

MINUTES
BOARD OF BUILDING STANDARDS
CONFERENCE MEETING & CERTIFICATION HEARING
AUGUST 2, 2019

The Board of Building Standards Conference Meeting was called to order at 10:00 a.m., Friday, August 2, 2019, at 6606 Tussing Road, Reynoldsburg, Ohio, Chairman Gerald O. Holland presiding.

Ms. Regina Hanshaw, Executive Secretary, called the roll and reported that the following Board members were present:

Gregory Barney, Industrialized Units
Dave Collins, Architect
Julienne Cromwell, Structural Engineer
Joseph F. Denk, Jr., Mechanical Engineer
Timothy P. Galvin, General Contractor, Vice-Chair
Gerald O. Holland, Fire Service, Chair
John Johnson, Construction Materials
Don McIlroy, Mayor
Christopher Miller, Renewable Energy
Jeffrey Samuelson, Architect
Carl Schultz, Energy Conservation
Bailey Stanbery, Homebuilder

The following members were absent:

Don Leach, Attorney
Terry McCafferty, Public Member
John Pavlis, Homebuilder

The following staff members were present:

Megan Foley, Certification/Education Coordinator
Robert Johnson, Assistant Architect Administrator
Debbie Ohler, Staff Engineer
Steve Regoli, Architect Administrator
Jay Richards, Assistant Architect Administrator
Debbie Curts, Investigator
Pam Butts, Office Assistant
Mike Lane, Management Analyst
Brian Honen, Assistant Attorney General

The following visitors were present:

Don Phillips, OBOA
Gerald Burg, State of Ohio
John Naples, State of Ohio

A quorum of the Board was present.

RECOGNITION OF BUILDING DEPARTMENT PERSONNEL

No items for consideration.

CONSIDERATION OF THE MINUTES

Mr. Galvin moved and Mr. Collins seconded to approve the minutes of the June 21, 2019 Certification Hearing and Conference Meeting.

Chairman Holland called for the ayes and nays.

Motion carried unanimously.

CERTIFICATION HEARING

Chairman Holland opened the hearing to hear testimony on the individuals and building departments appearing on the Final Certification Hearing Agenda in the Board's Meeting Packet at the Hearing tab. Ms. Foley informed the Board that the individuals and departments appear on the hearing agenda have been reviewed by the Certification Committee and determined to meet the requirements of certification. There being no testimony, Chairman Holland closed the hearing.

CONSIDERATION OF COMMITTEE REPORTS

CODE COMMITTEE

Mr. Denk gave the committee's report included in the Board's Meeting packet at Tab CR-1:

CALL TO ORDER – The August 1st, 2019, meeting was called to order by Mr. Denk at 1:12 PM.

APPROVAL OF MINUTES - Mr. Stanbery moved and Mr. Collins seconded to approve the minutes of the May 16, 2019, Code Committee meeting. The motion passed unanimously.

PETITIONS

1. Petition #19-02 (OMC 908 Cooling Towers, Evaporative Coolers and Fluid Coolers)
After discussion by the committee of the petition and its intent to address the reoccurrence of Legionnaire's Disease caused by the cooling tower discharge vapor plumes, Mr. Stanbery moved and Mr. Johnson seconded to recommend adopting the petition using proposed staff changes and as modified by the committee. The motion passed with Mr. Schultz abstaining.

2. Petition #19-03 (RCO Section 403.1.4.1)
After discussion and review of the recommendation from the RCAC, Mr. Stanbery moved and Mr. Collins seconded to recommend approval of the petition. The motion passed unanimously.

3. Petition #19-04 (OBC 106.1.1(2))
Mr. Pavlis moved and Mr. Miller seconded to direct staff to provide additional information on any similar provisions used in other major cities for consideration at a future meeting. The motion passed unanimously.

OLD BUSINESS

1. Energy Code / OBC Chapter 13
Dr. Merle McBride, ASHRAE 90.1 committee member, provided a presentation on the development of the 2016 edition of the ASHRAE 90.1 and the methodology for evaluating the cost effectiveness of the changes made. After the presentation and after committee discussion, Mr. Pavlis moved and Mr. Johnson seconded to table any action on the energy provisions of OBC Chapter 13. The motion passed unanimously.

2. Amendments Groups 98 & 99
Staff presented the anticipated procedure for moving these amendments packaged forward in light of new legislation and the Board's rule development process.

