



Board of Building Standards

CONFERENCE MEETING AGENDA

DATE: JUNE 24, 2022
TIME: 10:00 AM
LOCATION: TRAINING RM 1, 6606 TUSSING RD, REYNOLDSBURG, OHIO 43068
[Videoconference Link](#)

Call to Order

Roll Call

Consideration of Minutes

[MIN-1](#) May 13, 2022 Meeting Minutes

Certification Hearing

[CH-1](#) Certification Hearing

Committee Reports

[CR-1](#) Code Committee Report
[CR-2](#) Certification Committee Report
[CR-3](#) Education Committee Report
[CR-4](#) Committee-of-the-Whole - Certification Requirements Review

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

No items for consideration

Building Department Support & Oversight

[RE-1](#) Complaint Summary Report
[RE-2](#) #22-01 Investigation Report - City of Girard

Public Comments

Old Business

New Business

Compensate Board Members for Work Performed at their Regular Rate

Future Meeting Schedule

August 26, 2022 November 18, 2022
September 23, 2022 December 16, 2022
October 21, 2022

Motion to Adjourn

File Attachments for Item:

MIN-1 May 13, 2022 Meeting Minutes

MINUTES
BOARD OF BUILDING STANDARDS
CONFERENCE MEETING & CERTIFICATION HEARING
May 13, 2022

The Board of Building Standards Conference Meeting was called to order at 10:00 a.m., Friday, May 13, 2022 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
Julienne Cromwell, Structural Engineer
Joseph F. Denk, Jr., Mechanical Engineer
Timothy P. Galvin, General Contractor, Chair
Don Leach, Attorney
John Johnson, Construction Materials
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:

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
Mike Regan, IU Plans Examiner
Robert Johnson, Assistant Construction Codes Administrator
Andrew Rowan, Assistant Attorney General

The following visitors were present:

Andrew Dickerson - Virtual
John Johnson, Tacoma Energy
Kris Klaus, OHBA
Pat Galvin

CONSIDERATION OF THE MINUTES

Mr. Stanbery moved and Mr. Leach seconded to approve the minutes of both the March 25, 2022 and April 26, 2022 Meetings.

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 Code Committee Report

Mr. Denk gave the committee's report included in the Board's Meeting packet at Tab CR-1:

The Code Committee met on May 12, 2022 with the following members present: Mr. Denk, Ms. Cromwell (via MS Teams), Mr. Johnson, Mr. Miller, Mr. Pavlis, Mr. Samuelson, Mr. Stanbery, Mr. Tyler, and Mr. Yankie. Board Chairman, Tim Galvin, was also present.

The committee report is included in the May 13, 2022 Board Meeting Packet at tab CR-1 for the Board's consideration.

May 12, 2022 Code Committee Meeting

Call to Order

The meeting was called to order by Mr. Denk at 1:07 P.M.

Approval of Minutes

Mr. Miller made the motion to approve the minutes of the Code Committee meeting held on March 24, 2022. Mr. Stanbery 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

Commercial Energy Code Review

Mr. Yankie reported that Mr. Setzekorn and Mr. Pavlis did not have the opportunity to coordinate the size of the pre-engineered metal building intended to be modeled. Mr. Setzekorn will present the results of his modeling at a future committee meeting.

The committee continued their discussions of the commercial energy codes, shared their concerns with specific provisions, and reviewed the current OBC Chapter 13 format. Mr. Johnson suggested starting with the 2019 and then adding any desired Ohio-izations. Mr. Pavlis moved that the committee accept the 2019 ASHRAE 90.1 and the 2021 IECC as the basis for the next commercial energy code adoption and further review and evaluate for any Ohio changes. Mr. Johnson seconded the motion. The committee members agreed to familiarize themselves with Chapters 4 and 5 of the 2019 ASHRAE 90.1 and be prepared to share any concerns at the June committee meeting. The motion passed unanimously.

New Business

No items for consideration

Adjourn

Mr. Johnson made the motion to adjourn at 3:05 P.M. Mr. Stanbery seconded the motion. The motion passed unanimously.

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

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

CR-2 Certification Committee Report

Mr. Leach gave the committee's report included in the Board's Meeting packet at Tab CR-2:

The Certification Committee met in person on May 12th, 2022, at Training Room 3, 6606 Tussing Road at 10:00 AM, with the following members present: Mr. Leach, Mr. Stanbery, Mr. Samuelson, Mr. Tyler, and Mr. Warner, and Mr. McCafferty and Ms. Cromwell attending by videoconference. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the May 13th, 2022 Board Packet at Tab CR-2, for the Board's consideration.

