohio. For Information, call Jim McFarland at 513-352-1558

MVBOC



March's monthly meeting included a seminar hosted in conjunction with the BIA of Clark County on Cold Weather Concrete presented by Lavy Concrete and Concrete Foundations Assoc. April's meeting will include a seminar with Truss Joist. A special invitation will be given to HBA and NARI. In May, Steven Regoli from OBBS to discuss the adoption of the Ohio one-, two-, and three family code. MVBOC Scholarship applications are available on-line for 2-\$1,000 scholarships. Applicant must be a child or grandchild of an MVBOC member in good standing. Deadline is 4/15/06.

COCOA



COCOA & ODPCA sponsored training on the "2006 Residential Code of Ohio" in March. This training was free to all COCOA & ODPCA members and \$50 for other attendees. Lunch was provided by COCOA for this event as well as for the two seminars held by ODPCA on the same day for Hazardous Materials and Fire Suppression. The Fire Suppression Training was provided free of charge to both COCOA and ODPCA members.

Two COCOA members were selected to serve as Evaluators on the first IAS Building Department Accreditation team. **Sharon Myers, R.A.** and **Atty. Thomas McCash, R.A.** were selected by the IAS Board of Directors after a Lead Evaluators training held at the ICC Conference in Cincinnati in Feb., 2005. Also part of the team were Chuck Ramani, P.E., IAS Pres., and Sheila Lee, P.E., IAS Director.

NWOBOA



February was a busy month starting with the annual meeting in Canton, and the Disaster training seminar later in the month. I would like to thank Ray and Maury for the great job they did. Mark Meyer has put together our training program for the year and I have sent along a copy to post on the website. We will be having a meeting with the Toledo HBA in April to discuss the changes they can expect with the new RCO. This will be the first of this update to the code we will be doing in 2006. Chapter Report submitted by Tom Hall

BOCONEO



The Canton FBOA/OBOA joint conference was great. Classes were informative and well attended; we are all looking forward to the conference in Sandusky next year. Thank you to all our associates at FBOA and OBOA for their hard work. I want to Congratulate Phil Seyboldt for a successful run for the OBOA Executive Board. Congratulations Phil, we know they made the best choice. I want to also congratulate Mike Mihalisin who was awarded the Building Official of the Year award. Congratulations Mike, great work, and thank you for all the service dedication and hard work. Your efforts are truly exemplified by this prestigious award. Bill Desvari, President BOCONEO

OBOA—From the President



OBOA RENAMES THE ASSOCIATE MEMBER OF THE YEAR AWARD

The excitement of the February FBOA/OBOA Joint Conference was tempered by the sad news of the passing of a good friend and beloved associate, Dave Ledvinka, a few days prior to the conference.

Dave will be remembered as a trusted ally and diligent worker

toward mutual advances in our profession. He is credited in more recent years for being the driving force behind the statewide mutual aid agreement for building departments and disaster assistance training. This agreement was signed at the Joint Conference last year.

In his honor, the OBOA Board of Directors voted unanimously to change the name of

the OBOA Associate of the Year Award to "The David Ledvinka Associate of the Year Award".

At the March OBOA Board of Directors meeting, the board also agreed to contribute \$1,000.00 to a scholarship fund which provides college scholarships to members of a girl's softball team which Dave devotedly coached for many years. Dave will be truly missed by us all.



ODPCA

On March 1, 2006 ODPCA and ICC provided a 2-part seminar on Hazardous Materials and Fire Suppression & Alarm Systems & Testing. Instructor, Mr. Terrell Strippling, stated that it appears the IBC does not want to classify buildings as type "H" because so many exceptions and allowances are provided for Hazardous materials stored or used in other occupancies. The seminar was timely and helped those who attended to determine what materials were considered as hazardous and took us through calculation to determine allowable quantities. A total of 59 people attended the session held at the OBBS offices.

ODPCA's next event is the start of the annual "10 Week Code Course", the course will start May 31 through August of 2006 and will be held at the City of Columbus Building Services building at 757 Carolyn Ave. The sign up forms should be available soon on the OBOA web site or contact Dale Shumaker, secretary, at De-shumaker@Columbus.gov.

Code changes are being reviewed for impact on adoption of the 2006 IBC by Ohio as well as changes due to the Ohio Fire Code. These will be reviewed and changes prepared for our future 10 week courses. Designers and code officials need to be prepared.

