

MINUTES  
BOARD OF BUILDING STANDARDS  
CONFERENCE MEETING & CERTIFICATION HEARING  
September 23, 2022

The Board of Building Standards Conference Meeting was called to order at 10:00 a.m., Friday, September 23, 2022 at 6606 Tussing Road, Reynoldsburg, Ohio, Vice-Chairman John Pavlis.

Ms. Debbie Ohler, Construction Codes Administrator, 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  
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

The following Board members were absent:

Timothy P. Galvin, General Contractor, Chair  
John Johnson, Construction Materials  
Paul Yankie, Energy Conservation

A quorum of the Board was present.

The following staff members were present:

Megan Foley, Certification Program Administrator  
Jay Richards, Assistant Construction Codes Administrator  
Mike Regan, IU Plans Examiner  
Robert Johnson, Assistant Construction Codes Administrator

The following visitors were present:

Dave Molnar, OBOA/FBOA  
Nicholas Montan, OBOA  
Robert Eifert, OBOA  
Charles Huber, OBOA  
Don Phillips, OBOA  
Saul Plaza, Building Inspector  
Tim Seikel, Building Inspector

#### **CONSIDERATION OF THE MINUTES**

Mr. Warner moved and Mr. McCafferty seconded to approve the minutes of the August 26, 2022 meeting.

Vice-Chairman Pavlis called for the ayes and nays.

Motion carried unanimously.

#### **CERTIFICATION HEARING**

Vice-Chairman Pavlis 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 September 22<sup>nd</sup>, 2022, at Training Room 3, 6606 Tussing Road at 10:00 AM, with the following members present: Mr. Leach, Mr. McCafferty, Ms. Cromwell, Mr. Stanbery, Mr. Samuelson, and Mr. Warner. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the September 23<sup>rd</sup>, 2022 Board Packet at Tab CR-1, for the Board’s consideration.

Also present at the meeting were guests BBS Staff, Megan Foley and Rob Johnson. Guests Saul Plaza-Serrano and Tim Siekel attended the meeting in person, and guests Terrence May, Chris Parmelee, and Charles Huber attended the meeting virtually.

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

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

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

Cert ID:	Name	Certification Granted
5783	Ashley, Alan	Building Official
8936	Brinker, Jason	Electrical Safety Inspector*
8937	Brown, Kenneth	Building Inspector
8942	Capra, Roddy	Residential Building Official
8931	Collins, Thomas	Plumbing Inspector Plumbing Plans Examiner
8882	Furry, Mark	Electrical Safety Inspector Trainee - Alternative Trainee Plan approved
568	Grusenmeyer, Jeffrey	Electrical Safety Inspector* Building Inspector Plumbing Inspector
8939	Hurt, Steven	Building Inspector Residential Building Inspector
1992	LaLonde, Douglas	Building Plans Examiner
8915	Losekamp, Kenneth	Residential Building Inspector
8921	May, Terrence	Residential Building Inspector
8934	Miller, Ronald	Residential Building Official
8938	Newman Jr., Michael	Plumbing Inspector
1177	Plaza-Serrano, Saul	Building Official**
8915	Prescott, Aaron	Electrical Safety Inspector Trainee - Alternative Trainee Plan approved
8890	Sester, Christopher	Plumbing Inspector Plumbing Plans Examiner
8893	Siekel, Tim	Building Inspector Trainee**
8940	Spencer, Martin	Fire Protection Inspector
1429	Stewart, Philip	Building Official Building Plans Examiner Plumbing Plans Examiner Mechanical Plans Examiner Electrical Plans Examiner Fire Protection Plans Examiner
5739	Wagner, William	Building Official
8943	Wallace, Brandy	Residential Industrial Unit Inspector

5488	Wright, Charles	NonResidential Inspector	Industrial	Unit
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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:

Plaza-Serrano, Saul - BO

Cert ID: 1177

Current Certifications: BI, RBO

Committee Recommendation: Interim approved with the condition that all exams be completed within one year.

