



Board of Building Standards

CONFERENCE MEETING AGENDA

DATE: FEBRUARY 23, 2024
TIME: 10:00 AM
LOCATION: TRAINING RM 1, 6606 TUSSING RD, REYNOLDSBURG, OHIO 43068
[Join the meeting now](#)

Call to Order

Roll Call

Consideration of Minutes

[MIN-1](#) January 26, 2023 Meeting Minutes

Certification Hearing

[CH-1](#) Certification Hearing

Committee Reports

[CR-1](#) Certification Committee Report

[CR-2](#) Education Committee Report

[CR-3](#) Code Committee Report

CR-4 Committee-of-the-Whole

Ratification of Board Recognized Accreditation Bodies, Conformity Assessment Bodies & Industry Trade Association Certification Programs

No items for consideration

Building Department Support & Oversight

[RE-1](#) February Building Department Report

Public Comments

Old Business

New Business

Compensate Board Members for Work Performed at their Regular Rate

Future Meeting Schedule

March 22, 2024	August 16, 2024
April 26, 2024	September 27, 2024
May 31, 2024	November 15, 2024
June 28, 2024	December 20, 2024

Motion to Adjourn

File Attachments for Item:

MIN-1 January 26, 2023 Meeting Minutes

MINUTES
BOARD OF BUILDING STANDARDS
CONFERENCE MEETING & CERTIFICATION HEARING
January 26, 2024

The Board of Building Standards Conference Meeting was called to order at 10:00 a.m., Friday, January 26, 2024 at 6606 Tussing Road, Reynoldsburg, Ohio, Chairman Timothy Galvin presiding.

ORGANIZATIONAL MEETING

Ms. Regina Hanshaw, Executive Secretary, called the roll and reported that the following Board members were present:

Julienne Cromwell, Structural Engineer
Joseph F. Denk, Jr., Mechanical Engineer
Timothy P. Galvin, General Contractor, Chair
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
Christie Ward, Mayor

The following members were absent:

Gregory Barney, Industrialized Units
John Johnson, Construction Materials
Paul Yankie, Energy Conservation

A quorum of the Board was present.

Ms. Hanshaw stated that the Revised Code requires the Board organize by electing a Chair and Vice-Chair every two years. Ms. Hanshaw opened nominations for Chair. Mr. McCafferty nominated Tim Galvin as Chair. Mr. Leach seconded. Ms. Hanshaw called for further nominations. There being no further nominations, Ms. Hanshaw closed nominations and stated that Mr. Galvin is elected Chair by unanimous consent. Mr. Galvin opened nominations for Vice-Chair. Mr. Stanbery nominated John Pavlis as Vice-Chair. Mr. McCafferty seconded. Mr. Galvin called for further nominations. There being no further nominations, Mr. Galvin closed nominations and stated that Mr. Pavlis is elected Vice-Chair by unanimous consent.

Mr. Miller moved and Mr. McCafferty seconded to adjourn the organizational meeting. Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

REGULAR MEETING

Ms. Regina Hanshaw, Executive Secretary, called the roll and reported that the following Board members were present:

Julienne Cromwell, Structural Engineer
Joseph F. Denk, Jr., Mechanical Engineer
Timothy P. Galvin, General Contractor, Chair
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
Christie Ward, Mayor
Paul Yankie, Energy Conservation

The following members were absent:

Gregory Barney, Industrialized Units
John Johnson, Construction Materials
Paul Yankie, Energy Conservation

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
Pam Butts, Office Assistant

A quorum of the Board was present.

There were no visitors.

CONSIDERATION OF THE MINUTES

Mr. McCafferty moved and Mr. Stanbery seconded to approve the minutes of the December 15, 2023 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.

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 January 25th, 2024, at 10:00 AM in the BBS Library, 6606 Tussing Road, with the following members present: Mr. Leach, Mr. McCafferty, Ms. Cromwell, Mr. Samuelson, Mr. Stanbery, and Mayor Ward. Board Chairman Timothy Galvin was also present.

The Committee makes the following recommendations, included in the January 26th Board Packet at Tab CR-1, for the Board's consideration.

Also present at the meeting were BBS Executive Secretary Regina Hanshaw and board staff, Megan Foley, Rob Johnson, and Laura Borso. Guests Aaron Hare and Ray Reich attended virtually to discuss Aaron's application. Patrick Young attended the meeting virtually to check whether his application was on the agenda.

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

Cert ID	Name	Certifications Granted
	Ackerman, Adrian	Residential Building Official
	Allen, Patrick	Electrical Safety Inspector*