Also present at the meeting were BBS Staff, Regina Hanshaw, Megan Foley, and Rob Johnson. 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
8824	Allan, Andrew	Residential Building Inspector
5855	Arnett, Brad	Residential Plans Examiner Residential Building Inspector Residential Mechanical Inspector
8709	Burns, James	Residential Building Official
8809	Cain, Michael	Building Inspector
208	Campion, Randy	Building Official
8833	Carney, Matthew	Residential Building Official Residential Plans Examiner
6115	Clark, Sean	Electrical Plans Examiner Residential Building Official
8769	Corbin, Patrick	Residential Building Inspector
5441	Dawson, Dan	Building Inspector
8804	Dixon, Brian	Plumbing Inspector
8759	Francis, R. Brandon	Electrical Safety Inspector Trainee
510	Garcia, Denis	Building Official Fire Protection Plans Examiner
4802	Harpster, Amy	NonResidential Industrial Unit Inspector
8831	Harris, Jermaine	Residential Building Inspector
6335	Hughes, Steven	Residential Building Official Residential Plans Examiner
8838	Ison, Nicholas	Plumbing Inspector Plumbing Plans Examiner
8580	Johnson, Dusty	Residential Building Inspector
8811	Karrer, Brandon	Automatic Sprinkler System Designer
8810	Kizer, Joshua	Electrical Safety Inspector* Electrical Plans Examiner
8812	Matthews, Jason	Building Inspector Residential Building Official
8832	McSorley, Michael	Building Inspector
5803	Mueller, Jason	Building Inspector
8803	Norris, Jeffrey	Plumbing Inspector
8814	Nova, Andrei	Residential Building Inspector
8821	Nowlin, Brian	Residential Building Inspector Residential Mechanical Inspector
8829	Oberdier, Andrew	Fire Alarm System Designer Special Hazards System Designer
5361	Palladino, Nicholas	Master Plans Examiner
8738	Pfeffer, Travis	Building Inspector
8825	Quijada, Bryan	Residential Plans Examiner Trainee
8562	Roesch, Connor	Residential Building Official Residential Plans Examiner
8837	Shaffer, Tony	Building Inspector Residential Building Inspector
8820	Smith Sr., Eddie	Fire Protection Inspector Fire Protection Plans Examiner
8835	Steinmann, Eric	Plumbing Inspector

8817	Teets, Daniel	Plumbing Inspector Plumbing Plans Examiner
8830	Thompson Jr., Michael	Fire Protection Inspector
8836	Trinh, Brian	Residential Plans Examiner Trainee
8819	Troutman, Shawn	Residential Building Official
8815	Van Bockel, Glenn	Residential Industrial Unit Inspector
8827	Werner, Michael	Building Inspector Residential Building Inspector
8823	Wren Jr., Aaron	Plumbing Inspector Plumbing Plans Examiner
8801	Zinn Sr., Randall	Electrical Safety Inspector* Plumbing 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, Manufactured Homes Inspection Agency/Inspectors

Adams, Greg - MH Inspector

Committee Recommendation: Recommend approval

Village of Pomeroy - Commercial SubDepartment

Primary Department - Washington County

Exceptions: Plumbing, Med Gas

All documents submitted.

Personnel Certification Applications

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

Abernethy, Iain - BI

Certification ID: 8834

Current Certification- none

Committee recommendation: Recommend request for additional information on structural experience, applicant is invited to attend June 23 Certification Committee Meeting in person or by videoconference to discuss experience.

Arnett, Brad - BI

Certification ID: 5855

Current Certifications- ESI

Committee Recommendation: Recommend request for additional information on structural experience.

Bailey, Alton RBI, RMI, RIUI

Certification ID: 8813

Current Certifications- none

Committee Recommendation: Recommend request for additional information on trades experience.

Clark, Sean - BI, RBO, EPE

Certification ID: 6115

Current Certifications: ESI

Committee Recommendation: Recommend request for additional information on structural experience.

Joyce, Brian RBI

Certification ID: 8807

Current Certifications- none

Committee Recommendation: Recommend request for additional information on trades experience.

Schneider, Tina - RBI

Certification ID: 8802

Current Certifications- none

Committee Recommendation: Recommend request for additional information on trades experience.

Smith Sr., Eddie - BI

Certification ID: 8820

Current Certifications- none

Committee Recommendation: Recommend request for additional information on structural experience.

Thompson Jr., Michael - BI

Certification ID: 8830

Current Certifications: none

Committee Recommendation: Recommend request for additional information on structural experience.

Old Business

None this month

New Business

Complaint Summaries reviewed with committee: All members voted to approve staff recommendations on Complaints A and C.

Mr. Tyler recused himself from consideration of Complaint B, and all members other than Mr. Tyler voted to approve staff recommendations on Complaint B.

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

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

CR-3 Education Committee Report

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

The Education Committee met in person on May 12th, 2022, at Training Room 3, 6606 Tussing Road at 10:00 AM, with the following members present: Mr. Stanbery, Mr. Samuelson, Mr. Tyler, and Mr. Warner, and Mr. McCafferty and Ms. Cromwell attending by videoconference. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the May 13th, 2022 Board Packet at Tab CR-3, for the Board's consideration.

Also present at the meeting were BBS Staff, Regina Hanshaw and Megan Foley.

Course Applications Approvals, Denials, and Conditions as Noted.

Chapter 34 Alternative Compliance (City of Columbus)

All certifications except ESI (3 hours)

Committee Recommendation: Approve course for all certifications including ESI

Continuous Load Path Connections for Wood-Framed Structures - review

(Simpson Strong-Tie)

BO, MPE, BPE, BI, NRIUI, RBO, RPE, RBI, RIUI (5 hours)

Committee Recommendation: Approve course for requested certifications and hours.

Continuous Load Path Connections for Wood-Framed Structures (2-hour version) (Simpson Strong-Tie)

BO, MPE, BI, RBO, RPE, RBI (2 hours)

Committee Recommendation: Approve course for requested certifications and hours.

Continuous Load Path Connections for Wood-Framed Structures (3-hour version) (Simpson Strong-Tie)

BO, MPE, BI, RBO, RPE, RBI (3 hours)

Committee Recommendation: Approve course for requested certifications and hours.

Grounding and Bonding, 2020 NEC (Dayton Area Electrical JATC)

EPE, ESI, RBO, RPE (two 6-hour sessions)

Committee Recommendation: Approve course, include BO and MPE certification, with standard 2020 NEC disclaimer.

