

MINUTES
BOARD OF BUILDING STANDARDS
CONFERENCE MEETING & CERTIFICATION HEARING
November 18, 2022

The Board of Building Standards Conference Meeting was called to order at 10:00 a.m., Friday, November 18, 2022 at 6606 Tussing Road, Reynoldsburg, Ohio, Chairman Timothy Galvin presiding.

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

Julienne Cromwell, Structural Engineer
Joseph F. Denk, Jr., Mechanical Engineer
Timothy P. Galvin, General Contractor, Chair
John Johnson, Construction Materials
Terry McCafferty, Public Member
Christopher Miller, Renewable Energy
Jeff Samuelson, Architect
Bailey Stanbery, Homebuilder
Christie Ward, Mayor
Greg Warner, Fire Service
Paul Yankie, Energy Conservation

The following Board members were absent:

Gregory Barney, Industrialized Units
John Pavlis, Homebuilder, Vice-Chair
Don Leach, Attorney
Jeff Tyler, Architect

A quorum of the Board was present.

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
Andrew Rowan, AAG
Jacob Erwin, AAG

No visitors were present.

Chairman Galvin welcomed Mayor Christie Ward of Lockbourne to the Board.

CONSIDERATION OF THE MINUTES

Mr. McCafferty moved and Mr. Johnson seconded to approve the minutes of the October 21, 2022 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.

COMMITTEE REPORTS

CR-1 Certification Committee Report

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

The Certification Committee met in person on November 17th, 2022, at the BBS Library, 6606 Tussing Road at 10:00 AM, with the following members present: Mr. Leach, Mr. McCafferty, Ms. Cromwell, Mr. Samuelson, Mr. Stanbery, Mr. Tyler, and Mr. Warner. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the November 18th, 2022 Board Packet at Tab CR-1, for the Board's consideration.

Also present at the meeting were BBS Staff, Regina Hanshaw and Megan Foley. Guest Chris Mullins attended the meeting virtually.

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
8979	Aigner, Kristopher	Electrical Safety Inspector*
8971	Brigner, Randy	Residential Building Inspector
6283	Caldwell, James	Residential Building Inspector
8978	Cunningham, Robert	Electrical Safety Inspector*
8977	Farley, Shawn	Electrical Safety Inspector*
8895	Flynn, Scott	Building Inspector
8970	Haines, Jeffrey	Building Inspector
8891	Hare, Bruce	Residential Building Official Residential Building Inspector
702	Jacobs, Larry	Building Official
8710	Julian, John	Residential Building Inspector
4800	Langdon, Raymond	Building Official
8965	LeMaster, Matthew	Electrical Safety Inspector Building Inspector
8969	Lynch, Benjamin	Plumbing Inspector
8455	McGowan, Thomas	Fire Protection Plans Examiner Trainee
8793	Mowry, Michael	Electrical Safety Inspector* Plumbing Inspector
8949	Mullins, Christopher	Building Inspector
	Oliver, Christopher	Electrical Safety Inspector*
8976	Sholtis, Scott	Electrical Safety Inspector*
2227	Spruill Jr., James C.	Fire Protection Plans Examiner
8974	Taylor, Ted	Plumbing Inspector
8972	Thomas, William	Residential Building Official
6251	Thompson, Arlington	Mechanical Plans Examiner
6041	Woidke, John	Fire Protection Plans Examiner Trainee
8514	Young, Patrick	Residential Building Official

*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

None this month

Personnel Certification Applications

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

Aigner, Kristopher - BI

Cert ID:8979

Current Certifications: none

Committee Recommendation: Request additional information on structural experience

Monaco, Michael - BI Trainee, RBI Trainee

Cert ID: 2073

Current Certifications: None, has held RBI Interim several times over last 10 years without completing requirements.

Committee Recommendation: Request for completed trainee sponsor and supervisor forms.

Sholtis, Scott - BI

Cert ID: 8976

Current Certifications: None

Committee Recommendation: Request additional information on structural experience

Old Business

BBS 2022-002 Investigation Summary Report (Arocho)

Staff report reviewed by committee.

New Business

Building Department Award Discussion

The committee reviewed nomination materials.

The committee recommends that the City of Columbus Building Department receive the 2022 Building Department Award, with honorable mentions to Medina, Lakewood and Beachwood Building Departments.

Complaint Summary Report

The committee reviewed the complaint summary report.

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

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

CR-2 Education Committee Report

There was no Education Committee Report.

CR-3 Code Committee Report

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

The Code Committee met on November 17, 2022 with the following members present: Mr. Denk, Ms. Cromwell, Mr. Miller, Mr. Samuelson, Mr. Stanbery, and Mr. Tyler. Board Chairman, Tim Galvin, was also present. The committee report is included in the November 18, 2022 Board Meeting Packet at tab CR-3 for the Board's consideration.