NEW BUSINESS

HB 166 Regulatory Restriction Requirement
Staff discussed the new provisions enacted by the legislature addressing regulatory restrictions in the Ohio Administrative Code, presented the staff analysis related to these new provisions, and the process going forward for the Board's adoption of new or amended rules.

RECOMMENDATIONS OF THE RESIDENTIAL CONSTRUCTION ADVISORY COMMITTEE

No items for consideration.

ADJOURN

Mr. Stanbery moved and Mr. Schultz seconded to adjourn at 4:05 P.M. The motion passed unanimously.

Mr. Denk moved and Mr. Collins seconded to approve the recommendations of the committee.

Chairman Holland called for the ayes and nays.

Motion carried unanimously.

CERTIFICATION COMMITTEE

Mr. Galvin gave the committee's report included in the Board's Meeting packet at Tab CR-2:

The Certification Committee met on August 1st, 2019 at 10:00 AM, with the following members present: Mr. Galvin, Mr. Collins, Mr. Leach, Mr. McCafferty, Mr. McIlroy, and Mr. Stanbery. Chairman Holland was also present. The Committee makes the following recommendations, included in the August 2nd, 2019 Board Packet at Tab CR-2, for the Board's consideration.

Recommend the following applications be approved following a certification hearing effective immediately unless otherwise noted on the certification hearing agenda:

Cert. ID	Name	Certification
5656	Oleksiak, James	Fire Protection Plans Examiner
6224	Dressman, Jeremy	Building Inspector Residential Building Inspector
1965	Jones, Anthony	Building Inspector
1244	Risser, Stephen	Building Official
4966	Sowers, James	Building Official
4475	Van Meter, Jonathan	Master Plans Examiner
5581	Peck, Scott	Residential Building Inspector
6226	Lavella, Leslie	Residential Building Inspector Building Inspector
6204	Moraitis, Stavros	Residential Building Official
6229	Zuby, Dustyn	Residential Building Inspector
6231	Supino, James	Residential Industrial Units Inspector
6232	Strickland West, Regina	Residential Industrial Units Inspector Mechanical Plans Examiner
935	Matlock, Duane	Fire Protection Plans Examiner
6012	Holt, Robert	Residential Building Official
6241	Kelbley, Donald	Fire Protection Inspector
6237	Miller, Dean	Fire Protection Inspector Residential Building Inspector
6238	Spayde, Ryan	Residential Mechanical Inspector
6239	Grayson, Jacob	Residential Building Inspector Residential Mechanical Inspector
1553	Vogel, Steve	Plumbing Plans Examiner Mechanical Plans Examiner
6112	Botos, James	Residential Building Inspector
4685	Bieler, Michael	Residential Building Official
900	Mandato, Joseph	Building Official
6227	Calhoun, James	Electrical Safety Inspector*
5793	Martin, James	Electrical Safety Inspector*
1103	O'Brien, Robert	Mechanical Plans Examiner Building Official Building Inspector
1859	Fillar, James	Mechanical Inspector Electrical Plans Examiner Residential Mechanical Inspector
6242	Driver, Christopher	Electrical Safety Inspector*
2308	Wiblin, Jonathan	Building Plans Examiner
6216	Qualters, David	Building Inspector Residential Building Inspector

6244	Capell, Austin	Residential Plans Examiner Trainee
1201	Puskas, Larry	Building Official
6246	Rutherford, John	Residential Building Inspector
5922	Despiau, Dennis	Building Inspector
6240	Bowman, Dennis	Building Official
5682	Traynoff, Bryon	Building Inspector**

*Electrical Safety Inspectors must complete examinations prior to issuance of interim certification

** Denotes conditional approval

Building Department Certification Applications

Palestine

New non-residential sub department on the condition Miami County performs the plan review and inspections.

Exceptions: Plumbing and Medical Gas.

Committee Recommendation: Recommend approval

Sebring:

Residential sub department agreement with Mahoning County

Exceptions: Plumbing

Committee Recommendation: Recommend approval upon receipt of appropriate documents.

Consent-Certificates Issued Administratively

6182	Bontrager, Mark	Building Inspector
5699	Petrick, Kristine	Residential Building Official
6230	Kelly, Michael	Fire Alarm System Designer
6235	Mace, Jeremy	Fire Alarm System Designer
6234	Mace, James	Fire Alarm System Designer
178	Brykalski Jr., Frank	Plumbing Plans Examiner
5182	Streng, Aaron	Plumbing Plans Examiner
4969	Sutphin, Charles	Residential Building Official
6245	Randolph Jr., Dennis	Automatic Sprinkler System Designer
675	Hulsey, Michael	Residential Building Official

Recommend the following applications be denied, additional information be requested, or other action as noted:

Hall, Christopher - BI, MI

Cert ID 6026

Current Certifications: RBI (10/2018)

Committee Recommendation: request for additional information, or recommend trainee.

