

MINUTES  
RESIDENTIAL CONSTRUCTION ADVISORY COMMITTEE MEETING  
MAY 29, 2019

**Call to Order**

Mr. Boeckermann called the meeting to order at 9:00 am on May 29, 2019 at 6606 Tussing Road, Reynoldsburg, Ohio.

**Roll Call**

Committee members present: Mike Boeckermann, Ric Johnson, Bill Kaufholz, Don Phillips, Craig Tuckerman, and Mayor Christie Ward

Staff members present: Jay Richards & Regina Hanshaw

Visitors present: Bob Eifert, OBOA/Hamilton, Charles Huber, OBOA/Lakewood, Kris Klaus, OHBA, C. Roblee, ICC, Tom Vanover, City of Cleveland

**Consideration of Minutes**

**MIN-1 February 27, 2019 RCAC Meeting Minutes**

Mr. Phillips moved and Mr. Johnson seconded to approve the February 27, 2019 minutes. Motion passed unanimously.

**Agenda**

Mr. Phillips moved and Mr. Johnson seconded to approve the agenda. The motion passed unanimously.

**Old Business**

**OB-1 Operating Procedures Review**

Ms. Hanshaw presented proposed revisions the Operating Procedures with the changes discussed at the February 27 meeting. Mr. Phillips moved and Mr. Kaufholz seconded to approve the operating procedures. Motion passed with Mr. Johnson voting no. Mr. Johnson expressed concerns regarding the removal of point of order and other parliamentary motions. Ms. Hanshaw stated that order of motions being removed was duplicated from Robert's Rules which would still apply.

**OB-2 Structural Steel Beam Requirements**

Mr. Richards stated at the last meeting the Committee reviewed proposed revisions to move the structural steel beam requirements back to 508 which still needs to be reviewed by Suburban Steel in response to their petition. Item was tabled pending input from Suburban Steel.

**New Business**

**NB-1 Petition 19-03 (2019 RCO Section 403.1.4.1)**

Ms. Hanshaw stated that the petition was submitted by the Ohio Building Officials Association proposing to change the new residential code effective July 1 by going back to the current language for frost protection of accessory buildings.

Mr. Boeckermann called on Tom Vanover who stated that as soon as notice of the new code went out Cleveland received a flood of call from garage builders and homebuilders. It is big concern for Cleveland because they have homes that are on 30 and 40 ft lots and also have a lot of deteriorated

structures that owners are encouraged to remove. This requirement would discourage owners from replacing deteriorated structures due to cost and feasibility. Mr. Phillips stated that Cincinnati and Columbus had similar concerns. Mr. Johnson asked staff whether if approved would the Board be able to make it effective sooner. Ms. Hanshaw responded no but that building departments have been advised of alternatives until the language was adopted including alternative compliance and modifying frost protection locally. Mayor Ward asked for background on the issue and Mr. Richards summarized the changes.

Mr. Eifert stated they rarely see larger detached structures that have plumbing and electrical serving them go without frost protection, and typically it is only the detached storage buildings or structures like pergolas.

In response to frost heave effect on utility connections, Mr. Huber referred to section 305.2 of the plumbing code which requires protection against strains and stress, so the issue is already addressed.

Mr. Johnson moved and Mr. Phillips seconded to approve the petition. Mr. Boeckermann requested a roll call vote. The motion passed unanimously.

### **NB-2 2019 Residential Code of Ohio Corrections**

Mr. Richards reviewed with the committee the table of proposed corrections to the new residential code. No action taken.

### **Reports from Chairperson**

Mr. Boeckermann asked when the committee would receive a copy of the new code. Ms. Hanshaw stated that the code is with the printers now.

### **Reports from Executive Secretary**

Ms. Hanshaw stated that the new code is with the printers and ICC indicated that they would receive the books at their warehouse on June 17. The books are available for purchase on ICC's website and should begin shipping when ICC receives them at their warehouse.

### **Public Comments**

Ms. Klaus asked about an issue from Cleveland HBA regarding accessory structures. Mr. Johnson stated that was the issue discussed earlier.

### **Comments from Committee Members**

Mr. Tuckerman asked about a June 4 class. Mr. Phillips stated that the class is being offered by BIA of Central Ohio and taught by Bob Schutz. Ms. Hanshaw stated that it is not a class the Board is offering but it is approved by the Board on the new code.

### **Future Meeting Schedule**

Next meeting is August 28.

### **Motion to Adjourn**

Mr. Phillips moved and Mr. Johnson seconded to adjourn. The committee adjourned at 10:15 am.

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Tony Catalano, Chair  
Residential Construction Advisory Committee

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Regina Hanshaw, Executive Secretary  
Board of Building Standards

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