Call to Order

The meeting was called to order by Mr. Denk at 1:03 P.M.

Approval of Minutes

Mr. Stanbery made the motion to approve the minutes of the Code Committee meeting held on October 20, 2022. Mr. Miller seconded the motion. The motion passed unanimously.

Petitions

Petition #22-03 OPC Section 312.2.2 – Tim Irven of Integrity Safety Solutions

Staff explained the history of the Ohio plastic pipe testing requirements in Section 312 of the OPC and that the petitioner is asking for recognition of a product that is not part of the plumbing system, but instead is part of the testing equipment used by the plumbing contractors to test the system for leaks. The committee tabled the item and asked staff to communicate with the petitioner and

explain that the board does not typically adopt rules for equipment used to test plumbing systems and see if the petitioner understands and is willing to consider withdrawing his petition.

Petition #22-04 OBC Ch 11 – Kim Boulter & Jennifer Corcoran of Changing Spaces Ohio

Ms. Boulter and Ms. Corcoran presented their unique challenges and experiences as parents of adult children that cannot use the toilet facilities as most of the population can. They have created a campaign to add adult changing tables in public buildings to allow children with similar needs and their families to participate in the same activities that most of us take for granted. They are asking the Board to adopt OBC language that requires adult changing tables in certain new buildings. The language has already been approved for inclusion in the 2024 IBC and the next edition of the ICC A117.1 standard. The committee was generally supportive of the concept but tabled the item and asked staff to work with the petitioners to clarify some of the language.
Recommendations of the Residential Construction Advisory Committee

Petition #22-01 RCO Ch 44 – Tom Moore of the Ohio Electrical Coalition

Staff explained that the petition to adopt the 2020 NEC was reviewed by the RCAC last month. The RCAC recommended adopting the 2020 NEC with some amendments. Staff stated that NEMA sent a letter to the Board requesting additional opportunity to provide comment on amendments. Mr. Stanbery made the motion to refer the petition back to the RCAC for reconsideration. Mr. Miller seconded the motion. The motion passed unanimously.

Old Business

Commercial Energy Code Review

Staff shared the COMcheck software checklists that users need to complete and certify when performing an ASHRAE 90.1-2019 energy code analysis to get the building model to pass. Two of the four sections proposed to be deleted by the committee (Section 6.4.3.6 (Humidification and Dehumidification Control) and Section 6.5.6.1 (Exhaust Air Energy Recovery for Nontransient Dwelling Units)) would require users to certify that they complied with the section in order to get the software to produce a passing score. The COMcheck software allows the user to state that the section does not apply to the other two sections proposed to be deleted by the committee (Section 8.4.2 (Automatic Receptacle Control) and Section 8.4.3 (Electrical Energy Monitoring)). The committee did not wish to render the software useless and decided to not delete Sections 6.4.3.6 and 6.5.6.1. Staff provided commentary from the ASHRAE User's Guide and the IECC Commentary publications to help the committee members understand the intent of those sections. Mr. Denk would like input from Mr. Johnson and Mr. Yankie at the next meeting before ending discussions on the commercial energy code. No action was taken.

OBC Draft rule review (Chapters 17-28)

Staff presented additional draft rules of the OBC and explained that staff would go through each chapter in greater detail at a later date to make the committee aware of the significant changes that staff is recommending for each chapter. No action was taken.

New Business

Mr. Miller mentioned that renewable energy sources such as solar and wind farms are becoming more frequently installed throughout the state and the technology and developers are steps ahead of the regulations that govern. He asked if the committee would be interested in learning more. The committee members agreed that would be a good idea. Mr. Miller and staff will work to schedule a presentation for the committee in 2023.

Adjourn

Mr. Miller made the motion to adjourn at 3:27 P.M. Mr. Stanbery seconded the motion. The motion passed unanimously.

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

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

CR-4 Committee-of-the-Whole

Ms. Hanshaw stated that the Board received one proposal in response to Request for Proposals for certification study from ICC which is included in the packet. The proposal still needed to be reviewed before contracting can begin.

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

No items for consideration.

BUILDING DEPARTMENT SUPPORT AND OVERSIGHT

RE-1 Investigation Report 22-02 (Arocho)

Ms. Hanshaw summarized the investigation report regarding Andres Arocho's plumbing inspector certification. Ms. Hanshaw stated that the Board approved Mr. Arocho's application in January and after received a complaint alleging Mr. Arocho did not have the experience listed on the application. Board staff repeatedly asked for documentation supporting the application. Mr. Arocho failed to provide the documentation, therefore staff is recommending the Board issue a Notice of Opportunity for Hearing proposing to revoke Mr. Arocho's plumbing inspector certification.