Legal Aspects of Code Administration (International Code Council)

All certifications except ESI (6 hours)

Committee Recommendation: Approve course for all certifications.

Adhered Masonry Veneer Systems (International Masonry Institute)

BO, BI, RBO, RBI (1 hour Webinar)

Committee Recommendation: Approve, include MPE, BPE, RPE

EC-2 Lessons Learned in the Masonry Field (International Masonry Institute)

BO, BI, RBO (1 hour Webinar)

Committee Recommendation: Approve, include MPE, BPE, RPE, RBI

EC-3 Masonry Codes and Standards (International Masonry Institute)

BO, RBO (1 hour Webinar)

Committee Recommendation: Approve, include MPE, BPE, RPE, BI, RBI

EC-4 What Non-Engineers Need to Know About Structural Masonry (International Masonry Institute)

BO, BI, RBO, RBI (1 hour Webinar)

Committee Recommendation: Approve, include MPE, BPE, RPE

Old Business

New Business

Mr. McCafferty moved and Mr. Johnson 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

Ms. Hanshaw stated that she was still working on the draft scope of work for proposed study on certification requirements and will have it ready for review by the next meeting. Chairman Galvin stated that he thought the Board had good discussion at its special meeting and looked forward to working on changes. No action was taken.

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 Complaint Summary Report

Mr. Robert Johnson present the complaint summary report included in the Board's meeting packet at Tab RE-1:

Englewood Building Department

On April 29, 2022, a complaint was received from Mark Herres, of Englewood Ohio indicating that a neighbor had constructed a home addition not meeting the requirements of the Ohio building codes and may pose a safety hazard to neighboring properties. The concern was the approval of an accessory pole building as a garage addition. Englewood building official Mike Siehl provided that the project was reviewed and approved for use including approval by the Englewood zoning and planning commissions. Mr. Herres is requesting the Board to condemn the building on the basis that the building plans prepared by an engineer were not applied correctly for use. It appears that objections by the complainant are based on aesthetic concern and potential future changes to the addition. Board staff requested Mr. Siehl to remind the homeowner that subsequent approvals would be required for any alterations in the future. The owner provided to Englewood staff that he intends to change the siding to match the lap siding of the house to quell objections of the neighbors. Recommendation: Dismiss complaint.

Mr. Leach moved and Mr. Samuelson seconded to accept the summary report and staff recommendations included in the Complaint Status Report and dismiss the complaint with no further action as no violation of the Board's rules has been identified.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

Kevin Moran, RBO, City of Powell

On April 21, 2022, a complaint was received from Todd Seeds, Contractor, indicating that Mr. Moran had not been responsive in returning calls related to his project approval request. According to Mr. Moran, Mr. Seeds, an active builder in Powell, was frustrated due to a 28-day plan review. Mr. Moran indicated they are experiencing very high commercial and residential project volume and that Powell is running 2-3 weeks with review times. They take all projects in the order they are received. Mr. Seeds was issued a correction letter from the City and responded quickly within two days of issuance. The approved was issued within a couple days of that response. Mr. Moran indicated Mr. Seeds objected to the correction items due to not being required to do so in other jurisdictions. The project scope for his residential project included a basement egress window. Documents were not compliant due to insufficient information. Mr. Moran also indicated he was on leave when Mr. seeds left two messages. Upon return, Mr. Moran contacted Mr. Seeds immediately to address his concerns and an approval was issued within 2 days of receiving the revised documents. Recommendation: Dismiss complaint. A Department audit is to be conducted on May 17, 2022.

Mr. Leach moved and Mr. Warner seconded to accept the summary report and staff recommendations included in the Complaint Status Report and dismiss the complaint with no further action as no violation of the Board's rules has been identified. The City of Powell has requested a voluntary Department audit scheduled to be conducted on May 17, 2022.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously with Mr. Tyler abstaining.

Girard Building Department, Doug Kearns, BO

On March 7, 2022, a complaint was received from Rich Rodomsky, owner, indicating that the Girard residential building department has revoked his building permit and is being prosecuted. He claims that his approval was only valid for 6 months and was revoked even while he was performing work on the building. He claims that the permit expiration conflicts with the Boards rules for approvals. He also indicated that he was unaware that Mr. Kearns was the building official and that his documentation for the permit is signed by the mayor and another individual not certified to do so. Board staff contacted Mr. Kearns who indicated he was not aware of the permitted project. It appears that the City is determining who is required to secure approvals and when to involve the building official in the process. Mr. Kearns is under contract by the City. Records requested by the building official at the request of Board staff have not been fulfilled. Mr. Kearns indicated that the city has not provided records, but he has discussed the matters with Girard Law Director Brian Kren who has sent a letter to the Mayor and Service Director in response to their inquiry on State requirements for code enforcement protocols.

Recommendation: Authorize Investigation. Recommend BBS staff to work with Mr. Kearns and the City through to investigate if violations to the Boards rules have occurred within the political subdivision and the building department.

Mr. Leach moved and Mr. Johnson seconded to accept the summary report and staff recommendations included in the Complaint Status Report and to authorize an investigation of the processes of the building department.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

RE-2 Building Department Personnel Recognition – Terry Welker

Mr. Welker was not able to attend the meeting, so the item remained table.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

No items for consideration.

NEW BUSINESS

No items for consideration.