SWOFSC



The review of the South West Ohio Fire Safety Council's Unified Fire Code in conjunction with the Ohio Fire Code is almost completed. The SWOFSC committee has worked hard in looking at all aspects of the code and has moved toward changing the SWOFSC Unified Fire Code to the SWOFSC standards for local jurisdiction to

adopt. These standards will include the International Fire Code appendixes and some general standards already enforced within the Southwest District. None of the standards should affect the Ohio Fire Code or the groups that had concern when the Ohio Code went through the hearing process.

NCOBOA



See www.ncoboa.org for information on the Annual Conference at Saw Mill Creek, Sandusky, Feb. 4th, 5th, & 6th, 2007.

January and February meetings—presentations by Billy Phillips and Jan Sokolnicki, OBBS, on the Code Academy & the Res. Code of Ohio.

Continuing Education:

March—Form-A-Drain (1 Hr)

April—T.B.A. (1 Hr.)

May—Cast in Place Concrete Foundations (1 Hr.),

July is our Annual Golf Outing.

September—NuWall Corp. Insulation (1 Hr.)

October—Unifrax Corp. applications & Inspections Fyre Wrap Duct Systems (1 Hr.)

November—InTek Company, Fire Side Compliance (2 Hrs.)

December's Christmas Party.

Membership mtgs. are the 3rd Thursday of the month, (no meetings in June, July and August) at 6:00 PM at Deluca's In The Park in Lorain, Ohio.

New OBOA Retired Member Chapter

Attn: All Retired Building Code/ Fire Code Officials in the State of Ohio.

Please be informed of a new State wide Retired Code officials and Fire Officials Chapter of OBOA. OBOA recently approved a By-Law amendment for this Chapter at the FBOA/OBOA Joint Conference this past February in Canton. Please accept this invitation to join and work with us to make a credible organization which will serve all present and future Retired members.

There are many reasons for the formation of this Chapter, some of which have been listed on the membership application. We intend to be a watchdog for your retirement benefits, as an example, you may or may not be aware of the changes the State Legislature recently enacted to change Fire and Police Benefits, which have increased some health insurance premiums by Several Hundred Dollars, forcing some retired Police or Fire Officials to return to some type of employment. We also plan for this Chapter to make a list available of all Back-up Code Officials for all areas of the State who are willing to act in this capacity. We intend to work with OPERS to protect your benefits and to keep you informed of proposed and current changes to our retirement benefits.

This Chapter will also be discussed at the next Board Meeting of ICC; President Henry Green has informed us that he feels this Chapter has merit for the entire ICC organization. We have asked all OBOA Chapter

Presidents to please place this letter and membership application in their local newsletters and web-sites.

So please join today and help preserve our trade and our benefits.

Respectfully

Jack Murphy

An organizational and educational meeting has been scheduled for 10:00 AM Thursday May 18, 2006, at ICC offices in Westerville, Ohio. Medical Mutual and Etna Medical representatives will be there for a presentation entitled "What your medical benefits mean to you". Companions are also welcome as this information is also beneficial to them.

OBOA has amended their by-laws to allow for this chapter. Rick Helsinger, current OBOA President as well as OBOA Chapter Presidents, have been very supportive in this endeavor. We are now in the process of obtaining 20 members in order to receive official chapter status from OBOA. We have decided to postpone accepting dues payments until our organizational meeting and discussion on May 18, 2006.

Please send your membership application; we look forward to meeting and working with you to make this a credible organization which will be a service to our retired members as well as our active peers.

You may reach us at 330-924-5001 and Pete Marchese at pmarc25060@aol.com or Jack Murphy at JJOK@aol.com

Thanks, Gerry Holland

I want to speak on something a great man told me at the FBOA/OBOA joint conference. Gerry Holland and I spoke in private, after his fine eloquent speech. I wanted to tell him how his words about a young man of 27 dying hit me. This young man was the son of his friend. All of you who are parents have tried to protect your children from this crazy world we live in, from poor judgment, to instill honesty, perseverance, to appreciate the love that parents have for their children. We all want the best for them. When a young man or woman is struck down in his prime, the unnatural happens ... parents must bury a child. I was so touched by the comments of Mr. Holland when he spoke of the boys' younger brother eulogizing his deceased older brother... the help he had been to him in his short life and the difference he made in his life. His life although short, had made a difference.

Mr. Holland also lost a son that was only 5 ½ years old and he told me that he promised his son that he would devote the rest of his life to good; to the profession he personifies; and to make a difference.

So from this we all can gather an important lesson in strength, honor, humility, and goodness. Thank you, Mr. Holland, for making a difference. Thank you for your challenge to us all to make a difference; be it at work, be it at home, or in life ... let's try to "Make a Difference". Thank you.

