

MINUTES
BOARD OF BUILDING STANDARDS
CONFERENCE MEETING & CERTIFICATION HEARING
May 14, 2021

The Board of Building Standards Conference Meeting was called to order at 1:00 p.m., Friday, May 14, 2021 via videoconference, Chairman Timothy Galvin presiding.

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

Timothy P. Galvin, General Contractor, Chair
Julienne Cromwell, Structural Engineer
Gregory Barney, Industrialized Units
Joseph F. Denk, Jr., Mechanical Engineer
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 Board members were absent:
Don McIlroy, Mayor

The following staff members were present:

Megan Foley, Certification Program Administrator
Debbie Ohler, Staff Engineer
Jay Richards, Assistant Architect Administrator
Rob Johnson, Assistant Architect Administrator
Brian Honen, Assistant Attorney General

A quorum of the Board was present.

The following visitors were present:

Charles Huber

CONSIDERATION OF THE MINUTES

Mr. McCafferty moved and Mr. John Johnson seconded to approve the minutes of the March 26, 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. There being no testimony, Chairman Galvin closed the hearing.

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 April 1, 2021, via videoconference, with the following members present: Mr. Denk, Ms. Cromwell, Mr. Johnson, Mr. Miller, Mr. Pavlis, Mr. Samuelson, Mr. Stanbery, and Mr. Tyler. Board Chairman Galvin was also present.

The Code Committee again met on April 22, 2021, via videoconference, with the following members present: Mr. Denk, Ms. Cromwell, Mr. Johnson, Mr. Miller, Mr. Pavlis, Mr. Stanbery, Mr. Tyler, and Mr. Yankie. Board Chairman, Tim Galvin, was also present.

The Code Committee again met on May 7, 2021, via videoconference, with the following members present: Mr. Denk, Ms. Cromwell, Mr. Johnson, Mr. Miller, Mr. Pavlis, Mr. Samuelson, Mr. Tyler, and Mr. Yankie. Board Chairman, Tim Galvin, was also present.

The committee report is included in the May 14, 2021 Board Meeting Packet at tab CR-1 for the Board's consideration.

April 1, 2021 Code Committee Meeting

Call to Order

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

Approval of Minutes

No items for consideration

Petitions

No items for consideration

Recommendations of the Residential Construction Advisory Committee

No items for consideration

Old Business

- Petition 20-01 (2020 NEC) - Mr. McClintock and Mr. Moore presented a summary of the 2020 NFPA significant changes to the committee as a refresher. A few members of the committee had some concern about the cost impact of a few of the changes and wanted to consult with others before discussing the issue at the next committee meeting. No action was taken.
- Discussion regarding the potential adoption of the 2017 edition of the ICC/ANSI A117.1 remained tabled.
- Discussion regarding the 2021 IBC 918/IFC 510 remained tabled and will be brought up again when other IBC Chapter 9 issues are revisited.

New Business

Staff presented changes to Chapter 15 and Chapter 16 (through Section 1607) of the 2021 International Building Code. Staff explained that a draft of the Ohio Building Code language would be put into rule form for the committee to review and approve at a later date, prior to starting the stakeholder phase of the rule development process. No action was taken.

Adjourn

Mr. Pavlis made the motion to adjourn and Mr. Miller seconded the motion. The meeting was adjourned at 1:57 P.M. The motion passed unanimously.

April 22, 2021 Code Committee Meeting

Call to Order

The meeting was called to order by Mr. Denk at 1:04 P.M.

Approval of Minutes

No items for consideration

Petitions

No items for consideration

Recommendations of the Residential Construction Advisory Committee
No items for consideration

Old Business

- Petition 20-01 (2020 NEC) – All of the guests provided testimony in support of the Board adopting the 2020 NEC without amendments as soon as possible. Mr. Stanbery made the motion to adopt the 2020 NEC without amendments. Mr. Johnson seconded the motion. The motion passed unanimously. The committee discussed whether to adopt the NEC with the rest of the code for a target effective date of 2023 or whether to move forward with adoption now. Mr. Tyler, Mr. Stanbery, and Mr. Johnson stated their support of adopting as soon as possible. Mr. Miller made the motion to recommend that staff start the rule development process for adoption of the 2020 NEC as soon as possible by scheduling a stakeholder meeting. Mr. Johnson seconded the motion. The motion passed unanimously.
- Discussion regarding the potential adoption of the 2017 edition of the ICC/ANSI A117.1 remained tabled.
- Discussion regarding the 2021 IBC 918/IFC 510 remained tabled and will be brought up again when other IBC Chapter 9 issues are revisited.