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	24
Ms. Cromwell	24	Mr. Pavlis	24
Mr. Denk	24	Mr. Samuelson	24
Mr. Galvin	43	Mr. Stanbery	24
Mr. Johnson	16	Mr. Tyler	24
Mr. Leach	24	Mr. Warner	24
Mr. McCafferty	24	Mr. Yankie	16

Mr. Warner 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

June 24, 2022	October 21, 2022
August 26, 2022	November 18, 2022
September 23, 2022	December 16, 2022

ADJOURNMENT

Mr. Miller moved and Mr. Johnson seconded to adjourn. The Board adjourned at 10:30 p.m.

Timothy Galvin, Chairman
Board of Building Standards

Regina Hanshaw, Executive Secretary
Board of Building Standards

File Attachments for Item:

CH-1 Certification Hearing



JUNE 24, 2022
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, June 24th, 2022 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.

Certification ID:	Name	Certification Granted
8834	Abernethy, Iain	Building Inspector
8856	Anglin, Jerry	Fire Alarm Systems Designer
5855	Arnett, Brad	Building Inspector, Residential Building Inspector
5783	Ashley, Alan	Building Plans Examiner
8813	Bailey, Alton	Residential Building Inspector Residential Mechanical Inspector, Residential Industrialized Unit Inspector
8850	Bajaj, Rahul	NonResidential Industrial Unit Inspector
8843	Baum, Travis	Building Inspector
8862	Bibighaus, Richard	Fire Protection Inspector Fire Protection Plans Examiner
	Bost, Clarissa	Residential Building Inspector
8868	Climer Jr., Carl	Electrical Safety Inspector*
	Craig, John	Building Inspector, Residential Building Inspector
1961	Cushman, Jeanne	Residential Building Inspector
8852	DeLong, William	Residential Building Inspector Trainee
6008	Ditto, Douglas	Building Official
	Felty, Mark	Electrical Safety Inspector*, **
8849	Froelich, Michael	Fire Protection Inspector
6378	Gladwell, Michael	Residential Building Official
8860	Hall Jr., Everett	Fire Protection Inspector Fire Protection Plans Examiner
4697	Harden, Alfred	Fire Protection Inspector
8855	Hare, Aaron	Residential Building Inspector



BOARD OF BUILDING STANDARDS

4717	Hughes, Brandon	Building Official
8841	Jimenez, Gerardo	NonResidential Industrial Unit Inspector Residential Industrial Unit Inspector
	Jones, Andrew	Electrical Safety Inspector*
8807	Joyce, Brian	Residential Building Inspector Trainee
5759	Lawwell, Michael	Building Plans Examiner
5686	Lenahan, Joe	Residential Building Official Residential Plans Examiner
8854	Lewis, Justin	Electrical Safety Inspector* Residential Building Official
8846	Mattos, Joshua	Residential Industrial Unit Inspector
8858	McClurg, Sierra	Plumbing Inspector**
8795	Mercer, Nathaniel	Building Inspector, Residential Building Official
	Miller, Lorren	Plumbing Inspector, Plumbing Plans Examiner
5993	Mines, Parrish	Residential Building Official, Building Plans Examiner**
8870	Mueller, Scott	Building Inspector, Electrical Safety Inspector*
2101	Nussbaum, Mark	Residential Building Official
8864	Paige, Derek	Fire Protection Inspector Fire Protection Plans Examiner
8762	Palmer, Kimberly	Alternative Trainee Plan Approved
6157	Pastorius, Jason	Residential Plans Examiner
8521	Rakoczy Jr., Joseph	Building Official
8859	Roncone, Edoardo	Electrical Safety Inspector* Electrical Plans Examiner Residential Building Official Residential Building Inspector
8867	Sparks, Courtney	Fire Alarm Systems Designer
8847	Spiece, Anthony	Fire Alarm Systems Designer
8869	Velazquez Jr., Milton	Plumbing Inspector
8840	Voynick, Shawn	Fire Alarm Systems Designer
1613	Welsh, Stephen	Residential Building Inspector
8853	Wilmot, Timothy	Building Official Building
8861	Winkhart, Scott	Fire Protection Inspector Fire Protection Plans Examiner
8848	Zippay, Daniel	Electrical Safety Inspector*



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

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

File Attachments for Item:

CR-1 Code Committee Report



Board of Building Standards

CODE COMMITTEE RECOMMENDATIONS

The Code Committee met on June 23, 2022 with the following members present: Mr. Denk, Ms. Cromwell, Mr. Johnson, Mr. Miller, Mr. Pavlis, Mr. Samuelson, Mr. Stanbery, Mr. Tyler, and Mr. Yankie. Board Chairman, Tim Galvin, was also present.

The committee report is included in the June 24, 2022 Board Meeting Packet at tab CR-1 for the Board's consideration.

June 23, 2022 Code Committee Meeting

Call to Order

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

Approval of Minutes

Mr. Stanbery made the motion to approve the minutes of the Code Committee meeting held on May 12, 2022. Mr. Miller seconded the motion. The motion passed unanimously.

Petitions

Petition #22-02 from Larry Cormack, Jr. of the City of Columbus was introduced to the committee. The OPC petition proposes to prohibit dead ends in plumbing systems. Staff will work with the petitioner to clarify the details of his proposal. No action was taken.

