

MINUTES
BOARD OF BUILDING STANDARDS
CONFERENCE MEETING & CERTIFICATION HEARING
March 31, 2023

The Board of Building Standards Conference Meeting was called to order at 10:00 a.m., Friday, March 31, 2023 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
Greg Warner, Fire Service

The following Board members were absent:

Greg Barney, Industrialized Units
Julienne Cromwell, Structural Engineer
Christie Ward, Mayor
Paul Yankie, Energy Conservation

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
Pam Butts, Office Assistant
Laura Borso, Building Department Administrator
Amy Jones, Customer Service Assistant
Jacob Erwin, AAG

The following visitors were present:

Kris Klaus, OHBA
Steve Regoli

CONSIDERATION OF THE MINUTES

Mr. McCafferty moved and Mr. Denk seconded to approve the minutes of the February 17, 2023 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 on March 30th, 2023, in 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, Ms. Ward, and Mr. Warner. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the March 31st, 2023 Board Packet at Tab CR-1, for the Board's consideration.

Also present at the meeting were BBS Staff, Regina Hanshaw, Megan Foley, Rob Johnson, and Laura Borso. Guests Robert Kirkpatrick, Alex Marsh, Justin Reed, and Glen Benedict attended virtually, to discuss their applications before the committee. Steve Hughes attempted to attend but had technical difficulties: Darryl Farkas was in attendance virtually to support Mr. Hughes, but the application was ultimately tabled to the next meeting. Dave Daniels and Amit Ghosh from the City of Columbus Building and Zoning Services department were in attendance virtually to discuss the city's proposed Alternative Trainee Program. Charles Huber joined the meeting virtually to observe.

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
5685	Anicic, Zoran	Building Inspector
9085	Bannister, Bradley	Building Inspector Trainee Residential Building Inspector Trainee
8577	Barbosa, Phillip	Residential Plans Examiner
9060	Baum, Justin,	Electrical Safety Inspector*
8544	Benedict, Glen	Residential Building Official
9084	Clark, Nicholas	Building Inspector Residential Building Inspector
9059	Coakley, Donald	Mechanical Inspector
9088	Cummins, Jason	Residential Building Inspector
9067	D'Ambrosio, Samuel	Residential Building Official Residential Building Inspector
6018	Davet, Michael	Building Official Building Inspector Mechanical Inspector Electrical Safety Inspector Non-Residential Industrialized Unit Inspector
5441	Dawson, Dan	Residential Building Official
419	Elliott, Ronald	Building Official
8557	Ellison, Richard	Residential Building Official
431	Eudell, Marcus	Building Plans Examiner
9082	Fox, Tammie	Building Inspector
9074	Gentzel, Bren	Residential Building Inspector
9075	Glenn, Kevin	Electrical Safety Inspector*
9091	Graham, Sean	Plumbing Inspector
5343	Gregg, Cheryl	Electrical Safety Inspector Trainee
8800	Hackney, Joseph	Electrical Plans Examiner
8891	Hare, Bruce	Residential Building Inspector
9056	Helmer, Jason	Electrical Safety Inspector
2481	Helmer, Steve	Electrical Plans Examiner
6329	Howell, Michael	Residential Building Inspector

6075	Johnson, Phillip	Building Inspector Trainee
9087	Kleeman, Israel	Building Inspector Trainee
5799	Lamp, Eric	Residential Mechanical Inspector
9061	Lopez, Jimmy	Electrical Safety Inspector*
9066	Lovett, Brandon	Electrical Safety Inspector*
9080	Marsh, Alex	Building Official Building Plans Examiner Building Inspector
9083	McCleese, Jeffrey	Electrical Safety Inspector* Electrical Plans Examiner
6039	Melbar, Thomas	Electrical Safety Inspector*
5393	Mezera, Robert	Building Plans Examiner
5409	Oeder, Charles	Electrical Safety Inspector*
9073	Perrin, Jamel	Fire Protection Inspector
9054	Pettis, Chris	Building Plans Examiner Electrical Plans Examiner Fire Protection Plans Examiner Mechanical Plans Examiner Plumbing Plans Examiner
5017	Reed, Justin	Building Official
9065	Sharpe III, John	Electrical Safety Inspector* Mechanical Inspector
8504	Stowe, Kelly	Building Inspector Trainee – Alternative Trainee Plan approved
2238	Straub, Lori	Residential Building Official
9064	Upshaw, James	Residential Building Inspector
5764	Weissmann, Tony	Building Official Building Inspector Fire Protection Inspector Residential Building Official
9072	Whatley, Thomas	Fire Protection Inspector Fire Protection Plans Examiner
8951	Wilkes Jr., Glen	Plumbing Plans Examiner
9057	Wylie, James	Plumbing Inspector
6105	Young, Chris	Residential Building Official
5767	Dover, Jeremy	Residential Building Official
9086	Jeter, Jerry	Automated Sprinkler System Designer
5655	Hillier, Patrick	Residential Building Official
8982	Jamison, Jamie	Residential Building Official