6112	Botos, James	Residential Industrialized Unit Inspector
237	Cheatham, John	Building Plans Examiner Fire Protection Plans Examiner Mechanical Plans Examiner NonResidential Industrialized Unit Inspector Residential Industrialized Unit Inspector
289	Coventry, Robb	Building Official
4495	Cromer, Thomas	Building Official
	Davis, Leonard	Residential Building Inspector
9280	DiBiasio, Emilio	Building Inspector
1850	Erbe Jr., Rickey	Building Inspector
9214	Hagedorn, Aaron	Residential Building Official
8855	Hare, Aaron	Residential Building Official
9246	Hill, Hunter	Electrical Safety Inspector*
755	Kellenbauer, Michael	Mechanical Plans Examiner**
8810	Kizer, Josh	Building Inspector Mechanical Inspector Mechanical Plans Examiner
	Lochan, Ravi	Residential Building Inspector
9283	Markovich, Luke	Residential Building Inspector
9272	McKnight, Zack	Plumbing Inspector
9267	Millhoan, Seth	Residential Building Inspector
1112	Osgood, Richard	Building Plans Examiner Mechanical Plans Examiner Fire Protection Plans Examiner
4549	Partika, Rick	Master Plans Examiner**
8916	Paul, Blake	Plumbing Plans Examiner
9245	Phillips, Kevin	Building Inspector
	Seaton, John	Plumbing Inspector
9284	Shilling, James	Residential Industrialized Unit Inspector
9278	Sowers, Brandon	Residential Building Official
9226	Strosnider, Mark	Electrical Plans Examiner Fire Protection Plans Examiner Mechanical Plans Examiner Plumbing Plans Examiner
9268	Weaver, Mark	Residential Building Inspector
1643	Wilson, Christopher	Plumbing Inspector Trainee Residential Industrialized Unit Inspector
2319	Wyss, Frederic	Building Inspector Mechanical Inspector

*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

None this month

Personnel Certification Applications

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

Allen, Patrick - BO, BI, MPE, ESI

Certification ID:

Current certifications: none, holds OCILB electrical contractor license.

Committee Recommendation: Request additional information for BO, BI, recommend EPE in place of MPE.

Frebis, Ronald - ESI Trainee

Certification ID:

Current certifications: None

Committee Recommendation: Recommend approval of ESI Trainee upon submission of supervisor and sponsor forms.

Graham, Sean - BI

Certification ID: 9091

Current certifications: PI

Committee Recommendation: Consider Building Inspector Trainee, or attend February 22 meeting in person or virtually to discuss commercial structural experience.

Hagedorn, Aaron – BI

Certification ID: 9214

Current Certifications: None, approved to take electrical exams October 2023

Committee Recommendation: Request additional information on BI commercial structural experience, or BI trainee.

Martin, Charles - PI, MI, RMI

Certification ID: 922

Current certifications: None, previously held MI,

Committee Recommendation: Request additional information on prior BBS and DIC certifications.

Rose, Neil - ESI, BI

Certification ID: 9252

Current certifications: None

Committee Recommendation: Administrative approval upon receipt of documentation of trainee experience from New Albany and Bexley building departments.

Mortensen, Kurt - BI

Certification ID: 9002

Current certifications: RBI

Committee Recommendation: Request additional information on commercial structural experience, or BI Trainee.

Weaver, Mark - BI

Certification ID: 9268

Current certifications- None

Committee recommendation: Request additional information on commercial structural experience for BI.

Mines, Parrish

Certification ID: 5993

Current Certifications: BPE, RBO, RBI

Committee Recommendation: Request additional information on commercial structural experience, mechanical experience, and plumbing experience to meet certification criteria.

Partika, Rick - MPE

Certification ID: 4549

Current Certifications: None, Registered Architect since 1990.

Committee Recommendation: Third MPE interim. Meets criteria for certification, certification is approved, advise applicant that this is the final interim before tests would be required to apply.

Kellenbauer, Michael - MechPE

Certification ID: 755

Current Certifications: MI, RMI

Committee Recommendation: Approved upon receipt of forms and fees.

New Business

Complaint Summary:

Committee recommends Board accept staff recommendations regarding investigations.

Old Business

Draft Certification Rules for Stakeholder Process

Committee recommends Board direct staff to move forward with Stakeholder Notification Process.

Mr. Leach 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 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 January 25th, 2024 at 10:00 AM in the BBS Library, 6606 Tussing Road, with the following members present: Mr. McCafferty, Mr. Stanbery, Ms. Cromwell, Mr. Samuelson, and Mayor Ward. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the January 26th, 2024 Board Packet at Tab CR-2, for the Board's consideration. Board staff Megan Foley was present for the meeting.

Courses approved without modification:

2023 NEC Changes: Articles 500-770 (Ohio Certificate Renewal)

All certifications (4 hours)

Deck Framing Connections Workshop (Simpson Strong-Tie)

All certifications (5 hours)

Deck Framing Connections Workshop (3-hour version) (Simpson Strong-Tie)

All certifications (3 hours)

Deck Framing Connections Workshop (2-hour version) (Simpson Strong-Tie)

All certifications (2 hours)

Deck Framing Connections Workshop (1-hour version) (Simpson Strong-Tie)

All certifications (1 hour)

Industrial Fire Control Concepts (Fire Code Academy)

All certifications (23 hours)

National Electric Code 2023 Updates and Changes (Electrical League of Ohio)

All certifications (4 hours)

2023 NEC Changes Summary (Articles 100-820) (Ohio Electrical Training)

All certifications (8 hours)

CO2 Monitoring 101 (Central Ohio Fire Prevention Association)

All certifications (2 hours)

Company Officer Training and Tactics in Buildings with Sprinklers and Standpipe Systems using NFPA 13E (Fire Code Academy)

All certifications (1 hour)

Emergency Responder Communication Coverage and Two-Way Enhancement System (Ohio Fire Academy)

All certifications (1 hour)