Holcomb, Roger - ESI Additional Information

Cert ID 6202

Committee Recommendation: Request revised application to remove maintenance work and clarify electrical construction experience subject to inspection: Staff to bring full application to next meeting.

Traynoff, Bryon - BI

Cert ID 5682

Current Certifications: RBO

Committee Recommendation: Approval conditioned upon passing BI exams.

Serwatka, Leonard - RBI

Cert ID 6243

Current Certifications: None

Committee Recommendation: Additional information on construction experience.

Mr. Galvin moved and Mr. Samuelson seconded to approve the recommendations of the committee.

Chairman Holland called for the ayes and nays.

Motion carried unanimously.

EDUATION COMMITTEE

Mr. Galvin gave the committee's report included in the Board's Meeting packet at Tab CR-3:

The Education Committee met on August 1st, 2019 at 11:00 a.m., with the following members present: Mr. Galvin, Mr. Collins, Mr. McCafferty, Mr. McIlroy, and Mr. Stanbery. Chairman Holland was also present. The committee makes the following recommendations, included in the August 2nd, 2019 Board Packet at Tab CR-3, for the Board's consideration.

Course Applications

From the Ground Up (ICC Conference)

All certifications (1.5 hours)

Committee Recommendation: Not recommended for approval

IBC Overview for Permit Techs (ICC Conference)

All certifications (3 hours)

Committee Recommendation: Not recommended for approval

2018 IgCC - ASHRAE (ICC Conference)

All certifications except ESI (3 hours)

Committee Recommendation: Recommend approval for all certifications

Introductory Overview of the 2018 IgCC and Implementation Options (ICC Conference)

All certifications except ESI (3 hours)

Committee Recommendation: Recommend approval for all certifications

Swimming Pool Requirements Based on Chapter 42, 2018 IRC (ICC Conference)

BO, EPE, MechPE, BI, NRIUI, RBO, RPE, RBI, RMI, RIUI, ESI (1.5 hours)

ESIAC Recommendation: Recommend Approval

Committee Recommendation: Recommend approval, include MPE

Updates of the Ohio Plumbing Code (Building Officials Conference of Northeast Ohio)

BO, MPE, BPE, MechPE, PPE, BI, FPI, MI, PI, NRIUI, RBO, RPE, RBI, RPI, RIUI, RMI (3 hours)

Committee Recommendation: Recommend approval

OBC, RCO, NEC Roundtable (Clark County)

All certifications except FPPE, FPI, PI (21 one-hour sessions)

Committee Recommendation: Recommend approval for all certifications

Proper Boiler Ventilation: Codes, UL, NFPA, Material and Sizing (Mussun Sales)

BO, BPE, BI, RMI (1.5 hours)

Committee Recommendation: Recommend approval, include: MPE, MechPE, MI.

Inspection, Testing, and Maintenance of Water-Based and Gas Fire Protection Systems (Cintas Fire Protection)

FPI (1.5 hours)

Committee Recommendation: Recommend Approval, include BO, MPE, FPPE, BI, NRIUI

Means of Egress: Do You Really Know What You Think You Know? (Preview Group)

BO, MPE, BPE, BI, FPI (3 hours)

Committee Recommendation: Recommend approval, include FPPE

Emergency Lighting and Exit Sign Inspection (Cintas Fire Protection)
MI (2 hours)

Committee Recommendation: Recommend approval, include BO, MPE, FPPE, BI in approved certifications.