*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
 Wyandot County Building Department - Commercial
 Contract with Safebuilt for code administration services.
 Exceptions - Plumbing, Med Gas

Mifflin Village Application for Modification of Non-Residential Department Certification
 Subdepartment of City of Ashland.
 Transition arranged between former and new primary departments.
 Exceptions: Med Gas

Personnel Certification Applications
 Recommend the following applications be denied, additional information be requested, or other action as noted:
 Kirkpatrick, Robert - PI

Certification ID# 8449

Current certifications- RBO, ESI, EPE

Committee Recommendation: Recommend approval of PI Trainee administratively upon receipt.

Anicic, Zoran - BO

Certification ID: 5685

Current certifications- RBI, MI, PI, ESI approved to test

Committee Recommendation: Request additional information on experience for Building Official certification.

Cobourn, Nicholas - BO

Certification ID: 6277

Current certifications- BI, ESI, RBO, RBI, RMI

Committee Recommendation: Request additional information on qualifying experience for Building Official certification

Dawson, Dan - BO

Certification ID: 5441

Current certifications: ESI, RBI

Committee Recommendation: Request additional information on qualifying experience for Building Official certification

Fisher, Kyle - ESI

Certification ID: 9068

Current certifications: none

ESIAC Recommendations: No consensus reached.

Committee Recommendation: Request additional information on journeyman level electrician experience, applicant is invited to attend May 11 meeting to discuss application.

Golden, Tim - BO

Certification ID: 540

Current certifications- BI, RBO, ESI

Committee Recommendation: Applicant is invited to May 11 meeting to discuss application, prior Building Official interims without completion of requirements.

Hughes, Steven - PI

Certification ID: 6335

Current certifications- RBO

Committee Recommendation: Request additional information on inspected code compliant plumbing installation totaling 7 years, or applicant is invited to submit a plumbing inspector trainee application, which would be granted administratively.

Kalevakis, Peter - FPI

Certification ID: 9053

Current certifications- None

Committee Recommendation: Request additional information on qualifying fire Inspection work, since FSI granted 2019.

Kovacic, Andrew - FPI

Certification ID: 9040

Current Certifications: None

Committee Applicant is invited to May 11 meeting to discuss other experience which may qualify for FSI certification.

McCarthy, Adam - PI

Certification ID: 9076

Current certifications- none

Committee recommendation: Request additional information on specific plumbing installation experience.

Montgomery, Lee - BO

Certification ID: 1031

Current certifications- BI, RBO

Committee Recommendation: Applicant is invited to May 11 meeting to discuss application, prior Building Official interims without completion of requirements.

Oliver, Christopher - BI Additional Information.

Certification ID: 8980

Current certifications- ESI

Committee recommendation: Applicant is invited to discuss structural experience at May 11 committee meeting, or submit BI Trainee application, which would be granted administratively.

Peleras, Shane - BI

Certification ID: 9055

Current certifications- none

Committee Recommendation: Request additional information on commercial structural experience.

Old Business

Investigation Report - Perram

Review staff investigation report, recommend Board approval

New Business

City of Columbus BZS - Alternative BI MI Trainee Plan

Submitted and discussed with Board Staff March 28, 2023

Columbus BO Amit Ghosh and Director of Inspections Dave Daniel attended virtually to discuss submitted plan.

Committee Recommendation: Recommend approval of City of Columbus Alternative Trainee Plan, with the condition that any trainee within the plan that completes the trainee program less than two years after beginning the program will be reviewed by the committee before receiving full certification.