After review of investigation report #22-02, Mr. McCafferty moved to accept the staff recommendation to close the investigation. Mr. McCafferty further moved for a notice of opportunity for hearing be issued proposing to revoke Andres Arocho's plumbing inspector certification for failure to provide documentation as requested and required by the Board for verification of his work experience as listed in his plumbing inspector certification application dated January 29, 2022. Mr. Warner seconded.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

RE-2 Complaint Summary Report

Ms. Hanshaw presented the complaint summary report included in the Board's meeting packet at Tab RE-2:

John Perram, Plumbing Inspector #1153

On October 28, 2022, a formal complaint was received from Scott Schulke, Owner of S & S Contracting LLC, of Columbia Station, Ohio indicating that Mr. Perram was a behaving unprofessionally while performing a required inspection for a residential project located at 327 W. River Road. Mr. Schulke indicated that other contractors have experienced similar behavior and are now avoiding doing work in Medina County. Though Mr. Perram works for the Medina County Health District, he does hold OBBS certifications to enforce building codes.

Recommendation: Authorize investigation.

Mr. McCafferty moved and Mr. Warner seconded to accept the summary report and staff recommendations included in the Complaint Status Report and to authorize an investigation of the actions of Mr. Perram in the performance of his duties as a certified plumbing inspector.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

Franklin Township/Columbus, Ohio

On October 27, 2022, a complaint was received from Jenn H., a concerned citizen, indicating that Ohio Building codes were not being followed for a salvage yard located at 2112 Eakin Road Columbus, Ohio, listed as KGC Freight. The complainant provided inspection citations that have been issued from 6/9/202 through 10/12/22 by the Franklin Township Fire Department. The owner

has complied with older violations but is still being required for new. The authority having jurisdiction is the Fire department and they are currently continuing to monitor the property and violations. Any corrective measures in response to the violations cited by the Fire department that require building approvals would be enforced by the Franklin Township building department. Citations appear to be related to General means of egress and fire apparatus access into the site/buildings. Other citations include OFC violations of unsafe storage/stacking/combustible material requirements, fire protection systems and access to temporary unoccupied structures on the site. The Franklin County Zoning department is also involved with evaluating potential salvage operations violations.

Recommendation: Dismiss complaint. (Additionally, Board Staff will direct correspondence to Franklin County BD for coordination of enforcement where required related to Fire Department inspections/citations.)

Mr. McCafferty moved and Mr. Johnson seconded to accept the summary report and staff recommendations included in the Complaint Status Report and dismiss the complaint with no further action as no violation of the Board's rules has been identified.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

RE-3 2022 Building Department Award

Mr. McCafferty stated that the Board received 12 nominations for the 2022 David A Smith Building Department Award for the following departments:

- Beachwood
- Cincinnati
- Columbus
- Hamilton County
- Hillsboro
- Kettering
- Lakewood
- Maple Heights
- Medina
- Reynoldsburg
- Summit County
- Wood County

This year we requested nominations to recognize departments that implemented innovative approaches to overcome the challenges of the pandemic as well as recruitment efforts to bring individuals into the code enforcement profession particularly from underrepresented groups.

Based on review of the nominations, the Certification Committee recommends that this year's award go to the City of Columbus.

Mr. McCafferty moved that the 2022 David A Smith Building Department Award be presented to City of Columbus. Mr. McCafferty further moved to designate Beachwood, Lakewood and City of Medina as honorable mention. Mr. Johnson seconded.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

**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	0	Mr. Pavlis	0
Ms. Cromwell	16	Mr. Samuelson	16
Mr. Denk	16	Mr. Stanbery	16
Mr. Galvin	36	Mr. Tyler	8
Mr. Johnson	8	Ms. Ward	8
Mr. Leach	8	Mr. Warner	16
Mr. McCafferty	16	Mr. Yankie	18
Mr. Miller	8		

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

December 16, 2022

2023 Proposed Meeting Dates

January 20, 2023	August 11, 2023
February 17, 2023	September 22, 2023
March 31, 2023	October 20, 2023
May 12, 2023	November 17, 2023
June 23, 2023	December 22, 2023

Ms. Hanshaw stated that based on feedback from Board members, the December 2023 meeting will be moved to December 15.

ADJOURNMENT

Mr. Samuelson moved and Mr. Miller seconded to adjourn. The Board adjourned at 10:30 a.m.

Timothy Galvin, Chairman
Board of Building Standards

Regina Hanshaw, Executive Secretary
Board of Building Standards