

MINUTES
BOARD OF BUILDING STANDARDS
CONFERENCE MEETING & CERTIFICATION HEARING
January 28, 2022

The Board of Building Standards Conference Meeting was called to order at 1:00 p.m., Friday, January 28, 2022 at 6606 Tussing Road, Reynoldsburg, Ohio, Chairman Timothy Galvin presiding.

ORGANIZATIONAL MEETING

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

Gregory Barney, Industrialized Units
Julienne Cromwell, Structural Engineer
Joseph F. Denk, Jr., Mechanical Engineer
Timothy P. Galvin, General Contractor, Chair
John Johnson, Construction Materials
Don Leach, Attorney
Terry McCafferty, Public Member
Christopher Miller, Renewable Energy
John Pavlis, Homebuilder, Vice-Chair
Jeff Samuelson, Architect
Bailey Stanbery, Homebuilder
Jeff Tyler, Architect
Greg Warner, Fire Service
Paul Yankie, Energy Conservation

A quorum of the Board was present.

Ms. Hanshaw stated that the Revised Code requires the Board organize by electing a Chair and Vice-Chair every two years.. Ms. Hanshaw opened nominations for Chair. Mr. McCafferty nominated Tim Galvin as Chair. Mr. Samuelson seconded. Ms. Hanshaw called for further nominations. There being no further nominations, Ms. Hanshaw closed nominations and stated that Mr. Galvin is elected Chair by unanimous consent. Mr. Galvin opened nominations for Vice-Chair. Mr. Stanbery nominated John Pavlis as Vice-Chair. Mr. Johnson second. Mr. Galvin called for further nominations. There being no further nominations, Mr. Galvin closed nominations and stated that Mr. Pavlis is elected Vice-Chair by unanimous consent.

Mr. Miller moved and Mr. Samuelson seconded to adjourn the organizational meeting. Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

REGULAR MEETING

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

Gregory Barney, Industrialized Units
Julienne Cromwell, Structural Engineer
Joseph F. Denk, Jr., Mechanical Engineer
Timothy P. Galvin, General Contractor, Chair
John Johnson, Construction Materials
Don Leach, Attorney
Terry McCafferty, Public Member
Christopher Miller, Renewable Energy
John Pavlis, Homebuilder, Vice-Chair
Jeff Samuelson, Architect
Bailey Stanbery, Homebuilder
Jeff Tyler, Architect
Greg Warner, Fire Service
Paul Yankie, Energy Conservation

The following staff members were present:

Megan Foley, Certification Program Administrator
Debbie Ohler, Construction Codes Administrator
Jay Richards, Assistant Construction Codes Administrator
Mike Regan, IU Plans Examiner
Robert Johnson, Assistant Construction Codes Administrator
Pam Butts, Office Assistant

A quorum of the Board was present.

The following visitors were present:

Bradley W. Shoemaker
Mike Regan, BBS
Kris Klaus, OHBA

CONSIDERATION OF THE MINUTES

Ms. Cromwell moved and Mr. Johnson seconded to approve the minutes of the December 17, 2021 Certification Hearing and Conference Meeting.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

CERTIFICATION HEARING

Chairman Galvin 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. Bradley Shoemaker presented additional information for his pending building inspector certification application. Mr. Shoemaker explained his commercial construction experience. Chairman Galvin stated that Mr. Shoemaker consider a trainee path as he does not have 5 years qualifying structural experience. Mr. Shoemaker stated that he would discuss it with Greene County building official Al Kuzma.

COMMITTEE REPORTS

CR-1 Code Committee Report

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

The Code Committee met on January 27, 2022 with the following members present: Mr. Denk, Mr. Miller, Mr. Pavlis, Mr. Samuelson, Mr. Stanbery, Mr. Tyler, and Mr. Yankie. Board Chairman, Tim Galvin, was also present.

The committee report is included in the January 28, 2022 Board Meeting Packet at tab CR-1 for the Board's consideration.

Call to Order

The meeting was called to order by Mr. Denk at 1:07 P.M.

Approval of Minutes

Mr. Stanbery made the motion to approve the minutes of the Code Committee meeting held on November 18, 2021. Mr. Miller seconded the motion. The motion passed unanimously.