New Business

Staff presented changes to Chapters 16-22 of the 2021 International Building Code. Staff explained that a draft of the Ohio Building Code language would be put into rule form for the committee to review and approve at a later date, prior to starting the stakeholder phase of the rule development process. No action was taken.

Adjourn

Mr. Miller made the motion to adjourn and Mr. Yankie seconded the motion. The meeting was adjourned at 3:26 P.M. The motion passed unanimously.

May 7, 2021 Code Committee Meeting

Call to Order

The meeting was called to order by Mr. Denk at 9:03 A.M

Approval of Minutes

No items for consideration

Petitions

No items for consideration

Recommendations of the Residential Construction Advisory Committee
No items for consideration

Old Business

- Discussion regarding the potential adoption of the 2017 edition of the ICC/ANSI A117.1 remained tabled. Ms. Hanshaw mentioned that the Ohio AIA is working on a cost impact report to present to the committee at a later date.
- Discussion regarding the 2021 IBC 918/IFC 510 remained tabled and will be brought up again when other IBC Chapter 9 issues are revisited.

New Business

Staff presented changes to Chapters 23-33 of the 2021 International Building Code. Staff explained that a draft of the Ohio Building Code language would be put into rule form for the committee to review and approve at a later date, prior to starting the stakeholder phase of the rule development process. No action was taken.

Ms. Cromwell mentioned that the City of Cincinnati is requiring special inspections that are not required in the OBC Chapter 17 and do not seem to be officially adopted as ordinance. Ms. Cromwell will invite the building official to attend a future committee meeting.

Adjourn

Mr. Pavlis made the motion to adjourn and Mr. Miller seconded the motion. The motion passed unanimously. The meeting was adjourned at 11:30 A.M.

Mr. Denk moved and Mr. John Johnson 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 a videoconference on May 13th, 2021 at 10:00 AM, with the following members present: Mr. Leach, Mr. McCafferty, Ms. Cromwell, Mr. McIlroy, Mr. Samuelson, Mr. Stanbery, Mr. Tyler, and Mr. Warner. The Committee makes the following recommendations, included in the May 14th, 2021 Board Packet at Tab CR2, for the Board’s consideration.

Also present at the meeting were BBS Staff members, Megan Foley, Robert Johnson, and Regina Hanshaw, and guests, Charles Huber, Leonard Chormanski, and Mike Rudey.

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

Certification ID	Name	Certification
8532	Anderson, Zach	Building Inspector
8545	Austin, Robert	Master Plans Examiner Trainee**
91	Bellous, Brien	Medical Gas Inspector
8536	Bryant, Tierney	Fire Protection Inspector
8506	Chormanski, Leonard	Residential Building Inspector Trainee
5922	Despiau, Dennis	Electrical Safety Inspector*
8496	Fadenholz, Timoteo	Mechanical Inspector
6108	French, Michael	Master Plans Examiner Trainee
8541	Fridley, Gregory	Residential Building Official
8533	Howard, Keith	Residential Building Inspector Trainee
5957	Ichrist, Mark	Electrical Plans Examiner
8546	Kelly, Martin	Building Inspector
791	Kolman, Jeffrey	Residential Plans Examiner
8531	Lawrence, David	Building Inspector
		Residential Building Inspector
5993	Mines, Parrish	Residential Mechanical Inspector
8535	Moore, Lisa	Electrical Safety Inspector*
8534	Oliver, Margaret	Residential Building Official
8525	Peele Jr., Robert	NonResidential Industrialized Unit Inspector
8530	Rowe, Tim	Residential Mechanical Inspector
8542	Smith, Aaron	Building Inspector
		Building Plans Examiner
5965	Smith, Michael	Building Inspector
		Fire Protection Inspector
8537	Steigerwald, Frank	Building Inspector
8511	Stewart, Brian	Residential Building Official**
8538	Wilkerson, Michael	Electrical Safety Inspector*
8484	Yates II, David	Building Inspector

*Electrical Safety Inspectors must complete examinations prior to issuance of interim certification
** Denotes approval conditioned on receipt of forms or fees.