Recommendations of the Residential Construction Advisory Committee

No items for consideration

Old Business

2020 NEC Proposed TIAs

Staff alerted the committee of two proposed TIAs that could impact the rule language decided upon by the BBS for the adoption of the 2020 edition of NFPA 70: TIA 1653 which proposes to expand the GFCI exemption to all HVAC equipment and extend it through September of 2026; and TIA 1656 which proposes to extend the GFCI exemption only for HVAC equipment employing power conversion equipment through September of 2026. The NFPA Standards Council is expected to make a decision on the proposed TIAs in early August. Tim McClintock attended virtually to answer any questions that the committee may have had. Staff will keep the committee informed.

Commercial Energy Code Review

Matt Setzekorn presented the energy modeling work that he performed for the committee. Overall, he confirmed that for most buildings there is a 20% energy savings moving from the 2010 ASHRAE 90.1 to the 2019 edition. Mr. Pavlis had worked with Mr. Setzekorn by providing a sample metal building to model and cost estimates for metal building insulation. Mr. Pavlis was informed that for metal buildings, the big hit occurred in the ASHRAE 90.1-2013 edition. After that edition, there were very few changes to metal building insulation values. Mr. Setzekorn will model an enclosed parking garage, as requested by Ms. Cromwell, and forward those results with the summary presented today.

Mr. Aaron Dearth and Mike Halapy attended the meeting online and shared concerns about the design and cost impact that newer energy code insulation requirements have on Groups F and S metal buildings.

OBC Draft rule Review (Ch 3 and 4)

Staff reminded the committee of the reasons for the new rule format and presented the draft proposed rules for the OBC Chapters 3 and 4. Staff explained that there is still much coordination work to do and recommended committee action only after all chapters have been presented. No action was taken.

New Business

No items for consideration

Adjourn

Mr. Johnson made the motion to adjourn at 3:46 P.M. Mr. Miller seconded the motion. The motion passed unanimously.

File Attachments for Item:

CR-2 Certification Committee Report



Board of Building Standards

CERTIFICATION COMMITTEE MEETING REPORT

The Certification Committee met in person on June 23rd, 2022, at Training Room 3, 6606 Tussing Road at 10:00 AM, with the following members present: Mr. Leach, Mr. McCafferty, Ms. Cromwell, Mr. Stanbery, Mr. Samuelson, and Mr. Warner. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the June 24th, 2022 Board Packet at Tab CR-2, for the Board’s consideration.

Also present at the meeting were guests Jason Baughman, Iain Abernethy, Scott Mueller, Amit Ghosh, James Richardson, Colin Johnson, Parrish Mines, Edoardo Roncone, Duane Matlack, Jacinda Cheatham, and BBS Staff, Megan Foley, Amy Jones, and Rob Johnson.

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

Certification ID:	Name	Certification Granted
8834	Abernethy, Iain	Building Inspector
8856	Anglin, Jerry	Fire Alarm Systems Designer
5855	Arnett, Brad	Building Inspector Residential Building Inspector
5783	Ashley, Alan	Building Plans Examiner
8813	Bailey, Alton	Residential Building Inspector Residential Mechanical Inspector Residential Industrialized Unit Inspector
8850	Bajaj, Rahul	NonResidential Industrial Unit Inspector
8843	Baum, Travis	Building Inspector
8862	Bibighaus, Richard	Fire Protection Inspector Fire Protection Plans Examiner
	Bost, Clarissa	Residential Building Inspector
8868	Climer Jr., Carl	Electrical Safety Inspector*
	Craig, John	Building Inspector Residential Building Inspector
1961	Cushman, Jeanne	Residential Building Inspector
8852	DeLong, William	Residential Building Inspector Trainee
6008	Ditto, Douglas	Building Official
	Felty, Mark	Electrical Safety Inspector*, **
8849	Froelich, Michael	Fire Protection Inspector

Timothy Galvin, Chairman

Ohio Board of Building Standards
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6378	Gladwell, Michael	Residential Building Official
8860	Hall Jr., Everett	Fire Protection Inspector Fire Protection Plans Examiner
4697	Harden, Alfred	Fire Protection Inspector
8855	Hare, Aaron	Residential Building Inspector
4717	Hughes, Brandon	Building Official
8841	Jimenez, Gerardo	NonResidential Industrial Unit Inspector Residential Industrial Unit Inspector
	Jones, Andrew	Electrical Safety Inspector*
8807	Joyce, Brian	Residential Building Inspector Trainee
5759	Lawwell, Michael	Building Plans Examiner
5686	Lenahan, Joe	Residential Building Official Residential Plans Examiner
8854	Lewis, Justin	Electrical Safety Inspector* Residential Building Official
8846	Mattos, Joshua	Residential Industrial Unit Inspector
8858	McClurg, Sierra	Plumbing Inspector**
8795	Mercer, Nathaniel	Building Inspector Residential Building Official
	Miller, Lorren	Plumbing Inspector Plumbing Plans Examiner
5993	Mines, Parrish	Residential Building Official Building Plans Examiner**
8870	Mueller, Scott	Building Inspector Electrical Safety Inspector*
2101	Nussbaum, Mark	Residential Building Official
8864	Paige, Derek	Fire Protection Inspector Fire Protection Plans Examiner
8762	Palmer, Kimberly	Alternative Trainee Plan Approved
6157	Pastorius, Jason	Residential Plans Examiner
8521	Rakoczy Jr., Joseph	Building Official
8859	Roncone, Edoardo	Electrical Safety Inspector* Electrical Plans Examiner Residential Building Official Residential Building Inspector
8867	Sparks, Courtney	Fire Alarm Systems Designer
8847	Spiece, Anthony	Fire Alarm Systems Designer
8869	Velazquez Jr., Milton	Plumbing Inspector
8840	Voynick, Shawn	Fire Alarm Systems Designer
1613	Welsh, Stephen	Residential Building Inspector
8853	Wilmot, Timothy	Building Official Building

Timothy Galvin, Chairman

Ohio Board of Building Standards
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com.ohio.gov/dico/bbs

8861	Winkhart, Scott	Fire Protection Inspector Fire Protection Plans Examiner
8848	Zippay, Daniel	Electrical Safety 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, Manufactured Homes Inspection Agency/Inspectors

None this month

Personnel Certification Applications

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

Baum, Travis - ESI

Cert ID: 8843

Current Certifications: None

ESIAC and Certification Committee Recommendations: Recommend request for additional information on electrical experience, and an indication on Section 6 of the application as to which qualification applicant meets.