Petitions

No items for consideration

Recommendations of the Residential Construction Advisory Committee

At their January 26, 2022 meeting, the RCAC recommended to approve Petition #21-01 from Duane Chubb & Dana Daughters of Gamechanger Fittings LLC which sought to change the referenced OPC edition referenced in the RCO Section 4401.2 to include the updates made effective in August of 2018. Mr. Samuelson made the motion to recommend approval of the petition. Mr. Pavlis seconded the motion. The motion passed unanimously.

Old Business

The Committee reviewed the comments that were received from stakeholders on the proposed adoption of the 2016 edition of the ASHRAE 90.1 and the 2018 edition of the IECC and invited the online guests to provide additional comment.

Mr. Lacey of the Responsible Energy Codes Alliance (RECA) was available to answer questions of the committee in response to his written comments in support of moving forward, preferably with the newest energy codes. Mr. Pavlis asked Mr. Lacey about first costs. Mr. Lacey referred the committee to PNNL's cost effectiveness study.

Aaron Dearth, Architect from Ashland, Ohio, shared his concern about the potential impact of adopting the 2018 IECC on a warehouse building. He calculated that it will add \$157,000 to the cost of a new metal building and require significant design changes.

Nicole Westfall of MEEA was available to answer questions of the committee in response to her written comments in support of moving forward with the newest energy codes. She added that it is important to move forward on modern energy codes for new buildings because they will be around for another 50-100 years and it is much more cost effective to build-in energy efficiency when the building is new.

The committee spent considerable time discussing first cost vs. life cycle cost, the lack of product availability and its effect on cost, and the possibility of carving out exceptions for certain types of buildings. Mr. Tyler mentioned that education is key and should be provided well ahead of adoption of any new energy code.

Mr. Miller made a motion to table the energy code discussion until codes and other summary materials can be provided to the committee. The committee will then perform a detailed review of the materials, focusing on the significant changes to the 2016 and 2019 editions of ASHRAE 90.1 and decide which provisions they like and which they think are problematic. Mr. Pavlis seconded the motion. The motion passed unanimously.

New Business

Mr. Jack Wintrow, Regional Representative of the Cast Iron Soil Pipe Institute (CISPI) introduced himself to the Committee and offered his assistance at any time, as needed.

Adjourn

Mr. Stanbery made the motion to adjourn at 3:35 P.M. Mr. Yankie seconded the motion. The motion passed unanimously.

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

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

CR-2 Certification Committee Report

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

The Certification Committee met in person on January 27th, 2022, at Training Room 3, 6606 Tussing Road at 10:00 AM, with the following members present: Mr. Leach, Mr. McCafferty, Mr. Stanbery, Mr. Tyler, and Mr. Warner. Board Chairman Timothy Galvin was also present.

The Committee makes the following recommendations, included in the January 28th, 2022 Board Packet at Tab CR-2, for the Board's consideration, including approval of Division of Industrial Compliance Plumbing Inspectors for BBS Plumbing Plans Examiner certification.

Also present at the meeting were BBS Staff, Regina Hanshaw, Rob Johnson, and Megan Foley, and Assistant Attorney General Andrew Rowan.

The committee opened the meeting with consideration of OB-2 Pending or Imminent Litigation - Case # BBS2021-003 (Barnes). Mr. Samuelson moved that the committee enter Executive Session pursuant to Ohio Revised Code 121.22(G)(3). That motion was seconded by Mr. Tyler, whereupon a rollcall vote was taken. Yes: Mr. Warner, Mr. McCafferty, Mr. Stanbery, Mr. Tyler, Mr. Samuelson, and Mr. Leach.

No: None

Executive Session was closed, and the committee returned to open session with roll call:

Mr. Warner: here, Mr. McCafferty: here, Mr. Stanbery: here, Mr. Tyler: here, Mr. Samuelson: here, and Mr. Leach: here.