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 on March 30th, 2023 at 10:00 AM in the BBS Library, 6606 Tussing Road, with the following members present: Mr. McCafferty, Mr. Stanbery, Ms. Cromwell, Mr. Samuelson, Ms. Ward, and Mr. Warner. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the March 31st, 2023 Board Packet at Tab CR-2, for the Board's consideration. BBS Staff Megan Foley was present for the meeting, and Charles Huber attended virtually to observe.

Courses approved with modification or special circumstances, or denied, as stated.

2024 IBC, IRC, IFC Sneak Peak (ICC)

All certifications (4 hours)

Committee Recommendation: Course approval to be denied, as 2024 codes are not in consideration for adoption presently.

One- and Two-Family Dwelling (2017 NEC) (IAEI Central)

All certifications (five 2-hour sessions)

ESIAC Recommendation: Recommend approval.

Committee Recommendation: Retroactive certification approved, with notice to course attendees re course approval and new certificate available. Prospective approval of future course dates granted.

Soares Grounding and Bonding (2017 NEC) (IAEI Central)

All certifications (five 2-hour sessions)

ESIAC Recommendation: Recommend approval

Committee Recommendation: Retroactive certification approved, with notice to course attendees re course approval and new certificate available. Prospective approval of future course dates granted.

Course applications approved without alteration:

2021 IBC Accessibility and A117.1-17 (ICC)

All certifications (4 hours)

2021 IBC Fire-Resistance-Rated Walls (ICC)

All certifications (4 hours)

2021 IBC Means of Egress (ICC)

All certifications (4 hours)

2021 IBC Occupancy Classification and Mixed Occupancies (ICC)

All certifications (4 hours)

2021 IBC, IRC, IFC Update (ICC)

All certifications (4 hours)

2021 IECC Update (ICC)

All certifications (2 hours)

2021 Plumbing, Mechanical, and Gas Update (International Code Council)

All certifications (2 hours)

An Overview of Changes from ACI 318-14 to ACI 318-19 (ICC)

All certifications (2 hours)

Electric Vehicle Power Transfer Systems and the 2020 NEC Part 2 (Matthews Electrical Services)

All certifications (4 hours)

Ever-Changing Structural Provisions of Our Building Codes: Wind (ICC)

All certifications (2 hours)

Firestop Plan Review and Inspection (Northwest Ohio Fire Prevention Association)

All certifications (8 hours)

Surfside, Florida Building Collapse and ACI 318 Requirements for Structural Concrete (ICC)

All certifications (4 hours)

Understanding Emergency Responder Communication Enhancement Systems Codes and Technology (Koorsen Fire and Security)

All certifications (1 hour)

BlazeMaster Fire Protection Installation Training (Lubrizol Advanced Materials)

All certifications (2 hours)

FlowGuard Gold/Corzan Installation Training (Lubrizol Advanced Materials)

All certifications (2 hours)

Updating Ohio's Codes for 2024 Round Table (Molnar)

All certifications (1 hour)

1 hour Code Administration

Western Section IAEI Special Meeting (IAEI Western)
All certifications (18.5 hours)
3 hours Existing Buildings

Old Business:
None this month

New Business:
None this month

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

The Code Committee met on March 30, 2023 with the following members present: Ms. Cromwell, Mr. Denk, Mr. Miller, Mr. Pavlis, Mr. Samuelson, and Mr. Stanbery. Board Chairman, Tim Galvin, was also present.

The committee report is included in the March 31, 2023 Board Meeting Packet at tab CR-3 for the Board's consideration.

March 30, 2023 Code Committee Meeting

Call to Order

The meeting was called to order by Mr. Denk at 1:06 P.M.

Approval of Minutes

Mr. Stanbery made the motion to approve the minutes of the Code Committee meeting held on February 16, 2023. Mr. Miller seconded the motion. The motion passed unanimously.

Petitions

Petition #23-02 - OBC Section 427 (Section 429 in 2024 OBC) Privacy Pods/Booths - Charles Moore of Framery Acoustics

After discussion, Mr. Miller made the motion to table this item and asked staff to modify the proposed language to work in Ohio. Mr. Pavlis seconded the motion. The motion passed unanimously.