Understanding Chapters 2 3 and 4 of the 2017 OBC - Ohio Design Professionals and Code Analysis

All except ESI: 3 hours

Committee Recommendation: Recommend approval

Water Based Fire Protection Systems - North Eastern Ohio Fire Prevention Association
BO, BI, FPI: 5.5 hours

Committee Recommendation: Recommend approval upon receipt of final course materials.
Include MPE, FPPE, PPE, PI, NRIUI

Consent Agenda: Summary Approval

October Mass Shootings (ICC Conference)

All certifications except ESI (1.5 hours)

2018 IBC Accessible Means of Egress (ICC Conference)

All certifications (3 hours)

2018 IBC Allowable Heights and Areas (ICC Conference)

All certifications except ESI (1.5 hours)

2018 IBC and IFC, Use of Fire Sprinklers and Alarm Systems (ICC Conference)

All certifications except ESI (1.5 hours)

2018 IBC Building Classification (ICC Conference)

All certifications (3 hours)

2018 IBC Exit Systems (ICC Conference)

All certifications except ESI (1.5 hours)

2018 IBC Exterior Wall and Opening Protection (ICC Conference)

All certifications (3 hours)

2018 IBC Mixed Occupancies (ICC Conference)

All certifications except ESI (1.5 hours)

2018 IBC Special Building Types and Features (ICC Conference)

All certifications (3 hours)

2018 IBC Use of Fire and Smoke Separations (ICC Conference)

All certifications except ESI (1.5 hours)

2018 IFC High-Piled Combustible Storage (ICC Conference)

All certifications except ESI (1.5 hours)

Are Shipping Containers Safe to Use in Building? (ICC Conference)

All certifications except ESI (3 hours)

Construction Fire Safety, Best Practices (ICC Conference)

All certifications except ESI (1.5 hours)

Engineering Judgments: The Good, the Bad, the Useful (ICC Conference)

All certifications except ESI (1.5 hours)

Existing Sewer Repair Using Trenchless Methodology (ICC Conference)

All certifications except ESI (1.5 hours)

Guiding Building Departments in Adopting and Using Digital Technologies (ICC Conference)
All certifications (1.5 hours)

ICC Commercial Cooking Systems (ICC Conference)
All certifications except ESI (3 hours)

Liability Coordination Between Architects/Engineers and Code Officials (ICC Conference)
All certifications except ESI 1.5 hours

Mass Timber Provisions in the 2021 IBC (ICC Conference)
All certifications except ESI (1.5 hours)

Performance-Based Design Shouldn't Need to Be a Gamble (ICC Conference)
All certifications except ESI (1.5 hours)

Quality Management 101: An Intro for Building Departments (ICC Conference)
All certifications (1.5 hours)

Type I Hoods Commercial Cooking Operations (ICC Conference)
All certifications (3 hours)

Grounding & Bonding, Pools & Spas, Field Procedures (IAEI)
BO, MPE, BPE, EPE, MechPE, BI, MI, NRIUI, RBO, RPE, RBI, RMI, RIUI, ESI (7.5 hours)
Expanded version of BBS2019-166 thru 168

Hazardous Locations, Healthcare, Fairs & Carnivals (IAEI)
BO, MPE, BPE, EPE, MechPE, BI, MI, NRIUI, RBO, RPE, RBI, RMI, RIUI, ESI (7.5 hours)
Expanded version of BBS2019-163 thru 165

Residential Wiring Methods, Common Defects (IAEI)
BO, MPE, BPE, EPE, MechPE, BI, MI, NRIUI, RBO, RPE, RBI, RMI, ESI (7.5 hours)

Separate Derived Systems, Services, Signs (IAEI)
BO, MPE, BPE, EPE, MechPE, BI, MI, NRIUI, RBO, RPE, RBI, RMI, RIUI, ESI (7.5 hours)
Expanded version of BBS2019-169 thru 171

Wall Bracing Roundtable (Hamilton County)
All certifications except ESI (16 hours - four 4-hour sessions)

Building Code Awareness Project (ICC Conference)
All certifications (1.5 hours)

Mr. Galvin moved and Mr. Collins seconded to approve the recommendations of the committee.

Chairman Holland called for the ayes and nays.

Motion carried unanimously.

**RATIFICATION OF BOARD RECOGNIZED ACCREDITATION BODIES,
CONFORMITY ASSESSMENT BODIES & INDUSTRY TRADE ASSOCIATION
CERTIFICATION PROGRAMS**

No items for consideration.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

OB-1 Pending or Imminent Litigation – Settlement Agreement (Dabdoub)

Assistant Attorney General Honen presented proposed settlement agreement with Majed Dabdoub.

Mr. Galvin moved and Mr. Samuelson seconded to approve the settlement agreement with Majed Dabdoub in Case # 2018-015, and authorize the Executive Secretary to sign the agreement.

Chairman Holland called for the ayes and nays.

Motion carried unanimously.