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

Cert ID:	Name	Certification granted
6017	Baldinger, Eric	Residential Building Inspector
6112	Botos, James	Building Inspector Trainee**
8757	Christner, Colton	Residential Building Inspector
6028	Conwell, Gregory	Residential Building Official
1801	Cruse II, Bruce	Building Inspector
8745	Curtis, Silvester	Plumbing Inspector
8743	Davis, Katie	Residential Building Official Residential Plans Examiner
	Fisher, Lance	Electrical Safety Inspector*
8759	Francis, Ralph Brandon	Residential Building Inspector
5518	Garmjittagoon, Andrew	Building Plans Examiner
8744	Gibson, David	Building Inspector Residential Building Inspector
8748	Green Jr., Bill	Automatic Sprinkler System Designer
569	Gudat, Keith	Residential Building Official
8741	King, Byron	Building Official
6022	Lang, Steven	Residential Building Official
4586	Ledbetter, Brian	Non-Residential Industrial Unit Inspector Residential Industrial Unit Inspector
8745	Manley Jr., Robert	Fire Alarm System Designer
6084	Maxwell, Kenneth	Residential Building Official
8756	Michaels, Glenn	Electrical Safety Inspector*
8754	Parker, Stephen	Electrical Safety Inspector*
8738	Pfeffer, Travis	Residential Building Inspector
1221	Reffitt, Michael	Building Plans Examiner Electrical Plans Examiner Fire Protection Plans Examiner Mechanical Plans Examiner Non-Residential Industrial Unit Inspector
6254	Schott, Mark	Master Plans Examiner Trainee
8751	Simmons, Zachary	Electrical Safety Inspector*
1380	Smail, Allan	Building Inspector Alternative Trainee
4475	Van Meter, Jon	Building Official** Residential Building Official**
6021	Wagner, Timothy	Residential Building Official Residential Plans Examiner
8755	Watkins, Clyde	Building Inspector Residential Building Inspector

8742	Wellman, Jason	Electrical Safety Inspector* Residential Building Inspector
5470	Woods, Justin	Residential Building Official
8753	Yelenosky, Gary	Building Official
8750	Zaratsian, Anthony	Residential Building Inspector

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

** Denotes approval conditioned on receipt of forms or fees or other conditions.

Building Department Certifications, Manufactured Homes Inspection Agency/Inspectors

Riley, Brock - MH Inspector

Current Certifications: BI, ESI, RBO

Completed all requirements, all documents submitted.

Committee Recommendation: Recommend Approval

Cobourn, Nicholas - Manufactured Home Inspector

BBS Certification 6277

Current certifications: ESI, BI, RBO, RBI, RMI

Completed all requirements, all documents submitted.

Committee Recommendation: Recommend approval

Personnel Certification Applications

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

Christner, Colton - BI

Cert ID: 8757

Current Certifications: None

Committee Recommendation: Recommend request for additional information on commercial structural experience

Gilkison, Craig - BI

Certification ID: 8752

Current Certification: None

Committee Recommendations: Recommend request for additional information on commercial structural experience

Reffitt, Michael - PPE, PI

Cert ID: 1221

Current Certifications: BO, BI, MI, ESI, RBO, Residential Plumbing Inspector certification in elective suspension since 2019

Committee Recommendation: Recommend request for additional information on experience for Plumbing Inspector, Plumbing Plans Examiner.

Testa, David - BI

Certification ID: 1488

Current certifications: ESI

Committee recommendations: Recommend BI Trainee program

Van Meter, Jon - BO, RBO

Certification ID: 4475

Current certifications: MPE

Committee Recommendation: Approved interim for both without additional testing: must complete other interim requirements.

Wellman, Jason - BI, ESI, RBI

Certification ID: 8742

Current certifications: None

Committee recommendations: Recommend request for additional information on structural experience for Building Inspector

Botos, James - BI Trainee
Cert ID: 6112
Current Certifications: ESI, RBI, RMI
Committee Recommendation: Approved pending receipt of missing page.

Old Business
Permit Tech Certification: status reviewed.

New Business
Interim transfer to Trainee without review/fee
BBS Rules permit this when the interim is expiring without completion of interim requirements: the applicant would still need to submit the trainee application and forms, but they obviously qualify for trainee if they qualified for interim.
Committee recommends trainee application in this circumstance be approved without fees or committee review.

Plumbing Plans Examiner Certifications to be issued administratively, effective September 30, 2021

DIC Cert ID	First Name	MI	Last Name	BBS Cert ID
K00970	Charles	L	Basler	1725
K00253	Ronald	E	Buckley	8611
K00552	Silvester		Curtis	8746
K02025	James		May	5423
K02060	Robert	K	Morton	8652
K00979	Bennie	C	Murawski, Jr.	2086
K02040	David	A	Rasper	8665
K00967	Ned	B	Wakeley	4926

Mr. Leach moved and Mr. Warner seconded to approve the recommendations of the committee.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

CR-3 Education Committee Report

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

The Education Committee met in person on January 27th, 2022 at Training Room 3, 6606 Tussing Road at 10:00 AM, with the following members present: Mr. McCafferty, Mr. Stanbery, Mr. Samuelson, Mr. Tyler, and Mr. Warner. Chairman Galvin was also present. The committee makes the following recommendations, included in the January 28th, 2022 Board Packet at Tab CR-3, for the Board’s consideration.

