

MINUTES
BOARD OF BUILDING STANDARDS
CONFERENCE MEETING & CERTIFICATION HEARING
October 21, 2022

The Board of Building Standards Conference Meeting was called to order at 10:00 a.m., Friday, October 21 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:

Gregory Barney, Industrialized Units
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
Bailey Stanbery, Homebuilder
Jeff Tyler, Architect
Greg Warner, Fire Service
Paul Yankie, Energy Conservation

The following Board members were absent:

Julienne Cromwell, Structural Engineer
Joseph F. Denk, Jr., Mechanical Engineer
Jeff Samuelson, 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
Robert Johnson, Assistant Construction Codes Administrator
Mike Regan, IU Plans Examiner

The following visitors were present:

Kris Klaus, OHBA
John Johnson
Joseph Beatty, Brexton

CONSIDERATION OF THE MINUTES

Mr. McCafferty moved and Mr. Johnson seconded to approve the minutes of the September 23, 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 October 20th, 2022, at the BBS Library, 6606 Tussing Road at 10:00 AM, with the following members present: Mr. Leach, Mr. McCafferty, Ms. Cromwell, Mr. Stanbery, and Mr. Warner. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the October 21st, 2022 Board Packet at Tab CR-1, for the Board’s consideration.

Also present at the meeting were BBS Staff, Regina Hanshaw, Megan Foley and Rob Johnson. Guest Dave Collins attended the meeting in person, and guest Dan Perno 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
8954	Bergman, Dylan	Fire Alarm System Designer
6112	Botos, James	Residential Building Official
	Ellan, Tracy**	Plumbing Inspector Plumbing Plans Examiner Fire Protection Inspector
8952	Fisher, Rick	Fire Alarm System Designer
5518	Garmjittagoon, Andrew	Fire Protection Plans Examiner
8907	Hoog, Trevor	Electrical Safety Inspector
	Jacobsen, Bryan	Building Inspector Residential Building Inspector
	Lakota, Greg	Residential Building Official
8946	Leonard, Chris	Residential Industrial Unit Inspector
8915	Losekamp, Kenneth	Electrical Safety Inspector*
8832	McSorley, Michael	Residential Building Official
	Morrison, Rick**	Plumbing Inspector Plumbing Plans Examiner
8944	Neff, Matthew	Electrical Safety Inspector*
1097	Novak Jr., James	Building Official
6362	Perno, Dan**	Building Plans Examiner Building Official
1216	Reape, John	Building Official
8928	Sanson, Joseph	Residential Building Official
8893	Seilel, Tim	Residential Building Inspector
	Thomas, Brian	Plumbing Inspector
1588	Warren, Johnnie**	Building Official Building Inspector Residential Building Official Residential Building Inspector
8953	Welker, Brad**	Plumbing Inspector Plumbing Plans Examiner Mechanical Inspector Mechanical Plans Examiner
8951	Wilkes Jr., Glen	Plumbing Inspector
8950	Williams, Patrick	Fire Alarm System Designer
8484	Yates II, David	Mechanical Plans Examiner

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

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

Committee Recommendation: Application approved.

City of Clyde Commercial Building Department
Sandusky County to provide code administration per contract.
Plumbing and med gas performed by Sandusky County, contracted from Sandusky County Health District
All documents presented, recommend approval.

Personnel Certification Applications

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

Ellan, Tracy - PI, PPE, FPI

Cert ID:

Current Certifications: None, OCILB Plumbing License, FSI since 2001

Committee Recommendation: Recommend approval pending receipt of balance of fees.

Mullins, Christopher - BI

Cert ID: 8949

Current Certifications: None

Committee Recommendation: Recommend request for additional information, complete application. Review once completed application received.

Warren, Johnnie - BO, BI, RBO, RBI

Cert ID: 1588

Current Certifications: None, previously held BO, BI, RBO interim

Committee Recommendation: Recommend approval pending receipt of balance of fees.

Welker, Brad - PI, PPE, MI, MechPE

Cert ID: 8953

Current Certifications: None

Committee recommendation: Recommend approval pending receipt of balance of fees.

Morrison, Rick - PI, PPE

Cert ID:

Current Certifications: None, OCILB Plumbing License

Committee recommendation: Recommend approval upon receipt of application and fees.