Exceptions: Plumbing, Med Gas by Division of Industrial Compliance

Village of Botkins Commercial SubDepartment

Primary Department: Shelby County

Exceptions: Plumbing to Shelby County Health District, Med Gas to State of Ohio DIC

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

Personnel Certification Applications

Erben, Ryan - BI, PI

Cert ID:

Current Certifications: None

Committee Recommendation: Request additional information separating building experience from plumbing experience

Fay, Garrett - BI

Cert ID: 8464

Current Certifications: RBO

Committee Recommendation: Recommend consideration of a modified BI Trainee program, or additional information clearly demonstrating 60 months structural experience.

Fridley, Gregory - BI

Cert ID: 8541

Current Certifications: None

Committee Recommendation: Request additional information on experience,

Hoskins, Jimmy - ESI

Cert ID: 8539

Current Certifications: None

Committee Recommendation: Request additional information on electrical experience and credentials

Leach, Jason - ESI

Cert ID:

Current Certifications: None

Committee Recommendation: Request additional information on electrical experience and credentials

Stewart, Brian - ESI, MI

Cert ID: 8511

Current Certifications: BI, RBO

Committee Recommendation: Request additional information on mechanical and electrical experience and credentials

Varady, David - BI

Cert ID: 8543

Current Certifications: None

Staff Notes: Review experience. Recommend approval.

Committee Recommendation: Request additional information on structural experience.

Benedict, Glen - RBI

Cert ID: 8544

Current Certifications: None

Committee Recommendation: Tabled for submission of RBI Trainee Application with customized Trainee plan

Olsen, William - BI

Cert ID: 8450

Current Certifications: MI, RMI

Committee Recommendations: Request additional information on scope of Little Tykes project.

Old Business

None this month

New Business

Annual Approvals - Consider expanding scope to include building inspections

Background: DIC Superintendent Geoff Eaton has asked if the Board would consider adding building inspections to the inspection types currently allowed to receive annual approval under Ohio law.

Committee Recommendation: Table for further discussion and input from DIC Superintendent Geoff Eaton.

Complaint Summary Update:

Committee Recommendation: Approve Staff Recommendations.

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

Chairman Galvin called for the ayes and nays.

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 held a videoconference meeting on May 14th, 2021 at 10:00 a.m., with the following members present: Mr. McCafferty, Mr. Stanbery, Ms. Cromwell, Mr. Samuelson, Mr. Tyler, and Mr. Warner. The committee makes the following recommendations, included in the May 14th, 2021 Board Packet at Tab CR3, for the Board's consideration.

Also present at the meeting were BBS Staff members, Megan Foley, Robert Johnson, Michael Lane, and Regina Hanshaw, and guest, Charles Huber.

Course Applications Approvals and Conditions as Noted.

2017 NEC Grounding and Bonding (Flanik)

All Certifications (6 hours)

ESIAC Recommendation: Recommend approval

Committee Recommendation: Recommend approval

2017 NEC Requirements for General and Special Equipment and Special Conditions (Flanik)

All Certifications (6 hours)

ESIAC Recommendation: Recommend approval

Committee Recommendation: Recommend approval

2017 NEC Wiring, Equipment, and Overcurrent Protection (Flanik)

All Certifications (6 hours)

ESIAC Recommendation: Recommend approval

Committee Recommendation: Recommend approval

2017 NEC Wiring, Equipment, and Special Occupancies (Flanik)

All Certifications (6 hours)

ESIAC Recommendation: Recommend approval

Committee Recommendation: Recommend approval

2017 OBC Electrical Requirements and 2017 NEC General Equipment Installation (Flanik)

All Certifications (6 hours)

ESIAC Recommendation: Recommend approval

Committee Recommendation: Recommend approval

Buildings and Homes in Flood Hazard Areas (Simpson Strong-Tie)

BO, MPE, BI, RBO, RPE, RBI (1 hour)

Committee Recommendation: Recommend approval

Cincinnati Cross Training, Part 5 (Building and Fire Code Academy)

RBI, RMI (two 3-hour sessions)

Committee Recommendation: Recommend approval

Decks, Porches, and Boardwalks in Flood Hazard Areas (Simpson Strong-Tie)

BO, MPE, BI, RBO, RPE, RBI (1 hour)

Committee Recommendation: Recommend approval

Fire Pumps (Central Ohio Code Officials Association)

ESI, BO, MPE, BPE, EPE, FPPE, BI, FPI (2 hours)

ESIAC Recommendation: Recommend approval

Committee Recommendation: Recommend approval

Flexible Sprinkler Hose Systems (Victaulic)

ESI, BO, MPE, BPE, PPE, MechPE, FPPE, BI, FPI, RBO, RPE, RBI, RMI (2 hours)

ESIAC Recommendation:

Committee Recommendation: Recommend approval

Mr. McCafferty moved and Mr. Samuelson 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

No items for consideration.