Also present at the meeting were BBS Staff members, Megan Foley and Rob Johnson, and guest Jack Wintrow from the Cast Iron Soil Pipe Institute attended to introduce himself and his organization and discuss their plans for continuing education.

Course Applications Approvals, Denials, and Conditions as Noted.

EduCode 2022 - ICC Education Conference
Comprised of 82 courses offered over 5 days with 15 curriculum paths, (2 are Certification/Exam academies.)
Committee Recommendation:
Recommend approval for 2018 IRC and IBC based courses: All certifications.
Track 2, Sessions 2, 20, and 36
Track 6, Sessions 7, 25, 41, 57, 73
Track 7, Sessions 8, 26, 42, 58, 74
Track 9, Sessions 11, 29, 30, 44, 60, 77, 78

Track 10, Sessions 12, 13, 31, 32, 45, 46, 62, 63, 79, 80
8 hours for full day courses, 4 hours for half day courses.

Chapter 34 (Columbus)

All certifications except ESI (3 hours)

Committee Recommendation: Recommend approval, add ESI.

Reviewing and Performing Refrigeration Inspections (SWOBOA)

BO, MPE, BI, MI (1.5 hours)

Committee Recommendation: Recommend approval, add MechPE, EPE, PPE, PI

2021 IBC Updates (West Coast Code Consultants)

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

Committee Recommendation: Table for staff review

Energy Storage Systems (West Coast Code Consultants)

BO, MPE, EPE, RBO, RPE, RBI (4.5 hours)

Committee Recommendation: Table for staff review

Solar PV Inspections (West Coast Code Consultants)

BO, MPE, EPE, RBO, RPE, RBI (4 hours)

Committee Recommendation: Table for staff and ESIAC review.

All Things FDC: The Fire Department Connection (Fire Code Academy)

BO, BPE, FPPE, BI, FPI, PI, RBO, RBI (1 hour)

Committee Recommendation: Recommend approval

DIC - Analysis of 2020 NEC Changes Training 1

5 hours, BO, MPE, BPE, BI, ESI

ESIAC Recommendations: Recommend approval

Committee Recommendation: Recommend approval, addition of EPE.

DIC - Analysis of 2020 NEC Changes Training Course 2

5 hours, BO, BI, MPE, BPE, ESI

ESIAC Recommendations: Recommend approval

Committee Recommendation: Recommend approval, addition of EPE.

Fire Sprinkler Obstruction Rules in NFPA 13 (Fire Code Academy)

BO, BPE, FPPE, BI, FPI, PI, RBO, RBI (1 hour)

Committee Recommendation: Recommend approval

NFPA 13, 13R, 13D Comparing and Contrasting (Fire Code Academy)

BO, MPE, BPE, FPPE, BI, FPI, RBO, RBI (1 hour)

Committee Recommendation: Recommend approval

Public Safety DAS and Emergency Responder Radio Coverage System (Fire Code Academy)

BO, BPE, FPPE, BI, FPI, RBO, RBI (1 hour)

Committee Recommendation: Recommend approval

Standpipes: Designed and Installed (Fire Code Academy)

BO, MPE, BPE, FPPE, BI, FPI, RBO, RBI (1 hour)

Committee Recommendation: Recommend approval

Structural Round Table (Columbus)

All certifications except ESI (12 one-hour sessions)

Committee Recommendation: Recommend approval

Mr. McCafferty moved and Mr. Stanbery seconded to approve the recommendations of the committee.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

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

AB-1 Center for Building Innovations (CBI), Madison, WI – Inspection Body

Mr. Rob Johnson presented the application for Center of Building Innovations to be recognized as an inspection body and special inspection agency.

In accordance with the board initiative to update its list of conformity assessment bodies under rules 4101:1.1-01 and 4101:7.7-01 and after having submitted the required documents, Mr. Denk moved Mr. John Johnson seconded to ratify the accreditation of the Center for Building Innovations - Madison, WI as an inspection body and special inspection agency.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

BUILDING DEPARTMENT SUPPORT AND OVERSIGHT

Mr. Rob Johnson updated the Board on the Lake County follow-up audit and recent building department visits.