Fire Pumps: The Good, the Bad, and the Ugly (Fire Code Academy)
All certifications (1 hour)

Firestopping and Inspection of Fire-Resistant Construction (Intek Construction Products)
All certifications (3- and 2-hour versions)

Myth Busters: Fire Protection Edition (Fire Code Academy)
All certifications (1 hour)

NFPA 770 and Hybrid Fire Extinguishing Systems (Fire Code Academy)
All certifications (1 hour)

NFPA 915: The Standard for Remote Inspections (Fire Code Academy)
All certifications (1 hour)

Past, Present, and Future of Fire Sprinkler Monitoring (Fire Code Academy)
All certifications (1 hour)

Plan Review, Jump-Started and Streamlined (Fire Code Academy)
All certifications (1 hour)

Significant Changes to 2022 NFPA 72 and Chapter 9 (SWOBOA)
All certifications (3 hours)

Significant Updates to the 2023 Edition of NFPA 25 (Fire Code Academy)
All certifications (1 hour)

Summary of Key Changes to the 2021 ICC Model Codes (Fire Code Academy)
All certifications (1 hour)

The Fire Code Official's Role in Reducing Unwanted Fire Alarms (Fire Code Academy)
All certifications (1 hour)

Understanding Modifications to Existing Sprinkler Systems (Fire Code Academy)
All certifications (1 hour)

When Seconds Matter (Fire Code Academy)
All certifications (1 hour)

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 Committee-of-the-Whole

There was no report.

**RATIFICATION OF BOARD RECOGNIZED ACCREDITATION BODIES,
CONFORMITY ASSESSMENT BODIES & INDUSTRY TRADE ASSOCIATION
CERTIFICATION PROGRAMS**

AB-1 QAI Laboratories Ltd. 83980 – Evaluation Services & Listing Agency

Mr. Rob Johnson presented the application for QAI Laboratories to be recognized as an evaluation service and listing agency.

In accordance with the board initiative to update its list of conformity assessment bodies under rules 4101:1.1-01 and 4101:7.7-01 and after having submitted the required documents, Mr. Denk moved Mr. Samuelson seconded to ratify the accreditation of the QAI Laboratories, LTD, Burnaby, British Columbia to be recognized as an evaluation service and listing agency.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

BUILDING DEPARTMENT SUPPORT AND OVERSIGHT

Mr. Johnson presented the complaint summary report:

RE-1 Complaint Summary Report

Cincinnati Building Department / Art Dahlberg, Building Official

On October 31, 2023, a complaint was received from Gailene Hill, (Senior) Master Plans Examiner (MPE) with Cincinnati. Ms. Hill alleged that the City of Cincinnati Building Department and Building Official Art Dahlberg, has approved Alternative Engineered Designs in lieu of adjudicating the non-compliant design through the Cincinnati Local Board of Appeals, for the purpose of granting variance(s)” Ms. Hill provided examples of this practice. Ms. Hill is also requesting the Board to provide a formal determination on the practice of issuing approvals for Alternative Engineered Designs to clarify when it may be employed versus when noncompliance requires the use of variances through the ‘local’ Board of Building Appeals, and a clarification /determination of the administration of OBC section 107 ‘Plan Approval Process’ as it relates to what the plan examiner is required to do.

Additionally, Ms. Hill indicates that she has been compelled to recommend approval of projects despite the noncompliance identified in plan review. Other items were included in the complaint that appear to be associated with human resource and communication issues to which the Board would not regulate.

On January 22, 2024, Diana Anderson, Cincinnati Master Plans Examiner, provided a complaint to the Board regarding similar practices that Ms. Hill has experienced. Ms. Anderson indicated that she resigned from her position with Cincinnati due to several plan examinations that were completed, and review letters issued to building permit applicants under her signature without her knowledge while she was on leave. Furthermore, she indicated that the review item entries in their system used to generate plan review letters were made by person(s) who is not a certified plans examiner and that none of the plan review items are preceded by a code section. She also indicated that a review done in her name that should not have been denied approval yet was. She indicated that her personal name and signature are on the review letters that were not authored by her and is concerned that this could jeopardize her certifications with the Board. An example she provided indicated that architect who is also a plans examiner and a building official questioned letters that had no code citations associated with the comments and contacted her for clarification. After review of the information proved to her by the architect, she noted that he received three forged plans exam letters not authored by her.

Recommendation: Board staff recommend investigating the Cincinnati building department and building official, Art Dahlberg.

Mr. Leach moved and Mr. McCafferty seconded to accept the summary report and staff recommendation included in the Complaint Status Report and authorize an investigation of enforcement activities of Mr. Dahlberg and the Cincinnati building department.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

Village of Newburgh Heights (Commercial and Residential)

Several months ago, Board staff received communications from the Mayor of Newburgh Heights that the Village Council had defunded and released all contracts for building code enforcement, thereby dissolving the department. Since that time Board staff have made numerous attempts to shepherd the Village in rescinding their department certifications by enacting legislation to do so. The Village has not notified or provided documentation to that end. The mayor has provided a listing of several commercial projects being built without approval, which technically the Division of Industrial Compliance should be regulating but cannot be due to current department certification by the Board.

Recommendation: Authorize an investigation for confirmation of dissolved departments to move to revoke the Newburgh Heights certifications.

