

MINUTES
BOARD OF BUILDING STANDARDS
CONFERENCE MEETING & CERTIFICATION HEARING
December 16, 2022

The Board of Building Standards Conference Meeting was called to order at 10:00 a.m., Friday, December 16, 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:

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
Christie Ward, Mayor
Greg Warner, Fire Service
Paul Yankie, Energy Conservation

The following Board members were absent:

Julienne Cromwell, Structural Engineer

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
Robert Johnson, Assistant Construction Codes Administrator
Mike Regan, IU Plans Examiner
Amy Jones, Customer Service Assistant
Robin Blake, Customer Service Assistant
Pam Butts, Office Assistant
Laura Borso, Building Department Administrator
Jacob Erwin, AAG

The following visitors were present.

Steve and Valerie Regoli
Corbin Johnson, Tacoma
Kris Klaus, OHBA

2022 DAVE DENISON AWARD PRESENTATION – STEVE REGOLI

Chairman Galvin presented the 2020 Dave Denison award to former BBS Staff member Steve Regoli.

CONSIDERATION OF THE MINUTES

Mr. McCafferty moved and Mr. Warner seconded to approve the minutes of the November 18, 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. Leach gave the committee’s report included in the Board’s Meeting packet at Tab CR-1:

The Certification Committee met in person on December 15th, 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, Mr. Warner, and Ms. Ward. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the December 16th, 2022 Board Packet at Tab CR-1, for the Board’s consideration.

Also present at the meeting were BBS Staff, Megan Foley and Laura Borso. Guests Marc Milliron, Charles Huber and Andrew Dickerson 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
6296	Antonelli, Leonard	Residential Mechanical Inspector
8983	Baker, Justin	Building Inspector Mechanical Inspector
8448	Ballard, Michael	Plumbing Inspector
5968	Betscher, William	Electrical Plans Examiner
8937	Brown, Kenneth	Residential Building Official Electrical Safety Inspector Trainee Alternative Trainee Plan approved
8990	Budrevich, Gerald	Electrical Safety Inspector* Electrical Plans Examiner
8986	Cameron, Christopher	Residential Building Inspector
8984	Capra, Dino	Residential Building Official**
8931	Collins, Thomas	Residential Building Inspector
8995	Danner, Dan	Electrical Safety Inspector*
4807	Davis, Scott	Residential Building Inspector Residential Mechanical Inspector
8987	Duncan, David	Automatic Sprinkler System Designer
5155	Fourman, Brett	Building Official
8993	Gale, John	Plumbing Inspector
	Hall, Gary	Residential Building Inspector
8988	Hammond, David	Automatic Sprinkler System Designer
6321	Howard, Shane	Mechanical Inspector
8982	Jamison, Jamie	Building Inspector
	Kommer, Guy	Electrical Safety Inspector
812	Kurtz, Robert	Building Plans Examiner
5630	Madden, Billy	Residential Building Official
932	Mastrino, Christopher	Fire Protection Plans Examiner
2066	Milliron, Marc	Residential Building Official Residential Plans Examiner Residential Building Inspector
9002	Mortensen, Kurt	Residential Building Inspector

8991	Muncy, John	Building Inspector Mechanical Inspector Electrical Safety Inspector Electrical Plans Examiner Residential Building Official
1146	Penza, John	Master Plans Examiner
	Roberts, David	Building Inspector Mechanical Inspector Residential Building Official
1426	Steppenbacker, Dale	Building Official**
8869	Velazquez Jr., Milton	Plumbing Plans Examiner**
8989	Weilinski, Brett	Fire Alarm System Designer
8998	Weiss III, Christian	Building Official Residential Building Official
8985	Wiley, Lyle	Residential Building Inspector
8997	Winans, Timothy	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

Swackhammer, Logan – MHI

Committee Recommendation: Recommend approval

City of Clayton - Modify Building Department Certification, Commercial and Residential

Currently subdepartment to Montgomery County

Proposing independent department, all services provided by NIC

Exceptions: Plumbing, Med Gas

Committee Recommendation: Recommend approval

Huron County - Modification of Department Certification, Commercial

Currently a subdepartment of Richland County

Proposes independent department, with all services provided by SafeBuilt.

Exceptions: Plumbing, Med Gas

Committee Recommendation: Recommend approval

Personnel Certification Applications

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

Capra, Dino - RBO

Certification ID: 8984

Current certifications: None

Committee Recommendation: Recommend approval pending receipt of corrected forms

Downard, Dylan - BI

Certification ID:

Current Certifications: None

Committee Recommendation: Contact applicant re: stated experience, suggest RBI, BI Trainee, invite to committee January 2023 to discuss application.

Monaco, Michael - RBI

Certification ID: 2073

Current Certifications: None.