Caruso, Allesio - BO

Cert ID: 221

Current Certifications: BI, RBO

Committee Recommendation: Recommend request for additional information on experience meeting requirements of Building Official certification.

Crawn, Andrew - FPI, FPPE

Cert ID: 8863

Current Certifications: None, FSI, no date given

Committee Recommendation: Recommend approval pending demonstration of 5+ years Fire Safety Inspector Certification.

Dimit, Jason - FPI, FPPE

Cert ID: 8865

Current Certifications: None, FSI since 2021.

Committee Recommendation: Recommend approval pending demonstration of 5+ years Fire Safety Inspector Certification, or 5+ years fire protection system installation experience.

Timothy Galvin, Chairman

Ohio Board of Building Standards
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Reynoldsburg, OH 43068-9009

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Felty, Mark – ESI*, **

Certification ID:

Current certifications- none

ESIAC Recommendation: Recommend approval

Committee Recommendation: Recommend approval upon receipt of application and fees

Henderson, Steven - FPI, FPPE

Cert ID: 8866

Current Certifications: None, did not include information on FSI certification

Committee Recommendation: Recommend approval pending demonstration of 5+ years Fire Safety Inspector Certification.

Jones, Andrew - FPI

Cert ID:

Current Certifications: None

Committee Recommendation: Recommend request for additional information on fire protection systems installation experience, including State Fire Marshal installation certification if applicable.

Lewis, Justin - BO

Certification ID: 8854

Current certifications: none

Committee recommendation: Recommend request for additional information demonstrating experience required for Building Official.

McClurg, Sierra - PI

Cert ID: 8858

Current Certifications: None

Committee Recommendation: Recommend interim PI be approved conditioned upon City of Columbus Training Program, as presented by Amit Ghosh and James Richardson, being completed prior to application for full certification.

Mines, Parrish - RBO, RPE

Cert ID: 5993

Current Certifications: RBI, RMI

Committee Recommendation: Recommend that RPE application be withdrawn, Building Plans Examiner application be substituted and approved upon receipt of application.

Palmer, Kimberly - RBI Trainee Alternative Trainee Plan

Cert ID: 8762

Current Certifications: None

Committee Recommendation: Recommend approval of Alternative Trainee Plan.

Timothy Galvin, Chairman

Smith Sr., Eddie - BI additional information

Certification ID: 8820

Current Certifications: FPI, FPPE

Committee Recommendations: Recommend request for additional information with detailed explanation of 5 years structural construction experience: applicant may wish to attend August 25, 2022 Certification Committee Meeting to discuss experience.

Welsh, Stephen - BI

Cert ID: 1613

Current Certifications: FPI since 2008

Committee Recommendation: Recommend request for additional information on structural experience, building department experience.

Young, Trenden - ESI

Cert ID:

Current Certifications: None

Committee Recommendation: Recommend request for additional information on electrical experience, review by ESIAC.

Old Business

OB-1 Investigation Summary Report - Girard

Committee Recommendation: Recommend adoption of staff report

OB-2 Permit Tech Certification Discussion

OBOA Permit Tech Working Group attending to discuss revisions to Permit Tech certification requirements, next steps.

Committee Recommendation: Recommend adoption of recommended certification requirements.

New Business

NB-1 Plumbing Inspector Trainee within health department/district

Under the prior certification of plumbing inspectors under DIC, trainee certification did not exist, and was therefore not available as a pathway for health department and health district personnel. Since the certifications have been consolidated under the BBS certification program, are health departments and districts now able to sponsor and supervise plumbing inspector trainees?

Committee Recommendation: Falls within BBS certification rules on trainees, recommend approval.

NB-2 Complaint Summary Report

Committee Recommendation: Recommend adoption of staff report.

Timothy Galvin, Chairman

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File Attachments for Item:

CR-3 Education Committee Report



Board of Building Standards
EDUCATION COMMITTEE MEETING REPORT

The Education Committee met in person on June 23rd, 2022, at Training Room 3, 6606 Tussing Road at 10:00 AM, with the following members present: Mr. McCafferty, Mr. Stanbery, Ms. Cromwell, Mr. Samuelson, and Mr. Warner. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the June 24th, 2022 Board Packet at Tab CR-3, for the Board's consideration.

Also present at the meeting were BBS Staff, Megan Foley.

Course Applications Approvals, Denials, and Conditions as Noted.