RE-1 Audit Summary Report – Lake County

In response to the Board's request of staff to conduct an audit of the Lake County Building Department for the purposes of verifying that the Building Official David Strichko, is ensuring that a system is in place to track and audit all projects, Board staff visited Mr. Strichko on the following dates of January 11 and 24, 2022, and further received confirmation that they are addressing the issue with their new software company to monitor the status of project approvals being issued. (They currently do not have a specific notification response to outstanding approval requests but will work to solve the issue in their software.)

Mr. Strichko has indicated that owners of proposed projects are securing the approvals and associated materials for the purposes of commencing construction, and that the owners have been requesting required inspections on their projects as required by the Boards rules. The attached emails are the communications they have had thus far with IworQ software system technical support with the goal of having an electronic notification system in place in the near future.

Mr. Strichko also indicated that in the meantime, they are initiating a regularly monthly scheduled printout of projects to verify if applicants/owners/ reps are completing their transactions and securing the approved documents. This activity will be done by the department clerks and checked monthly by the building official, both who will notify owners /reps to secure the information as a condition of commencing construction, if they have not already done so. Specific instances will be identified, and department staff will selectively contact delinquent applicants to verify their status to ensure follow through of the outstanding approvals.

RE-2 January Building Department Report

Board Staff conduct building department visits to engage building officials in discussion regarding the administration of their departments and to obtain feedback for the Board.

Specifically, Board Staff inquire on the status of plan review and inspection turnaround times, protocols, policies and processes of the department, software systems used, current and projected activity, department funding and fees, reported activity to the Board, relationships with fire departments, administration and elected officials, the issuance of plan approvals, adjudication orders, certificates of occupancy, and appeals.

The following Building departments were visited since the last monthly Board update:

Sheffield Village
Ottawa County
Ravenna
Sidney
Warren
West Carrollton
Vandalia
Highland Hills
Brunswick
Madeira
Westlake

Staff observed continued trends to implement and upgrade software/computer systems to adapt to a greater online presence and continue to increase digital plan review of electronically submitted submissions. (A Virtual Office.)

Building officials indicate that workflow is stabilizing in both commercial and Residential sectors. Most departments are back to full time onsite inspections.

Recent comments include positive feed about quality technical support from staff, educational opportunity, and guidance for “keeping it straight” between local ordinance regulation verses State building code enforcement.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

OB-1 Petition #21-01 RCO 4401.2 – Duane Chubb/Dana Daughters of Gamechanger Fittings LLC

Mr. Richards informed the Board that the petitioner previously petitioned the Board to amend the Ohio Plumbing Code for installation of fittings which as approved and incorporated into the OPC. The petitioner is now requesting update to the reference of the Ohio Plumbing Code in the Residential Code of Ohio to changes made in 2018 rule package including the petitioner’s approved language. The Code Committee agreed with the Residential Construction Advisory Committee’s recommendation to approve the petition.

After discussion and review of the petition and with the recommendation from the Residential Construction Advisory Committee, Mr. Denk moved and Mr. John Johnson seconded to recommend approval of Petition 21-01 in the next rule package. This petition will update the plumbing code referenced in Chapter 44, Section 4401.2 of the 2019 Residential Code of Ohio to the 2017 Ohio Plumbing Code, effective 8-1-2018, and as modified in Section 2501.1.1.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

NEW BUSINESS

No items for consideration.

COMPENSATE 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	16	Mr. Miller	24
Ms. Cromwell	16	Mr. Pavlis	24
Mr. Denk	24	Mr. Samuelson	24
Mr. Galvin	36	Mr. Stanbery	24
Mr. Johnson	16	Mr. Tyler	24
Mr. Leach	24	Mr. Warner	24
Mr. McCafferty	24	Mr. Yankie	24

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

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

FUTURE MEETINGS

February 25, 2022	September 23, 2022
March 25, 2022	October 21, 2022
May 13, 2022	November 18, 2022
June 24, 2022	December 16, 2022
August 26, 2022	

ADJOURNMENT

Mr. Miller moved and Mr. John Johnson seconded to adjourn. The Board adjourned at 1:30 p.m.

Timothy Galvin, Chairman
Board of Building Standards

Regina Hanshaw, Executive Secretary
Board of Building Standards