BUILDING DEPARTMENT SUPPORT AND OVERSIGHT

RE-1 Complaint Summary Update

Mr. Robert Johnson presented the complaint summary update in the Board's meeting packet at Tab RE-1:

New Complaints:

Village of Newburgh Heights

On April 14, 2021, a complaint was received from Mr. Todd Knight alleging that Building and Housing commissioner Kristine Pagsuyoin and inspector Hilary Schickler were refusing to release an escrow account for work completed for a new residential garage. He provided that the commissioner required electric to be installed in the garage even though it was not in the design that was approved by the building official, Anthony Carbone. He also indicated that the inspector issued a lengthy list of arbitrarily violations to items that were previously inspected. He also indicated that she did not cite the code sections from the building codes or the ordinances on the inspection record.

On April 30, 2021, A second complaint was received from Mr. Nick Smerglia alleging similar circumstances related to building enforcement in the Village. After review by Board staff, it appears that the complainants do not understand the separation between the Village 'Housing' department and associated staff, and the Village 'Building' department and associated staff that are certified by the OBBS. The Village representatives, Ms. Pagsuyoin and Ms. Schickler are not certified by the OBBS. Neither were enforcing the OBBS rules, but rather the ordinances.

After Board staff reviewed the complaints, and processed the additional constituent calls related to the concerns about enforcement, their situations and Village Housing staff, it was determined by Board staff that these issues were all associated with the local enforcement of property maintenance, point of sale, and rental registration ordinances which are outside the Board's authority. Additionally, due to the recent separation of Mr. Carbone and previous staff from Newburgh Hts, the Village contracted with Safebuilt to provide code enforcement services.

Attached are the certified personnel assigned to the Village. Board staff recommends the Board dismiss the complaints with no further action.

Mr. Leach moved and Mr. McCafferty seconded to accept the complaint summary report and to dismiss the complaint related to actions of the Village of Newburgh Heights Building Department.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

City of Greenville.

On March 29, 2021, the State Fire Marshal's office notified the Board's office of a possible conflict of interest involving certified plans examiner Michael Bruns and a project in Greenville, Ohio that was reviewed for code compliance by Mr. Bruns on behalf of the Miami County building department. It was noted in documents received that Mr. Bruns had sealed documents that were authored by the engineering company, Mote and Associates, which he is affiliated. A phased approval was issued for footings and foundations for the project. After review, Board staff recommends the Board authorize an investigation on its own motion.

Mr. Leach moved and Mr. Johnson seconded to accept the complaint summary report and authorize an investigation related to actions of the City of Greenville Building Department.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

OB-1 Petition 20-01

Mr. Richards presented Petition 20-01 requesting adoption of the 2020 National Electrical Code for commercial buildings.

After hearing summary of petition 20-01, including recommendations from the Ohio Electrical Coalition, industry trade organizations, contractor groups, enforcement authorities and the code committee, Mr. Denk moved and Mr. John Johnson seconded to accept the recommendation from the code committee to update the NFPA 70 standard referenced in the 2019 Ohio Building, Mechanical, and Plumbing Codes for non-residential buildings from the 2017 edition to the 2020 edition without amendments and direct staff to begin the rule development and stakeholder input process as soon as possible.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

NEW BUSINESS

There was no old 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	8	Mr. Miller	32
Ms. Cromwell	40	Mr. Pavlis	32
Mr. Denk	32	Mr. Samuelson	32
Mr. Galvin	44	Mr. Stanbery	40
Mr. Johnson	32	Mr. Tyler	40
Mr. Leach	16	Mr. Warner	16
Mr. McCafferty	16	Mr. Yankie	24
Mr. McIlroy	8		

Mr. McCafferty moved and Mr. John Johnson 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

June 25, 2021	October 22, 2021
August 20, 2021	November 19, 2021
September 17, 2021	December 17, 2021

ADJOURNMENT

Mr. Samuelson moved and Mr. Johnson seconded to adjourn. The Board adjourned at 1:20 p.m.

Timothy Galvin, Chairman
Board of Building Standards

Regina Hanshaw, Executive Secretary
Board of Building Standards