Mr. Leach moved and Mr. Yankie seconded to accept the summary report and staff recommendation included in the Complaint Status Report and authorize an investigation of enforcement activities associated with the Village of Newburgh Heights Commercial and Residential building departments.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

Leetonia (Residential)

Board staff audited the Boards record for YORs and found that the Village of Leetonia has been delinquent in the submission of the required reports for some time. Further inquiry has found that the Village has no certified individuals for the department, and that their ordinances are in direct conflict with the Ohio revised Code. Board staff have reviewed their ordinances and found that a new housing and building code was adopted by the Village in 2019 and that building code enforcement is being conducted under the auspices of zoning enforcement. Elected officials have informed staff that they do not have a building department, but the Village has not notified nor provided legislative documentation to the Board to relinquish their certifications.

Recommendation: Authorize an investigation to confirm the current department status and to verify the Village's intent to retain or relinquish the department residential certification.

Mr. Leach moved and Mr. McCafferty seconded to accept the summary report and staff recommendation included in the Complaint Status Report and authorize an investigation of enforcement activities associated with the Village of Leetonia Residential building department.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

Ms. Foley updated the Board on the education activities.

NEW BUSINESS

NB-1 Draft Certification Rules – Action to Initiate Stakeholder Input Process

Ms. Foley stated that the draft certification rules are now ready to move forward with stakeholder input. Ms. Foley explained that the rules are attempting to address staffing shortage and respond to the findings of the certification study, but also spurred by recent law changes, including

reciprocity bill, occupational licensing agency review, fresh start and military spouse temporary certification laws. The rules propose to implement levels of certifications where individuals can progress through experience and training, beginning at the administrative/permit techs to master code official. Ms. Foley stated that the levels still honor the traditional ways that people can be certified in a specific area and stay at that level if they choose. She stated that the rules also include a new code of ethics and education changes.

Mr. Tyler stated that only a few years ago these changes would not be possible and that this is a transformational change and that he commends the Board and Board staff in taking these steps. Mr. Leach stated that it is important to sometimes take a step back and look at the big picture, and the process of reviewing the certification requirements has done that and resulted in a big change that the Certification Committee is excited about.

Mr. Leach moved and Mr. Miller seconded to direct staff to begin the Common Sense Initiative process by posting the draft certification rule package on the BBS website and requesting stakeholder feedback on the proposed draft rule language.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

NB-2 Action on Amendments Group 101 (2019 RCO Amendments)

Mr. Richards stated that the proposed amendments to the residential code had been heard by JCARR and now Staff is requesting direction to final file the rules with an effective date of March 1, 2024.

Mr. Denk moved and Mr. Samuelson seconded to adopt the proposed amendments to the 2019 Residential Code of Ohio, known as Amendments Group 101, and direct staff to electronically final file the rules with the appropriate agencies for an effective date of March 1, 2024.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

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	0	Mr. Miller	8
Ms. Cromwell	16	Mr. Pavlis	8
Mr. Denk	8	Mr. Samuelson	16
Mr. Galvin	33	Mr. Stanbery	16
Mr. Johnson	0	Mr. Tyler	8
Mr. Leach	16	Ms. Ward	16
Mr. McCafferty	16	Mr. Yankie	8

Mr. McCafferty 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

ADJOURNMENT

Mr. Miller moved and Mr. McCafferty seconded to adjourn. The Board adjourned at 10:50 a.m.

Timothy Galvin, Chairman
Board of Building Standards

Regina Hanshaw, Executive Secretary
Board of Building Standards

File Attachments for Item:

CH-1 Certification Hearing



FEBRUARY 23, 2024

CERTIFICATION HEARING AGENDA

Notice is hereby given that the Board of Building Standards will convene for a certification hearing in accordance with the rules of the Board at 10:00 AM, February 23rd, 2024, at the Board of Building Standards, Training Room 1, 6606 Tussing Road, Reynoldsburg, Ohio 43068

The purpose of the hearing is to hear testimony from anyone wishing to speak to the proposed certification of building departments, local boards of building appeals, and building department personnel.

Cert ID	Name	Certifications Granted
9298	Adams, Kenneth	Building Official Building Inspector
58	Baker, Tracy	Building Plans Examiner
9160	Baldwin, Zachary	Alternative Trainee Plan approved for PI and PPE trainee
4858	Barkas, Jeffrey	Building Inspector
9315	Blankenship, Kevin	Building Inspector Residential Building Official
9306	Carraway, Ross	Fire Alarm System Designer
9311	Davis Jr., Leonard	Residential Building Inspector
4807	Davis, Scott	Residential Building Official Residential Plans Examiner
8713	Duggan, Michael	Electrical Plans Examiner
8569	Ellinger, Cory	NonResidential Industrialized Unit Inspector
9271	Emerson, Jason	Special Hazard System Designer
1850	Erbe, Rick	Residential Building Official
5138	Gill, Brandon	Building Plans Examiner Mechanical Plans Examiner
5592	Gingrich, Peter	NonResidential Industrialized Unit Inspector
9091	Graham, Sean	Building Inspector
5700	Huddleston, Thomas	Plumbing Plans Examiner
9304	Jarvis, Ryan	Automatic Sprinkler System Designer
9295	Kaminski, Erik	Residential Building Official Residential Building Inspector