Seikel, Tim BI

Certification ID# 8893

Current certifications- none

Committee recommendation: BI Trainee approved pending receipt of department sponsor and supervisor forms. RBI will be administratively approved upon receipt of application.

Holbert Jr., Harry - BI, RBO

Cert ID: 4776

Current Certifications: None, previously held BI, FPI, RBO

Committee Recommendation: Additional information on certifications being requested.

Losekamp, Kenneth ESI

Certification ID# 8915

Current certifications- BI, RBI

ESIAC Recommendations: Need additional information on work performed.

Committee recommendation: Request additional information on work performed

Sanson, Joseph RBO

Certification ID# 8928

Current certifications- none

Committee recommendation: Tabled for additional information on work performed.

Neff, Matthew - ESI

Cert ID:

Current Certifications: None

Staff notes: Requested journeyman card, electrical contractor's license via email 9/19

Committee Recommendation: Request additional information, ESIAC review.

Old Business

None this month.

New Business

Certification Application Modernization Project

Board staff have begun to examine the current certification application and application approval process to find ways to eliminate some requests for additional information and generate more applicant success in the first round of review, applying LEAN concepts.

Updated applications will be brought to the committee as they are developed.

Committee requests status reports as work progresses.

Trainee MPE when employed by architectural firm or engineering firm

Recently, staff has fielded a few questions about the possibility of entering into a trainee program when the applicant is employed by an architectural firm and the applicant and supervisor are performing plans examinations by contract for one or more jurisdictions.

Committee recommendation: Approve MPE trainee in this context.

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

Vice-Chairman Pavlis called for the ayes and nays.

Motion carried unanimously.

#### 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 September 22<sup>nd</sup>, 2022, at Training Room 3, 6606 Tussing Road at 10:00 AM, with the following members present: Mr. McCafferty, Mr. Stanbery, Ms. Cromwell, Mr. Samuelson and Mr. Warner. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the September 23<sup>rd</sup>, 2022 Board Packet at Tab CR-2, for the Board's consideration.

Also present at the meeting were BBS Staff, Rob Johnson and Megan Foley. Guests Chris Parmelee and Charles Huber attended virtually.

Course applications approved without alteration:

Substantial Damage Determinations (Ohio Building Officials Association)  
All certifications (4 hours)

Product Background, Standards, I-Codes, Performance, and Sustainability (Vinyl Siding Institute/OBOA Conference)  
BO, MPE, BPE, BI, FPI, NRIUI, RBO, RPE, RBI, RIUI (two sessions of 1 hour each)

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

Fire Pump Systems: An Overview and Understanding (Underwood Fire Equipment)  
FPI (4 hours)  
Committee Recommendation: Recommend approval, include BO, MPE, FPPE, PPE, BI, PI

Ohio Household Warning Equipment (Fire Tech Productions)  
All commercial certifications except plumbing and MI (5 hours)  
Committee Recommendation: Recommend administrative approval upon receipt of content with updated references to 2019 RCO, for all certifications.

Understanding the UL Online Directories with Concentration on Wood-Framed Construction (Conference, National Gypsum)  
All certifications except ESI and RIUI (2 hours)  
Committee Recommendation: Recommend approval for all certifications including ESI

Ohio Automatic Sprinkler and Standpipe Systems (new version, Fire Tech Productions)  
All commercial certifications except PPE, PI, and MI (12.5 hours)  
Committee Recommendation: Recommend administrative approval upon receipt of content with expanded references to 2017 OBC Chapter 9, include PPE, PI and MI.

Ohio Fire Alarm and Detection Equipment (new version, Fire Tech Productions)  
All commercial certifications except PPE, PI, and MI (5 hours)  
Committee Recommendation: Recommend administrative approval upon receipt of content with expanded references to 2017 OBC Chapter 9, include PPE, PI and MI.