Committee Recommendation: Table to January meeting: applicant is invited to discuss multiple interim certifications without completion of testing and Code Academy.

Puskas, Larry - BO

Certification ID: 1201

Current Certifications: BI, ESI, RBO

Committee Recommendation: Table to January meeting: applicant is invited to discuss multiple interim certifications without completion of testing.

Roberts, David - PI

Certification ID:

Current Certifications: None in Ohio

Committee Recommendation: Request additional information on plumbing installation or inspection experience. Applicant is invited to January meeting to discuss plumbing experience.

Cozad, Tarren - RBI

Certification ID:

Current Certifications: None

Staff Notes: Review experience, work listed not subject to inspection.

Committee Recommendation: Recommend RBI Trainee: If applicant has department sponsor and supervisor, may be approved administratively.

Gelsamino, Michael - PI, ESI

Certification ID:

Current Certifications: None

Committee Recommendation: Request additional information on plumbing and electrical installation.

Velazquez Jr., Milton - PPE

Certification ID: 8869

Current Certifications: PI, OCILB Plumbing Contractor

Committee Recommendation: Approve pending receipt of forms and fees.

Steppenbacker, Dale – BO

Certification ID: 1426

Current Certifications: BI, PI, ESI, PPE, RBO

Committee Recommendation: Approve interim effective January 1, 2023.

Old Business

None this month

New Business

None this month.

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 with Mr. Tyler abstaining.

CR-2 Education Committee Report

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

The Education Committee met in person on December 15th, 2022, at the BBS Library, 6606 Tussing Road at 10:00 AM, with the following members present: Mr. McCafferty, Mr. Stanbery, Ms. Cromwell, Mr. Samuelson, Mr. Tyler, Ms. Ward, and Mr. Warner. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the December 16th, 2022 Board Packet at Tab CR-2, for the Board's consideration.

Also present at the meeting was BBS Staff Megan Foley. Guests Andrew Dickerson and Charles Huber attended the meeting virtually.

Course applications approved without alteration:

2020 National Electric Code (International Association of Electrical Inspectors SW)

All certifications (6 hours)

Electrical Code Review (IAEI Northwest)

All certifications (twelve sessions of two hours each)

Ohio Automatic Sprinkler and Standpipe Systems (Fire Tech Productions)

All certifications (13 hours)

Ohio Diesel Fire Pump Technician (Fire Tech Productions)
All Certifications (5 hours)

Ohio Fire Alarm and Detection Equipment (Fire Tech Productions)
All certifications (11 hours)

Ohio Fire Pumps (Fire Tech Productions)
All certifications (7.5 hours)

Ohio Household Fire Warning Equipment (Fire Tech Productions)
All certifications (5 hours)

Ohio Plumbing Code Chapter 9: Vents and Venting Principles (Franklin County Public Health)
All certifications (7 hours)

Exploring the Process of 2017 OBC and 2019 RCO (Molnar, David)
All certifications (1 hour) Administrative Course

Exploring the Scope of 2017 OBC and 2019 RCO (Molnar, David)
All certifications (1 hour) Administrative Course

Course Applications Approvals with Modification, Denials, and Conditions as Noted.

2023 NEC Code Changes Part 1 (Wink Electric)
All certifications (5 hours)
ESIAC Recommendation: Not recommended for approval
Committee Recommendation: Deny approval

2023 NEC Code Changes Part 2 (Wink Electric)
All certifications (5 hours)
ESIAC Recommendation: Not recommended for approval.
Committee Recommendation: Deny approval

Old Business

None this month.

New Business

None this month.

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.

CR-3 Code Committee Report

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

The Code Committee met on December 15, 2022 with the following members present: Mr. Denk, Ms. Cromwell, Mr. Johnson, 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 December 16, 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 1:10 P.M.

Approval of Minutes

Mr. Stanbery made the motion to approve the minutes of the Code Committee meeting held on November 17, 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 shared that after a discussion with the petitioner, he was appreciative of the call and the information and wrote an email withdrawing the petition.

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

Staff shared revised language that intended to clarify the proposed requirements for required adult changing tables vs. nonrequired adult changing tables and added performance requirements for the table, given that no industry standard exists. Ms. Boulter and Ms. Corcoran answered questions of the committee and stated that the proposed code language meets the intent of their petition. Mr. Pavlis made the motion to approve Petition #22-04 as modified by staff and the committee and to include the revised language in the next edition of the OBC Chapter 11. Mr. Johnson seconded the motion. The motion passed unanimously.