8969	Lynch, Benjamin	Plumbing Plans Examiner
9305	Majocha, Erik	Fire Alarm System Designer
922	Martin, Charles	Plumbing Inspector Mechanical Inspector Residential Mechanical Inspector
9310	McCutcheon, Jacob	Residential Plans Examiner Trainee
5993	Mines, Parrish	Building Inspector Mechanical Inspector
9294	Moncrease, Darrell	Building Inspector
9285	Olmos, Diego	Automatic Sprinkler System Designer
8663	Pritchard, Robert	Medical Gas Inspector
2184	Santillo, Victor	Building Inspector Residential Building Official
9314	Shane, Heather	Building Inspector Residential Building Official
9312	Spies, Michael	Plumbing Inspector Trainee Plumbing Plans Examiner Trainee Alternative Trainee Plan approved
8835	Steinmann, Eric	Plumbing Plans Examiner
9313	Summers, Shannon	Plumbing Inspector Plumbing Plans Examiner
9293	Troiano, Joseph	Building Inspector Residential Building Official
6320	Walter, David	Electrical Safety Inspector Trainee Alternative Trainee Plan approved
9308	Wharton, Stefanie	Residential Building Inspector Trainee
9309	Wheele, Steven	Plumbing Inspector

*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

Village of Wharton - Modify NonResidential Department certification
Change from subdepartment of Richland County to primary department,
contract with Wyandot County
Exceptions: Plumbing, Med Gas

File Attachments for Item:

CR-1 Certification Committee Report



BOARD OF BUILDING STANDARDS

CERTIFICATION COMMITTEE MEETING REPORT

The Certification Committee met on February 22nd, 2024, at 10:00 AM in the BBS Library, 6606 Tussing Road, with the following members present: Mr. McCafferty, Mr. Barney, Mr. Samuelson, Mr. Stanbery, Mr. Tyler, and Mayor Ward. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the February 23rd Board Packet at Tab CR-1, for the Board’s consideration.

Also present at the meeting were board staff, Megan Foley, and Rob Johnson. Guests Charles Martin and Sean Graham attended in person to discuss their applications, and Brian Roenigk attended virtually to discuss Sean Graham’s application. Charles Huber attended the meeting virtually to observe, and Matt Rohan, territory manager for the Cast Iron Soil Pipe Institute attended in person to learn more about how the Ohio BBS processes work.

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

Table with 3 columns: Cert ID, Name, and Certifications Granted. It lists 15 individuals and their respective certifications, such as Building Official, Building Inspector, and Building Plans Examiner.

5592	Gingrich, Peter	NonResidential Industrialized Unit Inspector
9091	Graham, Sean	Building Inspector
5700	Huddleston, Thomas	Plumbing Plans Examiner
9304	Jarvis, Ryan	Automatic Sprinkler System Designer
9295	Kaminski, Erik	Residential Building Official Residential Building Inspector
8969	Lynch, Benjamin	Plumbing Plans Examiner
9305	Majocho, Erik	Fire Alarm System Designer
922	Martin, Charles	Plumbing Inspector Mechanical Inspector Residential Mechanical Inspector
9310	McCutcheon, Jacob	Residential Plans Examiner Trainee
5993	Mines, Parrish	Building Inspector Mechanical Inspector
9294	Moncrease, Darrell	Building Inspector
9285	Olmos, Diego	Automatic Sprinkler System Designer
8663	Pritchard, Robert	Medical Gas Inspector
2184	Santillo, Victor	Building Inspector Residential Building Official
9314	Shane, Heather	Building Inspector Residential Building Official
9312	Spies, Michael	Plumbing Inspector Trainee Plumbing Plans Examiner Trainee Alternative Trainee Plan approved
8835	Steinmann, Eric	Plumbing Plans Examiner
9313	Summers, Shannon	Plumbing Inspector Plumbing Plans Examiner
9293	Troiano, Joseph	Building Inspector Residential Building Official
6320	Walter, David	Electrical Safety Inspector Trainee Alternative Trainee Plan approved
9308	Wharton, Stefanie	Residential Building Inspector Trainee
9309	Wheelee, Steven	Plumbing Inspector

*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

Village of Wharton - Modify NonResidential Department certification

Change from subdepartment of Richland County to primary department,
contract with Wyandot County
Exceptions: Plumbing, Med Gas

Personnel Certification Applications

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

Benson, John - ESI, RBO
Certification ID: 96
Current Certifications: None
ESIAC Recommendations: Not recommended for ESI exam based on current information.
Committee Recommendation: Recommend request for additional information on all requested certifications.

Mines, Parrish - BI, MI, PI
Certification ID: 5993
Current Certifications: BPE, RBO, RBI
Committee Recommendation: BI, MI approved, recommend PI Trainee if department will sponsor and supervise.

Santos, Miguel - BI
Certification ID: 9292
Current certifications- None
Committee Recommendation: Recommend request for additional information on commercial structural experience for BI, or BI trainee if department will sponsor and supervise, or RBI.

New Business

None this month

Old Business

None this month

File Attachments for Item:

CR-2 Education Committee Report



BOARD OF BUILDING STANDARDS

EDUCATION COMMITTEE MEETING REPORT

The Education Committee met on February 22nd, 2024 at 10:00 AM in the BBS Library, 6606 Tussing Road, with the following members present: Mr. McCafferty, Mr. Stanbery, Mr. Barney, Mr. Samuelson, Mr. Tyler, and Mayor Ward. Board Chairman Timothy Galvin was also present.