Petition #23-03 - OBC Ch 19 & 35 Add ACI 440.11 for structural concrete - Kerry Sutton of American Concrete Institute

After discussion, Mr. Pavlis made the motion to table this item to allow committee members and staff time to review the proposed standards. Mr. Miller seconded the motion. The motion passed unanimously.

Petition #23-04 - RCO 311.7.1 Two handrails - Robert Kramer

Mr. Pavlis made the motion to refer this petition to the RCAC for recommendation. Mr. Stanbery seconded the motion. The motion passed unanimously.

Petition #23-05 - OBC Ch 13 Add ACI/TMS 122.1 to IECC & ASHRAE 90.1 for thermal bridging - Kerry Sutton of American Concrete Institute

After discussion, Mr. Pavlis made the motion to table this item to allow committee members and staff time to review the proposed standards. Mr. Stanbery seconded the motion. The motion passed unanimously.

Recommendations of the Residential Construction Advisory Committee
No items for consideration

Old Business

OBC, OMC, OPC & RCO draft rules - Stakeholder comment review

Staff presented the spreadsheet of stakeholder comments received on the 2021 I-code based Ohio draft rule packages to the committee. The committee reviewed the comments and made decisions about whether to make modifications to the rules as a result of the comments received. Staff was asked to research and provide additional background information to the committee on the parking garage ventilation and sprinkler issue, the double-fire wall penetration issue, and the IEBC Chapter 5 and Chapter 8 retroactive provisions. Staff will provide that information to the committee for further review.

Ms. Hanshaw mentioned that the next step in the rule development process is the E-notification process and tomorrow staff will request that the Board make that motion to move the draft rules to the next step.

New Business

No items for consideration

Adjourn

Mr. Stanbery made the motion to adjourn at 4:36 P.M. Mr. Samuelson seconded the motion. The motion passed unanimously.

Mr. Denk moved and Mr. Miller 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

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 March Building Department Report

Ms. Borso presented the March 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 Board update:

Alliance
Amherst
Ashland – Site Visit
Bentleyville
Cleveland

Fairview Park
Forest Park
Licking County
Lorain
Mansfield
Muskingum County
Ottawa County
Portsmouth
Strongsville

Staff observed that building departments have trended to implement and upgrade software/computer systems to adapt to a greater online presence and continue to increase digital plan review of electronically submitted submissions. (A Virtual Office.)

Building officials indicate that workflow is stabilizing and, in some locations, slowing in both commercial and Residential sectors. Most departments are back to full time onsite inspections.

Recent comments include positive feedback about education access and inquiries of code updates. Other comments included praise for Staff response times and thorough information. Others expressed appreciation for the recent code academy presentation.

RE-2 Proposed suspension or revocation of ESI Certification (Michael Wray) - Assignment of hearing officer

Mr. Leach moved and Mr. Johnson seconded to assign the hearing regarding the proposed suspension or revocation of the ESI certification of Michael Wray to a hearing officer.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

RE-3 Investigation Report 22-03 - John Perram

Mr. Robert Johnson presented the investigation report regarding John Perram and summarized that complainants indicated that Mr. Perram was not conducting himself in a professional, courteous, impartial, and cooperative manner. Mr. Perram is knowledgeable of the requirements of the Plumbing code. Board staff are of the opinion that if the inspection process would be brought into conformance with Chapter 1 of the building codes, that Mr. Perram would not be prone to arbitrary ways of enforcing residential projects as they appear to be currently administered. Staff recommends that Mr. Perram's plumbing inspector certificate to be put on probation for a period of 6 months beginning April 1, 2023. During the probationary period, Mr. Perram is required to complete 6 hours of continuing education in addition to the required 30 hours required to renew his plumbing inspector certification to include 3 hours inspector training and 3 hours Chapter 1 training that can be completed either online or in-person.

After review of Investigation Report #22-03, Mr. Leach moved to accept the staff recommendation to close the investigation. Mr. Leach further moved that Mr. Perram's plumbing inspector certificate to be put on probation in accordance with OAC 4101:7-3-01 § (F) (7) (I) (e) for a period of 6 months beginning April 1, 2023. As part of this probation, he is required to complete 6 hours of continuing education in addition to the required 30 hours required to renew his plumbing inspector certification, and shall constitute 3 hours of inspector training and 3 hours of Chapter 1 training to be completed either online or in-person. Mr. Samuelson seconded.

