

MINUTES  
BOARD OF BUILDING STANDARDS  
CONFERENCE MEETING & CERTIFICATION HEARING  
June 25, 2021

The Board of Building Standards Conference Meeting was called to order at 1:00 p.m., Friday, June 25, 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  
Gregory Barney, Industrialized Units  
Joseph F. Denk, Jr., Mechanical Engineer  
John Johnson, Construction Materials  
Don Leach, Attorney  
Terry McCafferty, Public Member  
Don McIlroy, Mayor  
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:

Julienne Cromwell, Structural Engineer

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\  
Mike Regan, IU Plans Examiner  
Brian Honen, Assistant Attorney General

A quorum of the Board was present.

The following visitors were present:

Charles Huber

### **CONSIDERATION OF THE MINUTES**

Mr. Warner moved and Mr. McCafferty seconded to approve the minutes of the May 14, 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 June 24, 2021, via videoconference, with the following members present: Mr. Denk, , Mr. Johnson, Mr. Miller, Mr. Pavlis, Mr. Samuelson, Mr. Stanbery, Mr. Tyler, and Mr. Yankie. Board Chairman Galvin was also present.

The committee report is included in the June 25, 2021 Board Meeting Packet at tab CR-1 for the Board's consideration.

### June 24, 2021 Code Committee Meeting

#### Call to Order

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

#### Approval of Minutes

Mr. Samuelson made the motion to approve the minutes of the Code Committee meetings held on March 25th, April 1st, April 22nd, and May 7th. Mr. Miller seconded the motion. The motion passed unanimously.

#### Petitions

No items for consideration

#### Recommendations of the Residential Construction Advisory Committee

No items for consideration

#### Old Business

- Staff reminded the Committee of where we are on the tentative code adoption timeline that was established earlier in the year. Although good progress has been made reviewing the 2021 model codes, much work and coordination is still ahead. Staff is also continually hearing about the impact that COVID has had on the construction industry. Construction materials are very difficult to acquire, labor availability is limited, and material costs have increased significantly. Additionally, staff has continued concerns about moving forward with the code update process at this time with the regulatory restriction laws still in place. As a result, staff recommended continuing our work, but revisiting the established code development timeline next year. The committee agreed to revisit the timeline next year and continue with the work.
- Reconsideration of action taken on Petition 20-01 (adoption of the 2020 NFPA 70) - Staff presented an issue that has surfaced regarding the new Article 210.8(F) in the 2020 edition of NFPA 70 which the Committee recently recommended for adoption without amendment. Some HVAC systems, particularly HVAC units employing power conversion equipment may not have been designed to the newest industry standards, resulting in GFCI nuisance trips. Staff explained that the NFPA standards council, in December of 2020, had voted to not issue TIA 1529, which delayed the implementation of 210.8 (F) to January 1, 2023. Two additional TIAs, one broader in scope and one almost identical to TIA 1529 have since been proposed to delay the implementation of the GFCI requirement to January 1, 2023 allowing the HVAC manufacturers time to correct the problem. Staff recommended that the committee consider the adoption of the 2020 NFPA 70 to include TIA 1593. There was much discussion about the safety aspect of the requirement, whether all manufacturers equipment had the issue, whether manufacturers had a design solution in the works, whether it made sense to delay, and how to craft and in which OBC Chapter to locate an Ohio amendment. Mr. Miller made a motion to reconsider previous action to adopt the 2020 NFPA 70 without amendments. Mr. Pavlis seconded the motion. The motion passed unanimously. Mr. Pavlis made a motion to delete the GFCI requirement for variable speed HVAC. Mr. Stanbery seconded the motion. After discussion, both Mr. Pavlis and Mr. Stanbery withdrew their motions. Mr. Pavlis made a motion to table the issue until staff drafts language, for the Committee's review, that exempts HVAC

systems employing power conversion equipment from the requirement. Mr. Miller seconded the motion and the motion passed unanimously.