Also present at the meeting were board staff, Megan Foley, and Rob Johnson. Charles Huber attended the meeting virtually to observe, and Matt Rohan, territory manager for the Cast Iron Soil Pipe Institute attended in person to discuss CISPI education courses and the course approval process.

The Committee makes the following recommendations, included in the February 23rd, 2024 Board Packet at Tab CR-2, for the Board's consideration.

Courses approved without modification:

2024 Ohio Existing Buildings Code Overview (Columbus)
All certifications (2 hours)

Deck Framing (Columbus)
All certifications (1 hour)

Fire-Rated Assemblies (Columbus)
All certifications (1 hour)

Fire-Rated Penetrations (Columbus)
All certifications (1 hour)

Inspector Skills (Columbus)
All certifications (1 hour)

A Look in Wood Use in All Types of Construction (Hoover Treated Wood Products)
All certifications (4 hours)

2023 NEC (International Brotherhood of Electrical Workers)
All certifications (ten sessions of 3 hours each)

2023 NEC Analysis (IAEI Akron)
All certifications (8 sessions at 2 hours each)

2023 NEC Analysis of Changes (IAEI Central Ohio)
All certifications (10 sessions at 2 hours each)

2023 NEC Significant Changes (Columbus)
All certifications (1 hour)

2024 OPC and OMC and 2021 IFGC Significant Changes (Columbus)
All certifications (2 hours)

2024 OPC Significant Changes (Columbus)
All certifications (4 hours)

Backflow 101 (Columbus)
All certifications (1 hour)

Building Science for Building Officials (Nu Wool)
All certifications (2 hours)

Cellulose Insulation (Nu Wool)
All certifications (2 hours)

Communication, Consistency, and Preparedness Round Table
(Ohio Design Professionals and Code Analysts)
All certifications (6 sessions at 2 hours each)

Concrete Repair Design (Simpson Strong-Tie)
All certifications (2 hours)

Concrete Repair Installation (Simpson Strong-Tie)
All certifications (2 hours)

Copper Pipe Codes and Standards (Columbus)
All certifications (1 hour)

Listing/Labeling Standards (Columbus)
All certifications (2 hours)

Mixing Valves (Columbus)
All certifications (1 hour)

Polyurethane Spray Foam and Foam Plastic Coe Application (Nu Wool)
All certifications (2 hours)

Soft-Story Retrofit (Simpson Strong-Tie)
All certifications (3 hours)

Strengthening with Fiber-Reinforced Polymer (Simpson Strong-Tie)
All certifications (1 hour)

Testing DWV Systems and Plumbing Safety (Columbus)
All certifications (1 hour)

Truss Fundamentals (Simpson Strong-Tie)
All certifications (2 hours)

Wall Bracing for Wind Design with 2018 IRC (Simpson Strong-Tie)
All certifications (1 hour)

Why Is Pipe Sizing Important? (Columbus)
All certifications (2 hours)

Wind Design with the 2018 Wood Frame Construction Manual
(Simpson Strong-Tie)
All certifications (1 hour)

Wood, Steel, and Concrete Deterioration (Simpson Strong-Tie)
All certifications (1 hour)

2024 Ohio Plumbing Code Significant Changes (Ohio Certificate Renewal)
All certifications (Part 1 and Part 2 at 4 hours each)

Fire-Retardant Treated Wood (2-hour version) (Hoover Treated Wood Products)
All certifications (2 hours)

Fire-Retardant Treated Wood (Basic) (Hoover Treated Wood Products)
All certifications (1 hour)

Fire-Retardant Treated Wood Products (3-hour version) (Hoover Treated Wood Products)
All certifications (3 hours)

Heights and Areas and Wood Framing Details (Hoover Treated Wood Products)
All certifications (2 hours)

Ohio Ethics Law: Fifty Years of Safeguarding Government Ethics (Ohio Ethics Commission)
All certifications (1-hour and 2-hour versions)

Old Business:

None this month

New Business:

None this month

File Attachments for Item:

CR-3 Code Committee Report



CODE COMMITTEE RECOMMENDATIONS

The Code Committee met on February 22, 2024 with the following members present: Mr. Denk, Mr. Johnson, Mr. Miller, Mr. Pavlis, Mr. Samuelson, Mr. Stanbery, and Mr. Yankie. Board Chairman, Mr. Galvin, was also present.

The committee report is included in the February 23, 2024 Board Meeting Packet at tab CR-3 for the Board's consideration.

February 22, 2024 Code Committee Meeting

Call to Order

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

Approval of Minutes

Mr. Miller moved to approve the minutes of the Code Committee meeting held on December 14, 2023. Mr. Stanbery seconded. The motion passed unanimously.