Perno, Dan - BO, BPE

Cert ID: 6362

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

Committee recommendation: Recommend approval upon receipt of application and fees.

Old Business

None this month.

New Business

None this month.

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

Chairman Galvin 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 October 20th, 2022, at the BBS Library, 6606 Tussing Road at 10:00 AM, with the following members present: Mr. McCafferty, Mr. Stanbery, Ms. Cromwell, Mr. Tyler and Mr. Warner. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the October 21st, 2022 Board Packet at Tab CR-2, for the Board's consideration.

Also present at the meeting were BBS Staff, Regina Hanshaw, Rob Johnson and Megan Foley. Guest Dave Collins attended the meeting in person.

Course applications approved without alteration:

Overview of Chapter 1 of the RCO (Kurtz, Robert)
All Certifications (1.5 hours)

Appliances (Independent Electrical Contractors)
EPE, ESI, RBO (4 hours)

Box Fill (Independent Electrical Contractors)
EPE, ESI, RBO (4 hours)

Conductor Types, Ampacities, Correction Factors (Independent Electrical Contractors)
EPE, ESI, RBO (4 hours)

Dwelling Circuit Requirements (Independent Electrical Contractors)
EPE, ESI, RBO (4 hours)

Grounding and Bonding (Independent Electrical Contractors)
EPE, ESI, RBO (4 hours)

Voltage Drop (Independent Electrical Contractors)
EPE, ESI, RBO (4 hours)

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

Understanding Fire Alarm Basics (Building and Fire Code Academy)
BO, MPE, EPE, BI, FPI (two sessions of 6 hours each)
Committee Recommendation: Recommend approval, include FPPE, RBO

Old Business

Changes to BBS Education Classification system

Committee Recommendation: Changes to credit system and form approved conceptually, with modifications to instructions and form to clarify intent.

Education credit for recruitment/outreach activities

Sample reporting form for discussion.

Committee Recommendation: Outreach credit and form approved with slight modifications: 5 hours outreach credit per year, with a total of 15 hours per renewal period available.

New Business

None this month

Mr. McCafferty moved and Mr. Warner 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. Pavlis gave the committee's report included in the Board's Meeting packet at Tab CR-3:

Call to Order

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

Approval of Minutes

Mr. Miller made the motion to approve the minutes of the Code Committee meeting held on September 22, 2022. Mr. Johnson 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

Zero Lot Line Townhouse Buildings

As a follow up from the last meeting, staff presented the revised draft of proposed changes to the OBC Sections 106.2.1, 310.5.5, and 1301.1.1 to address zero lot line townhouse-type buildings. Mr. Pavlis made the motion to approve the revised draft language as presented by staff. Mr. Johnson seconded the motion. The motion passed unanimously.

Commercial Energy Code Review

The committee continued discussions about the ASHRAE 90.1-2019. Mr. Denk shared his concerns with the language in ASHRAE 90.1-2019 Sections 6.4.3.6 (Humidification and Dehumidification Control) and 6.5.6.1 (Exhaust Air Energy Recovery for Nontransient Dwelling Units). The committee asked staff to research whether deleting these requirements would affect the COMcheck software report results. Mr. Yankie shared that ERV systems allow for easier balancing of HVAC systems and help to resolve condensation and mold issues that seem to be increasingly common. The committee discussed the option of allowing certain occupancies constructed of metal buildings to use earlier editions of the standard, but agreed that would likely complicate demonstrating compliance with the code when using COMcheck. No action was taken.

OBC Draft rule review (Chapters 10-12 and 14-16)

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.

Adjourn

Mr. Miller made the motion to adjourn at 3:41 P.M. Mr. Stanbery seconded the motion. The motion passed unanimously.

Mr. Pavlis moved and Mr. Stanbery 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

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

No items for consideration.

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	8	Mr. Miller	16
Ms. Cromwell	8	Mr. Pavlis	16
Mr. Denk	8	Mr. Samuelson	0
Mr. Galvin	19	Mr. Stanbery	16
Mr. Johnson	16	Mr. Tyler	16
Mr. Leach	16	Mr. Warner	16
Mr. McCafferty	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

November 18, 2022

December 16, 2022

ADJOURNMENT

Mr. Warner moved and Mr. Johnson 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