OB-2 Request for Hearing – Denial of Steve Canaly ESI Certification

Mr. Galvin moved and Mr. Collins seconded to assign the hearing on the denial of Mr. Canaly's ESI certification to a hearing officer.

Chairman Holland called for the ayes and nays.

Motion carried unanimously.

NEW BUSINESS

NB-1 Petition 19-02 (OMC 908 Cooling Towers, Evaporative Coolers and Fluid Coolers)

Mr. Regoli presented Petition 19-02 requesting amendment to OMC § 908 regarding requirements for cooling towers, evaporative coolers and fluid coolers.

Mr. Denk moved and Mr. Johnson seconded to approve Petition #19-02 requesting amendment of the Ohio Mechanical Code to address the reoccurrence of Legionnaire's Disease caused by the cooling tower discharge vapor plumes by amending OMC Section 908 using language proposed and as further modified by the committee.

Chairman Holland called for the ayes and nays.

Motion carried unanimously with Mr. Schultz abstaining.

NB-2 Petition 19-03 (RCO 403.1.4.1)

Mr. Richards presented Petition 19-03 submitted by the Ohio Building Officials Association requesting reinstatement of exceptions 1 and 2 in RCO § 403.1.4.1 regarding frost protection of residential accessory structures.

Mr. Denk moved and Mr. Johnson seconded to approve Petition #19-03 requesting amendment of the Residential Code of Ohio to reinstate two exceptions to the footing frost protection requirements by amending RCO Section 403.1.4.1.

Chairman Holland called for the ayes and nays.

Motion carried unanimously.

NB-3 Complaint Summary Report

Mr. Robert Johnson presented the complaint summary report included in the Board's packet at Tab NB-3:

Village of Camden Building Department

Board staff received a complaint from Mr. Tom Hicks regarding the condemnation of existing buildings by the Village property maintenance division. He has asked for an investigation to be conducted for real estate fraud connected to these condemnations.

Board staff contacted Camden building official Scott Young regarding the allegations. Mr. Young stated that the condemnations came as a result of structures not being maintained. He was requested by Camden property maintenance manager Rusty Wilson to conduct an inspection to verify if the buildings had any serious hazards. This was completed on July 17, 2019. Mr. Young indicated that there were no serious hazards per the building code but did observe potential sanitation hazards due to vast quantities of stored materials in the buildings. He indicated that Mr. Wilson was aware of this concern. Mr. Young said that it was unknown if the fire department or the health department has been notified of these issues.

Currently, the maintenance issues are being enforced by the Village under their maintenance code. Furthermore, the allegations of real estate fraud are outside the authority of the Ohio Board of Building Standards.

Board staff recommends the Board dismiss the complaint with no further action.

Mr. Galvin moved and Mr. Collins seconded to accept the staff recommendation included in the complaint summary to dismiss the complaint related to the Village of Camden Building Department.

Chairman Holland called for the ayes and nays.

Motion carried unanimously.

NB-4 Late Submittal of Continuing Education Course

Ms. Foley stated that the Board received an application for continuing education course approval after the Education Committee met for a course that is scheduled to take place before the Board will meet next. Ms. Foley stated that technical staff reviewed the course and recommend approval.

Mr. Collins moved and Mr. Galvin seconded to approval the course.

Chairman Holland called for the ayes and nays.

Motion carried unanimously.

COMPENSTATE BOARD MEMBERS FOR WORK PERFORMED AT THEIR REGULAR RATE

Ms. Hanshaw reported that board members had performed committee and board work for the amount of hours, including board meetings, as follows:

Mr. Barney	8	Mr. McCafferty	8
Mr. Collins	16	Mr. McIlroy	16
Ms. Cromwell	8	Mr. Miller	16
Mr. Denk	16	Mr. Pavlis	8
Mr. Galvin	16	Mr. Samuelson	16
Mr. Holland	31	Mr. Schultz	16
Mr. Johnson	16	Mr. Stanbery	16
Mr. Leach	8		

Mr. Galvin moved and Mr. Denk seconded to compensate board members for the work performed at their regular rate.

Chairman Holland called for the ayes and nays.

Motion carried unanimously.

FUTURE MEETINGS AND ADJOURNMENT

September 6, 2019
October 11, 2019
November 15, 2019
December 20, 2019

Mr. Galvin moved and Mr. Collins seconded to adjourn and the Board adjourned at 10:20 a.m.

Gerald O. Holland, Chairman
Board of Building Standards

Regina Hanshaw, Executive Secretary
Board of Building Standards