Petitions

No items for consideration

Recommendations of the Residential Construction Advisory Committee

City of Union Determination of Conflict

Ms. Hanshaw stated that staff was contacted last year by a builder indicating that the City of Union has an ordinance that prohibits the use of concrete masonry units (CMU), and instead, requires the use of poured concrete. Mr. Robert Johnson, the Board's investigator, subsequently contacted the City's building official, Andrew Switzer, to discuss the purpose of the ordinance. The builder then requested that the Board make a determination of conflict in accordance with the procedure outlined in Revised Code §3781.01. The Residential Construction Advisory Committee (RCAC) met in November of 2023 and voted to make a recommendation to the Board that the City of Union's ordinance is in conflict with the Residential Code of Ohio (RCO) in that it doesn't allow other materials that the RCO allows and that it is not necessary for the health, safety, and welfare of Ohio's citizens. Therefore, it is not recommended that a similar prohibition be added to the RCO. Ms. Hanshaw stated that no action from the Code committee was expected today, but that the City asked for time before the committee to present their position.

Mr. Joseph Moore, Law Director for the City of Union, introduced Mr. John Applegate, City Manager, and Andy Switzer, Residential Building Official for the City. Mr. Moore indicated that the City of Union adopted the ordinance in the best health, safety, and welfare interest of the citizens of Union. The city is a Charter City in Montgomery County with a population

of approximately 7000. He explained that the city is a plat city and that there are no luxury home subdivisions in the city. As a Charter City, they believe that they can decide to use only one of the four acceptable methods in the RCO. Aesthetics is a legitimate government interest. The city planning commission recommended that a poured foundation is preferable and is in the best interest of the city. He believes that the City Council can do what is in the city's best interest.

Mr. Applegate provided the history of why the city's many ordinances were adopted. He indicated that most of the time, ordinances were adopted in response to citizen complaints. For example, they adopted a property maintenance code and presale inspection requirements as a direct result of citizen complaints. Essentially, the city leaders want their residential housing stock to stand the test of time. They are not wanting the RCO changed. They simply want to allow the City of Union to choose what is best for their community.

Mr. Moore mentioned that Dusty Balsbaugh, of Balsbaugh Excavating and Concrete, a local concrete expert and contractor that does a lot of work in the City of Union is quoted as saying that "poured concrete is a better long-term product." Mr. Moore provided copies of the following documents and asked that they be entered into the record: Affidavit of Mr. Balsbaugh, Ordinance No. 1762, and the City Council minutes dated 12/12/2022 documenting when the ordinance was adopted.

Mr. Samuelson asked whether the ordinance applies to only basements or to all foundations.

Mr. Applegate answered that it applies to all foundations. He mentioned that particularly with Ryan Homes, they notice deterioration of block due to deicing around the garage and the porch. He mentioned that they get calls and complaints from residents and that they try to be committed to the community.

Mr. Denk commented that it seems to be the heavy hand of government, but that it is well-intended. He asked whether CMU with bar and grout adequate?

Mr. Switzer answered "apparently not" and indicated that the front porch is the main issue. CMU rots, according to Mr. Switzer. If the porch is replaced, no reinforcement is required based on the small size of the porch.

Mr. Applegate confirmed that block is porous. The joints are weak points. He also emphasized that it is hard to find good block masons these days.

Mr. Pavlis explained that since 2000, they have tried to have a uniform RCO in Ohio. He is concerned that next year you might want only two by sixes. Builders don't want different codes across the state. The OHBA fought for one code throughout the state. He is an expert witness and has seen cracked CMUs as well as cracked poured walls.

Mr. Applegate mentioned that Union had its own code prior to the RCO. It's a blue-collar community and the city council wants to help the residents keep their homes. They want to

choose from the methods allowed in the RCO. They don't care if a builder doesn't want to build in Union.

Mr. Pavlis shared his belief that the owner should be allowed to build what's in the code.

Mr. Applegate confirmed that they are not asking the BBS to change the code. He believes that a Charter Community should be allowed to choose what they want in their community. He stated that they want to keep their community strong and safe.

Mr. Switzer mentioned that rake and soffits are also required in Union. This protects the walls from rotting.

Mr. Pavlis indicated that he admires Mr. Applegate's passion, but that he disagrees with his position.

Mr. Stanbery questioned the problems that they had with Ryan Homes.

Mr. Applegate answered that we made them believers.

Mr. Johnson asked whether they have any retirement homes or apartments in the city and whether they are trying to keep certain people out. Typically the residents of these type of buildings are on a fixed income.

Mr. Applegate indicated that their goal is to have a blend of types of affordable homes. People in the city love it because we listen and care.

Mr. Johnson said that concrete will crack, but still be structurally sound. He shared that his personal feelings don't matter, but that he sees it as overreaching. He struggles having to tell a builder that they have to only build in one way. That makes costs go up. Poor people can't live in that city anymore. Building standards have evolved and we work hard to make sure the codes produce good homes. He worries that we are pricing them out. He can understand their intent but he worries that it will cost too much.

Mr. Applegate agreed with Mr. Johnson and indicated that all builders, except Arcon, have switched to poured concrete. They can work all year with concrete. The builders can't find bricklayers and masons anymore.

Mr. Pavlis suggested to just let it ride out and play itself out. The market will work itself out. He will also be transitioning to poured due to the lack of labor.

Mr. Stanbery suggested adding more property maintenance inspections.

Mr. Pavlis, again, emphasized the need for a uniform code.

Mr. Applegate appreciated the opportunity to present their position.