101 Essential NEC 2020 Rules (Electrical League of Ohio)

ESI, BO, MPE, EPE, BI, RBO, RBI (4 hours)

Committee Recommendation: Recommend approval with inclusion of RPE, NRIUI, RIUI

ERCES Bi-Directional Amplifier Systems (Radio Solutions)

BO, MPE, BPE, BI, FPI, RPE (1.5 hours)

Committee Recommendation: Recommend approval, include FPPE, RBO, RBI

How to E-Learn and Study Skills (Building and Fire Code Academy)

All certifications (6 hours)

Committee Recommendation: Recommend approval

Water-Based Fire Protection Inspection Process (Fire Code Academy)

BO, MPE, BPE, PPE, FPPE, BI, FPI, NRIUI, RBO, RBI, RIUI (3 hours)

Committee Recommendation: Recommend approval, include PI, RPE

What Is It? Classifying Use and Occupancy (2- and 4- hour versions) (David Molnar)

All certifications (2-hour and 4-hour versions)

Committee Recommendation: Recommend approval

What Is It? Classifying Use and Occupancy (3-hour version) (David Molnar)

All certifications (3 hours)

Committee Recommendation: Recommend approval

Atrium Design, Vertical Space Design, and Wide Span Opening Protectives (McKeon Door)

BO, MPE, BPE, BI, FPI, NRIUI (3 hours)

Committee Recommendation: Recommend approval upon submission of Ohioization of course materials, as approved by BBS technical staff.

Substantial Damage Determinations (OBOA/Decker)

4 hours, all certifications.

Tabled to August meeting for slide submission.

Approved without condition:

Cincinnati Framing Checklist (Building and Fire Code Academy)
RBO, RPE, RBI, BI (6 hours in two 3-hour sessions)

Raceway Fill and Correction (Ohio Certificate Renewal)
All certifications except PPE, MechPE, and PI (4 hours)

2020 NEC Changes and Updates Article 230 through Chapter 4 (Labriola)
All certifications except plumbing and NRIUI (8 hours)

2020 NEC Changes and Updates Article 90 through Chapter 8 (Labriola)
All commercial certifications except plumbing; RBO, RPE, RIUI (24 hours)

2020 NEC Changes and Updates Articles 210.8(B) - 220 (Labriola)
All certifications except plumbing (4 hours)

2020 NEC Changes and Updates Articles 230-250 (Labriola)
All certifications except plumbing (4 hours)

2020 NEC Changes and Updates Articles 90 through 210.8(a) (Labriola)
All certifications except plumbing (4 hours)

2020 NEC Changes and Updates Articles 90-220 (Labriola)
All certifications except NRIUI and plumbing (8 hours)

2020 NEC Changes and Updates Chapter 5 (Labriola)
All certifications except plumbing (4 hours)

2020 NEC Changes and Updates Chapters 3 and 4 (Labriola)
All certifications except plumbing (4 hours)

2020 NEC Changes and Updates Chapters 5-8 (Labriola)
All certifications except NRIUI and plumbing (8 hours)

2020 NEC Changes and Updates Chapters 6, 7, and 8 (Labriola)
All certifications except plumbing (4 hours)

Analysis of Changes: 2020 NEC (International Code Council)
All certifications (8 hours)

Old Business

New Business

Changes to BBS Education Classification system
Committee Recommendation: Table to August meeting.

File Attachments for Item:

CR-4 Committee-of-the-Whole - Certification Requirements Review

REQUEST FOR PROPOSALS

DATE ISSUED: July 15, 2022

The Ohio Department of Commerce, on behalf of the Ohio Board of Building Standards, is requesting proposals for:

Professional services to conduct a study of the profession of building code enforcement in Ohio and nationally to identify trends and best practices in code enforcement and fees of building departments and in compensation and qualifications for building department personnel

I. PURPOSE

On March 25, 2022, the Board of Building Standards (Board) initiated an effort to address certified local building departments' ability to recruit qualified personnel and to provide code enforcement and administration services to their communities in a competent and timely manner. The Board received input on proposed changes to certification and code administration rules, training programs, promotion of shared services and regional intergovernmental cooperation, recognition of 3rd party and/or expanded special inspection programs administered by certified building departments and best practices from jurisdictions from around the country. Following review of input received the Board determined it needed to conduct a more extensive analysis of the building code enforcement profession in Ohio and nationally to inform its review of Ohio's current building department regulatory structure. The objective of this study is to provide the Board with an independent report that provides information and data related to changing trends in the code enforcement industry in Ohio and nationally and their effects on the code enforcement profession, specifically, the necessary knowledge, skills and abilities needed, compensation and resulting fees.

This Request for Proposals (RFP) provides details on what is required to submit a proposal and what will be required of the Offeror in the performing work. If an acceptable offer is made in response to this RFP, the Department of Commerce (Department) may enter into a contract on behalf of the Board to have the selected Offeror perform the services specified in Section 3 of this RFP. If no offer is acceptable in response to this RFP, the Department will not enter into any contract with the responders, and may pursue other alternatives.

II. BACKGROUND

The Board is created pursuant to Revised Code 3781.07 and is comprised of 15 members appointed by the Governor and represents various aspects of the construction industry, including commercial and residential contractors, architects, engineers, construction materials, industrialized units and labor. The Board formulates and adopts administrative rules governing the construction and alteration of buildings which are then compiled into the Ohio Building, Mechanical, and Plumbing Codes, and the Residential Code of Ohio. The rules are based on the International Building, Mechanical, Plumbing and Residential Codes developed and published by the International Code Council. The Board certifies county, township and municipal building departments and their personnel to enforce these codes.

History of Certification Requirements

Prior to 1984, the Board established qualifications for individuals employed by certified building departments which were evaluated at the time of department certification but did not certify personnel except for electrical safety inspectors as required by Revised Code (RC) Chapter 3783 beginning in 1971.