Bill Desvari, President BO-
CONEO



2005 JOINT CONFERENCE IS A SUCCESS!

A total of 333 delegates, companions, exhibitors and presenters gathered at the Marriott Hotel in Canton, Ohio on February 5-7 for the Annual Joint Conference hosted by OBOA and FBOA. The conference offered numerous contact hours of continuing education and plenty of opportunities for networking and socializing. The annual banquet was topped off by induction of OBOA's officers for 2006 and the annual awards ceremony.

The following OBOA officers were sworn in:

- President—Rick Helsinger
- Vice-President—Bill McErlane
- Secretary—Bruce Wholf
- Treasurer—Phil Seyboldt
- Director—Gerry Stoker

- Director—Guy Furdson
- Director—Will Crew

Awards were presented to the following recipients:

- Harvey Wilbekin Building Official of the Year: Mike Mihalisin of Geauga County
- Victor C. Jones Award Anthony Catalano of the City of Stow
- Associate Member of the Year Bob Schutz of ICC and ODPCA
- Ohio Fire Official of the Year William Long of the City of Cincinnati
- Scholarships were awarded to the following students: Kristen Cox

- Eric Cox
- Lindsay Sellers
- Cassandra Meyer
- Jacob Meyer
- Ashlee Hopper
- Corrin Rudey
- Thomas Jamieson

Those who remained behind after the banquet were treated to an evening with Elvis! He took time away from his job at Burger King to swivel his hips and make the ladies swoon with his silvery vocals.

A very special thank you is due to the membership of FBOA for being such gracious hosts and particularly to the FBOA Conference Planning Committee for pulling off such a spectacular event.



Remember Building Safety Week May 7—May 13th, 2006

STATE OF OHIO

Executive Department

OFFICE OF THE GOVERNOR

COLUMBUS**RESOLUTION**

Whereas, the safety of the buildings we occupy in our everyday lives is vital to the well-being and common good of all Ohioans; and

Whereas, the body of laws and regulations which govern the building process, together with effective enforcement, provide for the safe construction of new buildings and maintenance of existing structures throughout the state; and

Whereas, the advancement of innovative technology and sound building practice is dependent on the ability and freedom of public officials to administer the building codes under their jurisdiction in a safe and responsible manner; and

Whereas, the need to protect public health and safety requires not only the untiring efforts of state, county, municipal, and township code officials, but the informed awareness and earnest support of all entities and persons within the private sector; and

Whereas, the Ohio Department of Commerce Division of Industrial Compliance, the Ohio Board of Building Standards, the Ohio Building Officials' Association, the Ohio Council of the National Institute of Building Sciences, the Ohio fire service and many others in the construction industry are committed to applying the highest standards of excellence in protecting the public's health, safety, and general welfare; and

Whereas, this year's theme, "Building a Safer World Together," encourages all Ohioans to raise their awareness of building safety by taking appropriate steps to ensure that the places where we live, work, play and learn are safe; and countless lives have been saved because of the building safety codes adopted and enforced by local and state agencies;

NOW, THEREFORE, I, BOB TAFT, Governor of the State of Ohio, do hereby proclaim May 7 through May 13, 2006 as

Building Safety Week

throughout the State of Ohio, and urge all Ohioans to observe this week in ways significant to its importance.

On this 28th day of March 2006

Bob Taft
Governor

First Free BBS On-Line Web Based Continuing Education

The Board of Building Standards has been working to provide continuing education via the Internet for several years. Beginning with satellite broadcasts and downlink of the ICC Hearings in St. Louis to the web-cast of recent ICC Code Development Hearings which the Board has always assigned continuing education credit hours for these opportunities.

Now, the Board of Building Standards, working with the Ohio Department of Development's Office of Energy Efficiency, has approved the first of its *On-Line*

Training for continuing education credit. The first training material that will be able to viewed for credit will be a series of modules that cover information dealing with the energy code and energy related products, materials, and methods.

By going to the BBS Web Page, a certified individual can select the

"Energy Code E-Course" button to be linked to the training site.

Once at the training site, a student can select from topics on Building Codes, Building Envelope, HVAC, Building Science, and Energy Efficiency. Each topic contains from information to print out, or subtopics for which text and videos are available. Windows Media Player or

Quick Time Player are required to view the training videos.

The Help menu provides the necessary downloads of either player if not already installed on your computer.

In order to get the continuing education credit hours, download and print document number "403—Self-Certification Form for On-Line Energy Course – 3hrs. – BO, MPE, BI, MI, RIUI" from the BBS Web Document Catalogue. You can get to the Web Document Catalogue by pointing your web browser to www.com.state.oh.us/dic/dicbbs.htm and selecting the "Document Catalogue" button.