- Terry Welker, representing the Ohio AIA, presented a cost impact report that evaluates moving from the currently referenced and adopted ICC/ANSI A117.1-2009 standard to the ICC/ANSI A117.1-2017 edition for new buildings only. Mr. Welker recommended that the Committee consider establishing a subcommittee to review the OBC Chapter 34 and how the ICC/ANSI A117.1-2017 applies to existing buildings. The committee was very appreciative of the analysis.
- Staff presented a letter and design concept drawings received from Mr. Jereme Kent of One Energy. Mr. Kent has had numerous communications with staff and is requesting that the Committee make a determination of whether a privately owned, managed high-voltage (138,000 V) substation located on the end-user’s property would be within the scope of the Board’s rules. Mr. Kent has been receiving different opinions from different building officials in Ohio and would like an understanding of where the Committee stands on the issue. Mr. Kent argues that his company is a utility (per the federal definition) and as such qualifies for an exception in the NEC. He expressed concern that Electrical Safety Inspectors are not familiar with high voltage systems and that if regulated by the Board’s rules, that contractor licensing issues come into play. Staff shared that further research into the Revised Code and coordination with the PUCO/OPSB is needed. No action was taken by the Committee.
- Staff summarized where we are in Ohio in terms of the commercial energy code adoption. Summaries of the newer versions of the IECC-C and the ASHRAE 90.1 standards were provided to the committee for their review. Additionally, a preliminary energy savings publication and a draft cost effectiveness publication for Ohio was prepared by PNNL and provided to the Committee for their review. Staff will attempt to line up speakers to present the ASHRAE 90.1 and the IECC-C changes to the Committee at a future date in July or August.

New Business

Adjourn

Mr. Pavlis made the motion to adjourn at 3:14 P.M. and 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-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 June 24<sup>th</sup>, 2021 at 10:00 AM, with the following members present: Mr. Leach, Mr. McCafferty, Mr. McIlroy, 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 June 25<sup>th</sup>, 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, Division of Industrial Compliance Superintendent Geoff Eaton, Charles Huber, and Richard Ellison.

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

Certification ID	Name	Certification
2337	Barlow, Don	Residential Building Inspector
8560	Brown, Thomas	Building Inspector
6227	Cobourn, Nicholas	Residential Building Inspector
8557	Ellison, Richard	Residential Building Inspector

8493	Friedman, James	Residential Building Inspector Residential Mechanical Inspector
5561	Harris, Karen**	Building Inspector Mechanical Inspector
6157	Pastorius, Jason	Building Inspector
6362	Perno, Dan	Plumbing Plans Examiner
	Poe, Pamela	Residential Building Inspector
5156	Reich, Raymond	Mechanical Inspector
1227	Rettberg, Jeffrey	Building Official
	Rich, Clinton**	Building Inspector Building Plans Examiner
	Roesch, Connor	Building Inspector Trainee Residential Building Inspector Trainee
8554	Sargent, Kathleen	Residential Building Inspector
8542	Smith, Aaron	Non Residential Industrial Units Inspector
	Sopko, Paul	Electrical Safety Inspector*
6160	Vagase, James	Electrical Safety Inspector Trainee
8543	Varady, David	Building Inspector
2311	Wilkins, Ryan	Building Inspector
6267	Wilson, R. Heath	Master Plans Examiner Trainee
8514	Young, Patrick	Residential Building Inspector
8556	Zimpelman, Adam	Fire Alarm Systems Designer Special Hazards System Designer

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

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

Temporary Certification Suspension Requests approved:

Joseph Meyers, Cert ID: 994

Gary Pitzer, Cert ID: 1174

Michael Mihalisin, Cert ID: 999

Building Department Certifications, Manufactured Homes Inspection Agency/Inspectors

Taulbee, Don - Manufactured Homes Inspector

Committee Recommendation: Recommend approval

Personnel Certification Applications

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

Benedict, Glen - RBI

Cert ID: 8544

Current Certifications: None

Committee Recommendation: Recommend request for additional information or consider Trainee.

Elmi, Eric - BO

Cert ID: 5176

Current Certifications: BI, RBO, RMI, RBI

Committee Recommendation: Deny application, recommend applicant reapply after the building department experience conditions have been met.

Hoskins, Jimmy - ESI Additional Information

Cert ID: 8539

Current Certifications: None

ESIAC Recommendations: Work appears to be maintenance, not electrician work. Not recommended for ESI exam

Committee Recommendation: Refer back to ESIAC for examination of additional information provided after review.

Long, Charlie - ESI

Cert ID: 8558

Current Certifications: None

ESIAC Recommendations: Request additional information

Committee Recommendation: Request additional information on electrical work experience.

Nelson, Scott - BI, RBI

Cert ID: 5291

Current Certifications: None

Committee Recommendation: Request completed applications with complete information, fees.

Perotti, Tim - ESI Trainee

Cert ID: 1152

Current Certifications: BO, BI, RBO, RBI

Committee Recommendation: Request additional information and completed application with all forms.

Roesch, Connor - BI Trainee, RBI Trainee Alternative Trainee Program proposed

Cert ID:

Current Certifications: None

Committee Recommendation: Recommend approval of trainee certifications and Alternative Trainee plan.