Ohio Fire Pumps (new version, Fire Tech Productions)  
All commercial certifications except PPE, PI, and MI (7.5 hours)

Committee Recommendation: Recommend administrative approval upon receipt of content with expanded references to 2017 OBC Chapter 9, include PPE, PI and MI.

Ohio Portable Fire Extinguishers (new version, Fire Tech Productions)

All commercial certifications except PPE, PI, and MI (6.5 hours)

Committee Recommendation: Recommend administrative approval upon receipt of content with expanded references to 2017 OBC Chapter 9, include PPE, PI and MI.

Appliances (Independent Electrical Contractors)

EPE, ESI, RBO (4 hours)

Committee Recommendation: Refer to ESIAC for recommendations.

Box Fill (Independent Electrical Contractors)

EPE, ESI, RBO (4 hours)

Committee Recommendation: Refer to ESIAC for recommendations.

Conductor Types, Ampacities, Correction Factors (Independent Electrical Contractors)

EPE, ESI, RBO (4 hours)

Committee Recommendation: Refer to ESIAC for recommendations.

Dwelling Circuit Requirements (Independent Electrical Contractors)

EPE, ESI, RBO (4 hours)

Committee Recommendation: Refer to ESIAC for recommendations.

Grounding and Bonding (Independent Electrical Contractors)

EPE, ESI, RBO (4 hours)

Committee Recommendation: Refer to ESIAC for recommendations.

Voltage Drop (Independent Electrical Contractors)

EPE, ESI, RBO (4 hours)

Committee Recommendation: Refer to ESIAC for recommendations.

Old Business

Education credit for recruitment/outreach activities:

Committee Recommendation: Continue discussion in next meeting

New Business

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

Vice-Chairman Pavlis called for the ayes and nays.

Motion carried unanimously.

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 August 25, 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 August 26, 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 1:08 P.M.

#### Approval of Minutes

Mr. Stanbery made the motion to approve the minutes of the Code Committee meeting held on June 23, 2022. Mr. Johnson seconded the motion. The motion passed unanimously.

#### Petitions

Petition #22-02 from Larry Cormack, Jr. of the City of Columbus was re-introduced to the committee by staff. The original OPC petition proposed to prohibit all dead ends in plumbing systems. Staff researched the proposal, found 2021 UPC code language that included a definition of “Dead leg” and required a method of flushing for dead legs, and shared the UPC language with Mr. Cormack. Mr. Cormack was satisfied that the UPC language accomplished his goal and requested that his petition be modified to request adoption of the UPC definition and requirement for flushing. Mr. Tyler made the motion to deny the original petition because the language was too restrictive. Mr. Miller seconded the motion. The motion passed unanimously. Mr. Tyler further made the motion to deny the 2021 UPC language because the language is too vague and unenforceable, as it didn’t require flushing. Mr. Miller seconded the motion. The motion passed unanimously.

#### Recommendations of the Residential Construction Advisory Committee

No items for consideration

#### Old Business

##### Definition of Registered Design Professional

Doug Boyer and Luther Liggett, representing the Ohio Chapter of the American Society of Landscape Architects (ASLA), proposed a change to the OBC definition of Registered Design Professional that includes the term “landscape architect” in addition to the Revised Code citation that addresses landscape architects. They explained that the language is necessary because building departments are rejecting plans sealed by a landscape architect. The committee preferred language drafted by BBS staff and Mr. Boyer and Liggett stated that the staff language accomplished their goal. Mr. Pavlis made a motion to include the staff draft definition of Registered Design Professional in the next OBC and to send a courtesy notice of the clarification to the Architects Registration Board and the code officials. Ms. Cromwell seconded the motion. The motion passed unanimously.

##### 2020 NEC Proposed TIAs

Staff updated the committee on the status of the two proposed TIAs that could impact the rule language decided upon by the BBS for the adoption of the 2020 edition of NFPA 70: TIA 1653 which proposes to expand the GFCI exemption to all outdoor HVAC equipment and extend it through September of 2026; and TIA 1656 which proposes to extend the GFCI exemption only for outdoor HVAC equipment employing power conversion equipment through September of 2026. The NFPA Standards Council was expected to make a decision on the proposed TIAs in early August. However, staff contacted the Standards Council staff and the decision has still not yet been posted. Staff will keep the committee informed.