The form needs to be completed by dating each five-minute module you complete and have the building official confirm that you reviewed the module by signing in the appropriate line for the module completed. When all the modules have been viewed and the form fully completed, a copy should be faxed or mailed to:

Board of Building Standards
6606 Tussing Road
P.O. Box 4009
Reynoldsburg, Ohio 43068-9009

Or

Fax to—(614) 644-3147

MAKE SURE THE COMPLETED FORM IS SENT TO THE ATTENTION OF:

Billy Phillips/Vicky Williams

A certificate will be mailed to you which should be included in any renewal package that is submitted for certification renewal. Building Officials, Master Plan Examiners, Building Inspectors, Mechanical inspectors, and Residential IU Inspectors can get three hours of continuing education credit for completing the course. 

Mechanical

(Continued from page 3)

issuance of a certificate of occupancy for a building which contains a properly installed, tested, and inspected natural gas piping system because the gas utility company has not conducted their inspections yet. The owner is responsible for compliance with all regulations. Building department personnel are of course encouraged to cooperate and communicate with the utility company personnel in their area to facilitate mutual in-

spections and ways to work together, where possible, to help building owners comply with these sometimes overlapping regulations. Finally, I'd like to clarify, primarily for the contractors who may be reading this article, that all natural gas piping systems within the building are required to be pressure tested in accordance with IFGC Section 406, regardless of whether the piping system is exempted from approval and inspection by OBC Section 105.2. OBC Section 105.2 requires compliance with the code, even though an approval is not re-

quired. Most likely, you will see a rule change proposal in the near future to eliminate a few of the exemptions found in OBC Section 105.2 that are leftover from the old pressure piping days. Elimination of these exemptions will help further clarify exactly what is required to be enforced on natural gas piping systems. I look forward to that day!

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.



Ohio Board of Building Standards Calendar

APRIL 2006						
Sun	Mo	Tue	We	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						

April 3—Daylight Savings time Begins

April 7—ESIAC Meeting

April 21—Board of Building Standards Public Hearing and Conference Meeting

April 27—Administrative Professionals Day

MAY 2006						
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			

May 8—Mother’s Day

May 19—ESIAC Meeting

May 21—Armed Forces Day

May 30—Memorial Day



JUNE 2006						
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	

June 2—Board of Building Standards Conference Meeting

June 14—Flag Day

June 19—Father’s Day

June 21—First Day of Summer

June 23—ESIAC Meeting

ICC Calendar

- April 6-8 Traditional Building Exposition and Conference; Navy Pier Festival Hall A; Chicago, IL
- April 10-14 National Hurricane Conference; Rosen Centre Hotel; Orlando, FL
- April 11-14 Southern New Mexico Building Officials Association 2006 Spring Training Seminar; Ruidoso, NM
- April 18-22 100th Anniversary Earthquake Conference; San Francisco, CA
- April 19 International Code Update: IFC Telephone Seminar
- April 23-25 Pennsylvania State Association of Township Supervisors; 84th Annual State Convention & Trade Show; Hershey, PA
- April 24-27 Code Official Institute; Portland, OR
- April 24-29 Fire Department Instructors Conference; Indianapolis, IN
- April 30 - May 6 North American Occupational Safety and Health Week

- May 7-13 Building Safety Week
- May 8-12 Governor's Hurricane Conference; Greater Ft. Lauderdale/Broward County Convention Center; Ft. Lauderdale, FL
- May 11 ICC Foundation Silent Defender Award Dinner; Washington, DC
- May 31-June 2 ICC-ES Evaluation Committee Meeting; Chicago, IL

- June 2-6 US Conference of Mayors; Las Vegas, NV
- June 4-6 NFPA World Safety Conference & Expo; Orlando, FL
- June 8-10 American Institute of Architects National Convention and Design Expo; Los Angeles, CA
- June 8-10 2006 Southern Building Show & Conference; Cobb Galleria Center; Atlanta, GA
- June 8-10 American Institute of Architects National Convention and Design Exposition; Los Angeles, CA
- June 10-15 Texas State Association of Plumbing Inspectors Annual Conference; Bahia Mar Hotel; South Padre Island, TX
- June 14-16 Association of Idaho Cities; Lewiston, ID
- June 24-27 BOMA North American Commercial Real Estate Congress and The Office Building Show, Dallas Convention Center; Dallas, TX
- June 29-July 1 FRSA - Your Passport to Success; Rosen Centre Hotel & the Orange County Convention Center; Orlando, FL



GAO: FEMA Must Update Digital Flood Maps

A General Accounting Office study found that the Federal Emergency Management Agency's flood map modernization project needs sharply defined data standards and performance measures.