Ms. Hanshaw asked for clarification of the second sentence in the ordinance which allows for case-by-case application. She mentioned that type of code language is unusual and makes it hard for citizens to know what the city is looking for.

Mr. Switzer indicated that was intended to allow tilt-up concrete and to allow block for existing construction.

Mr. Applegate mentioned that they respond to their residents. When bushes grow into neighbor's yards, they require that the bush owner trim their bushes. It's a team effort. The city works with the residents and respond to complaints.

Mr. Miller asked for the cost difference between poured vs. block.

Mr. Applegate indicated that the cost is weather dependent, but the difference is 25%.

Mr. Pavlis confirmed that the cost is weather dependent, but that he plans for 40-50% more for poured. There is more labor in setting the forms. It's more specialized and many contractors are union workers.

Mr. Miller mentioned that ultimately, this will be a home rule argument. The committee will need to discuss this with home rule in mind.

After a brief break, Mr. Miller discussed the legal concept of home rule with the committee members. He explained that the Ohio constitution Article 18 allows for statutory cities and home rule cities.

Ms. Hanshaw mentioned the language in HB 175 inserted the BBS in the determination of conflict. She mentioned that the Dublin court case was the only case since HB 175 was enacted. She agreed that this is a constitutional issue.

Ms. Hanshaw mentioned that the RCAC specifically asked the city whether there were any unique local conditions that warranted the need for the ordinance. She believes that allowing this type of preference undermines the intent of HB 175.

No action was taken by the committee.

Old Business

No items for consideration

New Business

Public Comment

Mr. Matt Rohan, the Midwest Territory Manager for the Cast Iron Soil Pipe Institute (CISPI), introduced himself and the organization to the Code Committee and wanted the committee to know that he is available to answer any of their questions. The committee and staff asked a few questions about the use, application, and advantages of cast iron pipe vs. PVC pipe.

Proposed Code Change – OBC Section 907.5.2.2.3

Ms. Hanshaw provided the background that prompted a proposed change to the OBC. A new school in southwest Ohio was recently constructed with a required Emergency Voice Alarm Communication System (EVACS). The school administrators subsequently contracted to add an active shooter alarm system that included blue pull stations installed next to the red fire alarm pull stations. The active shooter alarm system was funded through the Ohio School Facilities Commission and was programmed to take precedence over the fire alarm system. The local fire official wrote a letter in support of the installation, but the State Fire Marshal Inspector cited the OFC Section 907.5.2.2.3 which prohibits any other system from taking precedence over the manual alarm signal. The school administrator and the designer of the EVACS system indicated that the NFPA 72 standard referenced from the OBC/OFC provides more design flexibility and that the NFPA standard was used as the basis of the fire/security system design. The building official issued an order that will allow the owner/school administrator to appeal the OBC/OFC requirement and request a variance.

Ms. Ohler presented proposed draft language for consideration to be added to the OBC, and hopefully the OFC, at a future time to allow more flexibility to building owners trying to balance safety and security risks. The language allows other high priority urgent emergency messages to take precedence over a fire alarm message provided that the building is sprinklered, the fire alarm system is addressable, and the proposed system priority levels are established in a building-specific emergency response plan.

Mr. Pavlis moved to table the item until we get input from the State Fire Marshal. Mr. Miller seconded. The motion passed unanimously.

Request that the RCAC reconsider Arc-Fault Circuit Interrupter (AFCI) requirements

Mr. Pavlis moved for the RCAC to re-review the technical feasibility of the AFCI requirements in the Residential Code of Ohio (RCO). He mentioned that the OHBA is getting complaints that dishwashers, microwaves, refrigerators, and vacuum cleaners are causing AFCI devices to trip, resulting in multiple call-backs and electricians replacing the AFCI devices with normal circuit breakers. Mr. Pavlis wonders if NFPA is working with the appliance industry to ensure that the AFCI devices are properly tested before adding the requirement in the National Electrical Code (NEC). Mr. Stanbery seconded. The motion passed unanimously.

Adjourn

Mr. Miller moved to adjourn at 3:35 P.M. Mr. Yankee seconded. The motion passed unanimously.

File Attachments for Item:

RE-1 February Building Department Report

Building Department Support and Oversight

February 2024 Department Visit Status 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, 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:

Perkins Township
Logan Co.
Summit Co.
Lucas Co.
Clinton Co.

Administrative and enforcement activity has remained strong. With the continued upgrading of software/computer systems, more departments are implementing 100% digital submissions. If submitted, paper submissions are scanned for the plan examiners, ensuring documents can be accepted in any format. Some building departments are allowing fire to access to their software for plan review recommendations electronically, saving time in the approval process.

There is a concern regarding the lack of certified inspectors to fill vacant positions. Departments are looking at alternative solutions to address this issue, such as, adjusting pay scales and implementing in house training.

There has been an increase in the reuse of existing buildings, prompting applications for changes of use.

An inquiry was made as to the possibility of adding a plan review class for continuing education purposes as well as other topics of technical chapters from the RCO. Other ideas include the introduction of classes for the builder/contractor industry to learn and understand the requirements for submitting plans that comply with the residential codes.

Officials appreciate the access to the new electronic subscription through ICC, although some of the larger departments would like to see more than one subscription allocated.

Building officials visited express appreciation for the discussions as it allows them to ask questions of Board staff and to establish rapport.