RE-4 Goldman Hearing - Revocation of PI Certification of Andres Arocho

Chairman Galvin opened the hearing at 10:26 a.m. for Case # BBS2022-002 regarding the proposed revocation of Andres Arocho's plumbing inspector certification.

Chairman Galvin called on Assistant Attorney General Jacob Erwin. Mr. Erwin stated that the evidence will show that Mr. Arocho's certification should be revoked for violating OAC 4101:7-3-01 § (F) (7) (c) by failing to provide additional documentation to verify his work experience as listed on his sworn application for certification dated January 29, 2022. Mr. Erwin called on Meg

Foley as a witness who was sworn in by the Chairman Galvin. Ms. Foley testified as to the content of State's Exhibits A – C including the Notice of Opportunity for Hearing at Exhibit A. Mr. Arocho was not present.

Mr. Leach moved and Mr. Warner seconded to accept the exhibits into the record.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

Mr. Erwin concluded the Board's case.

Mr. Leach moved and Mr. Warner seconded to revoke the interim plumbing inspector certification of Andres Arocho, Certification # 8773, for the violations as set forth in the December 21, 2022 Notice of Opportunity for Hearing based on the evidence presented at the March 31, 2023 hearing before the Board.

Chairman Galvin called for the ayes and nays.

Motion carried with the following voice vote:

Yes: Timothy Galvin, Greg Barney, Joe Denk, John Johnson, Donald Leach, Terry McCafferty, Christopher Miller, Jeff Samuelson, Bailey Stanbery, Jeff Tyler, and Greg Warner.

No: None

Abstain: None

Chairman Galvin closed the hearing at 10:35 a.m.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

OB-1 Draft 2024 OBC, OMC & OPC Rules – Action to initiate eNotification & file the proposed rules with CSI Office

Ms. Ohler stated that the initial stakeholder comments on the proposed 2024 OBC, OMC & OPC rules and were reviewed by the Code Committee. The Code Committee has recommended some changes based on the comments and were still reviewing some items, but to keep the rule adoption process moving Staff requests authorization to initiate eNotification process and file the rules with the CSI Office for review.

After review of the initial stakeholder comments relating to the proposed 2021 model-code-based OBC, OMC, and OPC rule amendments, Mr. Denk moved and Mr. Johnson seconded to direct staff to initiate the E-notification process on the proposed amendments by posting the draft rules and the Business Impact Analysis on the Ohio Department of Commerce website, to notify stakeholders of the posting, and to submit a Business Impact Analysis and the rules to the Common Sense Initiative Office for review and recommendation.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

NEW BUSINESS

NB-1 Petition #23-02 - OBC Section 427 (Section 429 in 2024 OBC) Privacy Pods/Booths - Charles Moore of Framery Acoustics

NB-2 Petition #23-03 - OBC Ch 19 & 35 Add ACI 440.11 for structural concrete - Kerry Sutton of American Concrete Institute

Ms. Hanshaw stated that the petitions were still pending with the Code Committee so no action is requested on new business items.

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 and required training, as follows:

Mr. Barney	8	Mr. Pavlis	8
Ms. Cromwell	8	Mr. Samuelson	16
Mr. Denk	16	Mr. Stanbery	16
Mr. Galvin	34	Mr. Tyler	16
Mr. Johnson	8	Ms. Ward	8
Mr. Leach	16	Mr. Warner	8
Mr. McCafferty	8	Mr. Yankie	0
Mr. Miller	16		

Mr. McCafferty moved and Mr. Warner 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

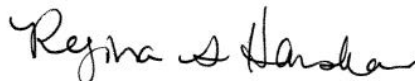
May 12, 2023	October 20, 2023
June 23, 2023	November 17, 2023
August 11, 2023	December 15, 2023
September 22, 2023	

ADJOURNMENT

Mr. Miller moved and Mr. Samuelson seconded to adjourn. The Board adjourned at 10:45 a.m.



Timothy Galvin, Chairman
Board of Building Standards



Regina Hanshaw, Executive Secretary
Board of Building Standards