Harris, Karen - BI, MI

Cert ID: 5561

Current Certifications: RBI

Committee Recommendation: Recommend approval pending receipt of full application and fees.

Russell, Daniel - PI

Cert ID: 1282

Current Certifications: BO, BI, ESI, RBO, RBI, RPE, RPI

Committee Recommendation: Request additional information on practical plumbing experience to meet certification requirements.

Rich, Clinton - BI, BPE

Cert ID:

Current Certifications: None

Committee Recommendation: recommend approval pending receipt of final page and application fee.

Old 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.

Discussion: DIC Superintendent Geoff Eaton presented information on the purpose and use of this request, and discussed the current practices for annual approvals in other trades.

Committee Recommendation: Recommend modification of Annual Approvals rules to Code Committee.

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

Chairman Galvin called for the ayes and nays.

CR-3 Education Committee Report

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

The Education Committee held a videoconference meeting on June 24<sup>th</sup>, 2021 at 10:00 a.m., 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 June 25<sup>th</sup>, 2021 Board Packet at Tab CR3, for the Board's consideration.

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

Course Applications Approvals, Denials, and Conditions as Noted.

2021 IRC Update (International Code Council)  
All certifications except ESI (3.5 hours)  
Committee Recommendation: Deny

2021 OBC Update (International Code Council)  
All certifications except ESI (3.5 hours)  
Committee Recommendation: Deny

Backflow Tester (International Association of Plumbing and Mechanical Officials  
BO, BI, FPI, MI, PI, NRIUI, RBO, RMI (40 hours)  
Committee Recommendation: Deny

Introduction to Automatic Sprinkler Systems (National Fire Sprinkler Association)  
BO, MPE, BPE, FPPE, BI, FPI (3 hours)  
Committee Recommendation: Approve

Cincinnati Inspector Cross Training Part 4 (BCFA)  
Provider: Building and Fire Code Academy  
RBI, RMI (four sessions, three hours each)  
Committee Recommendation: Ratify administrative approval

Considerations of the DWV and Storm System (Ohio Assn of Plumbing Inspectors)  
All certifications (1 hour)  
Committee Recommendation: Table for technical staff review, reconsider in August

Hangers and Restraints for Cast Iron Soil Pipe DWV Systems (Ohio Assn of Plumbing Inspectors)  
All certifications (1 hour)  
Committee Recommendation: Table for technical staff review, reconsider in August

Joining Methods for Cast Iron Soil Pipe and Fittings (Ohio Assn of Plumbing Inspectors)  
All certifications (1 hour)  
Committee Recommendation: Table for technical staff review, reconsider in August

Underground Installation Benefits of Cast Iron (Ohio Assn of Plumbing Inspectors)  
All certifications (1 hour)  
Committee Recommendation: Table for technical staff review, reconsider in August

Residential Code of Ohio (HalfMoon Education)  
BO, MPE, BPE, BI, RBO, RPE (7 hours)  
Committee Recommendation: Administrative approval pending staff review: add additional certifications for approval as advised by staff.

NEC 2020- Electric Vehicles Charging Systems (Electrical League of Ohio)  
BO, MPE, BPE, EPE, BI, RBO, RPE, ESI (4 hours)  
ESIAC Recommendations: Approve, maybe shorter time.  
Committee Recommendation: Approve as submitted.

Mr. Stanbery moved and Mr. Pavlis 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**

No items for consideration.

**PUBLIC COMMENTS**

There were no public comments.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

NB-1 Appointment of Executive Secretary to the Board pursuant to RC § 3781.07

Mr. Pavlis moved and Mr. John Johnson seconded to appoint Ms. Hanshaw to a six year term as Executive Secretary to the Board beginning August 14, 2021.

**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	16
Ms. Cromwell	0	Mr. Pavlis	16
Mr. Denk	16	Mr. Samuelson	16
Mr. Galvin	35	Mr. Stanbery	16
Mr. Johnson	16	Mr. Tyler	16
Mr. Leach	16	Mr. Warner	16
Mr. McCafferty	16	Mr. Yankie	16
Mr. McIlroy	16		

Mr. Warner moved and Mr. Denk 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**

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

**ADJOURNMENT**

Mr. Samuelson moved and Mr. Leach seconded to adjourn. The Board adjourned at 1:15 p.m.

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Timothy Galvin, Chairman  
Board of Building Standards

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Regina Hanshaw, Executive Secretary  
Board of Building Standards