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 reconsidered by the RCAC this week. After listening to stakeholder testimony again and reconsidering the proposed amendments to the 2020 NEC, the RCAC recommended no change to their original recommendation of adopting the 2020 NEC with amendments. Mr. Pavlis made the motion to approve the recommendation of the RCAC and to adopt the revised RCO language as soon as possible. Mr. Stanbery seconded the motion. The motion passed unanimously.

Old Business

Commercial Energy Code Review

Staff presented the draft of the OBC Chapter 13 rule to-date with two ASHRAE 90.1-2019 amendments (deleting Automatic Receptacle Control and Electrical Energy Monitoring requirements) and a summary of commercial and residential changes from the 2018 to the 2021 edition of the IECC as well as a comparison table of prescriptive changes for the most recent IECC residential provisions and reminded the committee that the IECC-R is applicable to low-rise residential buildings within the scope of the OBC. Staff asked whether the committee, for consistency, wanted the same amendments to be made to the 2021 IECC commercial provisions. The committee discussed the pros and cons of ERV technology and discussed the possibility of changing the threshold square footage for requiring the ERVs in small dwelling units. The committee decided to continue their research on the significant energy code changes. No action was taken.

OBC Draft rule review (Chapters 4, 12, 29, 30, 32, & 33)

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

Staff presented a flowchart outline of the 2021 International Existing Building Code (IEBC) and draft cross reference tables that enables users to compare language in the current 2017 OBC Chapter 34 to similar language in the IEBC. Staff explained that the ICC code development process has eliminated the existing buildings Chapter 34 in the IBC and that any language that we add to Ch 34 would all be considered Ohio language and would need to be added to our regulatory restriction count. Adopting the IEBC by reference would considerably help minimize the number of regulatory restrictions in the OBC Ch 34. The committee directed staff to continue work on the cross references and to finalize a recommendation to the committee for consideration. No action was taken.

Adjourn

Mr. Miller made the motion to adjourn at 3:45 P.M. Mr. Tyler seconded the motion. The motion passed unanimously.

Mr. Samuelson moved and Mr. Johnson 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 Request for Proposals for certification study from ICC was selected and the contract has been drafted and with the vendor for signature. Prior to finalizing the contract, it will need to go to controlling board for approval.

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

No items for consideration.

BUILDING DEPARTMENT SUPPORT AND OVERSIGHT

No items for consideration.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

There was no old business.

NEW BUSINESS

NB-1 Petition #22-04 OBC Ch 11 – Kim Boulter & Jennifer Corcoran of Changing Spaces Ohio

Mr. Richards introduced Petition 22-04 proposing to require adult changing facilities in certain occupancies, including highway rest areas and large assembly spaces. Mr. Richards stated that similar requirements have approved by ICC for inclusion to the 2024 IBC.

Mr. Samuelson moved to approve petition #22-04 which adds requirements to the Ohio Building Code regarding the inclusion of adult changing stations. The requirements identify where they are required, design requirements for the changing table and the accessibility requirements of the station. Mr. Samuelson further moved to include the original proposal language as modified by staff with input from the petitioners as part of the rule package being developed for the next edition of the Ohio Building Code. Mr. Johnson seconded.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

NB-2 Petition #22-01 – 2022 NEC RCO

Mr. Richards introduced Petition 22-01 proposing to update the National Electrical Code reference in the Residential Code of Ohio from the 2017 to 2020 edition with amendments recommended by the Residential Construction Advisory Committee and the Code Committee.

Mr. Samuelson moved to approve petition #22-01 as amended and recommended by the Residential Construction Advisory Committee which proposes to adopt the 2020 National Electric Code with amendments for use with residential buildings regulated under Residential Code of Ohio. Mr. Samuelson further moved to direct staff to begin the rule adoption process to amend the 2019 Residential Code of Ohio, Chapter 34. Mr. Johnson seconded.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

NB-3 2022 Year End Report

The 2022 Board of Building Standards Year in Review Report was introduced by Chairman Galvin and presented to the Board by Staff. The Report summarized the major programs and activities of the Board for 2022 regarding funding, rules, certification, building department oversight, continuing education, and industrialized units.

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:

Ms. Cromwell	8	Mr. Pavlis	16
Mr. Denk	8	Mr. Samuelson	16
Mr. Galvin	32	Mr. Stanbery	16
Mr. Johnson	16	Mr. Tyler	16
Mr. Leach	16	Ms. Ward	16
Mr. McCafferty	16	Mr. Warner	16
Mr. Miller	16	Mr. Yankie	16

Mr. McCafferty moved and Mr. 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

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 15, 2023

ADJOURNMENT

Mr. Samuelson moved and Mr. McCafferty seconded to adjourn. The Board adjourned at 11:30 a.m.

Timothy Galvin, Chairman
Board of Building Standards

Regina Hanshaw, Executive Secretary
Board of Building Standards