GAO auditors said that flood cartographers need consistent data collection and analysis methods for communities with similar risk levels. The study also calls on DHS to ensure staff capabilities and to create a clear plan to partner with state and local entities with disparate resources and capabilities.

The report stated: "Although FEMA ranked the nation's 3,164 counties from highest to lowest risk, it has not yet established data standards that describe the appropriate level of detail, accuracy, and analysis required to develop digital maps based on risk level."

Flood maps pinpoint locations of greatest risk of flooding and are used by government to set building standards and insurance rates. FEMA's efforts to update flood maps are part of a strategy to use advanced technologies for greater accuracy and Internet accessibility.

The GAO study was intended to assess the progress of FEMA's five-year, \$1 billion map modernization project. Seventy percent of FEMA's maps are more than 10 years old. Since 1968, the agency has published 100,000 map panels, or 25-square-mile snapshots of floodplains, for 19,000 communities.

DHS and FEMA officials agreed to comply with the study's recommendations.

A RELATED REPORT:

The Federal Emergency Management Agency must modernize its digital maps of flood zones to im-

prove the performance of its National Flood Insurance Program (NFIP), the Government Accountability Office said in a new report. The devastation caused by Hurricane Katrina drove home the need for improved flood maps, the report states.

Builders and developers need the most accurate and up-to-date maps possible so they can decide the best places to build, it states. The maps inform property owners about the flood risks they face when they rebuild hurricane-ravaged communities.

The problems NFIP encountered during the federal storm response prompted GAO to add the program to its list of high-risk projects this year, the report said.

GAO has tracked persistent problems with NFIP, including implementing its \$1.5 billion Flood Map Modernization Program, for the past 15 years, the report said.

"Our work and the work of the DHS inspector general has shown, among other things, that FEMA faces a major challenge in working with its contractor and state and local partners of varying technical capabilities and resources to produce accurate digital flood maps," David Walker, U.S. comptroller general, said in the report.

To overcome this obstacle, FEMA should create and enforce data standards that would require the agency and its partners to collect, analyze and use data consistently, the report states. That would make it easier to develop maps for communities facing similar flood risks, according to the report.

FEMA estimates that hurricanes Katrina, Rita and Wilma will probably cost NFIP about \$23 billion, far outpacing the \$15 billion combined cost of all prior hurricanes from 1968 to August 2005 the report stated.

CPSC, Schneider Electric Recall AFCIs

The U.S. Consumer Product Safety Commission announces the recall in voluntary cooperation with the firms below. Consumers should stop using recalled products immediately unless otherwise instructed. **Name of product:** Arc Fault Circuit Interrupters (AFCI) **Units:** About 700,000 **Manufacturer:** Schneider Electric North American Division, of Palatine, Ill. **Hazard:** An AFCI is an electrical circuit protection device that detects electrical arcs from cracked, broken or damaged electrical insulation and shuts off power to the circuit before the arcing leads to a fire. An electronic component failure inside the AFCIs can cause the devices to not detect an electrical arc. Although the AFCIs will function as regular circuit breakers, they may not detect an arc fault, posing a safety risk to consumers. **Description:** The recalled Square D QO® and Homeline® Arc Fault Interrupter circuit breakers are used with 15- & 20-amp branch circuits. They are required to be installed in bedroom circuits in accordance with the 2002 NFPA-70. The recalled units were manufactured after March 1, 2004, and have a blue test button. The AFCI circuit breakers have one of the following date codes – CN, DN, EN, FN, GN, HN, or JN – stamped in red on the breaker label located just above the wiring terminal. The recalled units also have one of the following catalog numbers printed on a label on the front of the breaker: QO115AFI, QO115AFIC, QO120AFI, QO120AFIC, QOB115AFI, QOB120AFI, HOM115AFI, HOM115AFIC, HOM120AFI, HOM120AFIC, QO115VHAFI, QO120VHAFI, QOB115VHAFI, or QOB120VHAFI. **Sold at:** Electrical distributors and retailers sold the AFCIs between March '04 and September '04 for between \$30 and \$130. **Manufactured in:** Mexico **Remedy:** Installed AFCIs will be replaced free of charge through electrical contractors. Consumers can return uninstalled AFCIs to the retailers or distributor from whom the unit was purchased for a free replacement unit. **Consumer Contact:** Consumer should call Schneider Electric toll-free at (877) 202-9046 .



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

*Using Technology to Support the
Enforcement and Building
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