##### Commercial Energy Code Review

No discussion occurred and no action was taken.

#### New Business

##### Zero Lot Line Townhouse Buildings

Bill Kaufholz presented the issue of zero lot-line residential townhome units and explained that there have been different understandings and interpretations from building officials and plans examiners across Ohio regarding which code should be followed. Additionally, Mr. Kaufholz explained that having to comply with the OBC for energy conservation and mechanical systems was adding cost to the projects because building officials were requiring a registered design professional to design the system.

Staff explained that this code scoping issue was addressed several years ago when the RCO and OBC definition of “dwelling” was changed to clarify that there could be a maximum of three connected dwelling units in a building to remain within the scope of the RCO.

Mr. Pavlis made a motion to table the issue and asked staff to draft modified OBC Section 310.5.5 language that could address the concerns of Mr Kaufholz. Mr. Miller seconded the motion. The motion passed with Mr. Johnson abstaining.

#### HB 430 Update

Staff explained that HB 430 contained two issues that impact the Board. The bill added a definition of “Mobile Computing Unit” and exempts those structures from the rules of the Board. Additionally, the bill expanded the use of temporary door locking devices (TDLDs) from schools to several other nonresidential occupancies. Staff had presented draft BBS memos to the committee in the previous week and asked if the committee had any questions or concerns about the memos. There were none. Staff also indicated that draft rules will be presented at a later date for the committee’s review and approval.

#### Special Inspections for Shoring

Ms. Cromwell brought up a concern that the City of Cincinnati building department is requiring a special inspection of horizontal elevated concrete shoring and asked whether the code requires that special inspection. Staff will contact the building official in Cincinnati and learn more about their requirement.

Ms. Cromwell also mentioned that she will be speaking to the Structural Engineers Association of Ohio about the BBS and careers in code enforcement.

#### Adjourn

Mr. Stanberry made the motion to adjourn at 4:10 P.M. Ms. Cromwell seconded the motion. The motion passed unanimously.

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

Vice-Chairman Pavlis called for the ayes and nays.

Motion carried unanimously.

#### CR-4 Committee-of-the-Whole

There was no report.

### **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 September Building Department Report

Mr. Johnson presented the September 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:

Girard

Fairfield County  
Groveport  
London  
Powell  
University Heights  
Lorain  
Lake County  
Ashtabula County  
Orange Village

Staff observed that most departments building officials are now full time in office, with hybrid schedules for other employees. Movement to digital platforms is a predominant feature of operations now. (Virtual Office/website exchange.)

Building officials indicate that workflow is stabilizing in both commercial and Residential sectors. Some departments indicate more significant slowdowns in residential work.

The building officials provide positive feedback regarding the quality of technical support received from staff. They are appreciative for education opportunities, and specific guidance for building code enforcement.

#### **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. Ohler 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	16
Ms. Cromwell	16	Mr. Pavlis	16
Mr. Denk	16	Mr. Samuelson	16
Mr. Galvin	15	Mr. Stanbery	16
Mr. Johnson	0	Mr. Tyler	16
Mr. Leach	16	Mr. Warner	16
Mr. McCafferty	16	Mr. Yankie	0

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

Vice-Chairman Pavlis called for the ayes and nays.

Motion carried unanimously.

#### **FUTURE MEETINGS**

October 21, 2022  
November 18, 2022  
December 16, 2022



**ADJOURNMENT**

Mr. Stanbery moved and Mr. Samuelson seconded to adjourn. The Board adjourned at 10:20 a.m.

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Timothy Galvin, Chairman  
Board of Building Standards

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Regina Hanshaw, Executive Secretary  
Board of Building Standards