In 1984, RC § 3781.10 was amended to require certification of department personnel in addition to the certification already required for electrical safety inspectors. Then as today, RC § 3781.10 required for building personnel certification the completion of initial examination¹ and completion of continuing education each 3-year renewal period for individuals employed or under contract who exercise enforcement. The Board adopted initial rules for Class I (building official), Class II (plans examiner), and Class III (inspector) personnel certification in 1985 including the requirement to be generally informed on good engineering practice in respect to the design and construction of buildings, basic principles of fire protection, requirements for egress, installation of building service equipment and the conservation of energy.

Since 1985, the Board has modified its rules to add interim certification status, elective inspector and plans examiner certifications, residential certifications after the adoption of HB 175 in 2005 requiring the Board to adopt a residential code and certify residential departments and personnel. While the Board's rules list 49 distinct building department personnel certifications that an individual could hold, they are primarily broken into 3 categories: Inspector, Plans Examiner, Building Official – both Residential & Commercial. The Board then breaks each of the areas into scope of work the individual is authorized to review (mechanical, electrical, plumbing, fire protection, structural)

¹ Originally, architects and professional engineers were not required to complete certification examination. That was subsequently changed in the law and today all Board certification holders must complete initial certification examination per RC § 3781.10. The prescribed exams align with exam requirements for certifications issued by the International Code Council

and also a trainee, interim or full certification designation depending on the level of experience the individual has and the status of the completion of prescribed exams.

Today, the Board maintains approximately 4500 certifications which are held by approximately 2000 individuals and approximately 735 certified local building departments.

Resources for Current Certification Requirements

[Ohio Revised Code Section 3781.10](#) (general authorizing statute)

[Ohio Revised Code Chapter 3783](#) (statutes related to electrical safety inspectors)

[Ohio Revised Code Section 3703.01](#) (statute related to plumbing inspectors)

[BBS Building Department Certification Rules](#)

[BBS Personnel Certification Rules](#)

[OBC Chapter 1 \(Administration\)](#)

[RCO Chapter 1 \(Administration\)](#)

[Commercial Personnel Certification Application](#)

[Certification Personnel Certification Experience & Exam Summary Matrix](#)

[Residential Personnel Certification Application](#)

[Residential Personnel Certification Experience & Exam Summary Matrix](#)

III. DELIVERABLES

Best Practices - Nationally

The study will include a summary and analysis of experience, examination and certification requirements of building department code enforcement personnel including inspectors, plans examiners and building officials, established either at State or local levels in similar representative markets nationwide. This includes any best practices in certification/licensing in code enforcement specifically responding to reduced number of individuals entering construction and code enforcement industries, including any trends moving toward privatization of code enforcement, e.g. self-certification and 3rd party/contract inspections. The study should be limited to only those jurisdictions that utilize code(s) published by the International Code Council as a basis for its construction requirements.

Compensation Study – Ohio and Nationally

The study will include a summary and analysis of compensation of building department code enforcement personnel including inspectors, plans examiners and building officials, both regionally in Ohio and in similar representative markets nationwide. The

compensation study will establish appropriate benchmarking standards and conduct salary surveys for these positions including any specialties based on trade, i.e. structural, plumbing, electrical, fire protection, mechanical. The study will review compensation plans (salary grade levels, steps and available benefits) with a recognition of current challenges in recruiting and retaining employees in the construction field.

Fee Study – Ohio and Nationally

The study will include a summary and analysis of building department enforcement fees including, but not limited to application fee(s), inspection fees, and plans examination fees, both regionally in Ohio and in similar representative markets nationwide. The study will include information regarding the cost recovery of fee-related services of building departments specifically associated with building code enforcement activities, including overall cost recovery and a percentage of cost recovery from the fees collected compared to operational cost of the building department.

Position Qualifications – Nationally

The study will include a summary and analysis of the job descriptions of building department code enforcement personnel - including inspectors, plans examiners and building officials – in similar representative markets outside of Ohio and summarize the distinguishing characteristics, essential job functions, minimum qualifications (education/experience and knowledge/skills/abilities), working conditions (physical demands, work environment, and travel requirements), and certification/licenses/registrations requirements for the position(s). The study will identify any differences based on trade or specialty, i.e. structural, plumbing, electrical, fire protection, mechanical, as well as any trends as a result of changing nature of construction and code enforcement. The study should be limited to only those jurisdictions that utilize code(s) published by the International Code Council as a basis for its construction requirements.

State Building Departments – Nationally

The study will include a summary and analysis of the above areas but with a focus on building departments that provides services at a state-wide level. This includes any best practices in certification/licensing in code enforcement specifically responding to reduced number of individuals entering construction and code enforcement industries, including any trends moving toward privatization of code enforcement, compensation of building department code enforcement personnel including inspectors, plans examiners and building officials, and a summary and analysis of state building department enforcement fees including, but not limited to application fee(s), inspection fees, and plans examination fees. The study should be limited to only those States that utilize code(s) published by the International Code Council as a basis for its construction requirements.

IV. PROPOSAL INSTRUCTIONS

Proposals shall:

- Be received by the Department via email by no later than 5:00 p.m. of deadline for proposals indicated in the schedule below.
- Be emailed to: _____
- Address all items in the deliverables. Emphasis should be placed on completeness, specificity, and clarity of how the Offeror will perform the responsibilities of the project.
- Include a short narrative describing the following:
 - Description of the Offeror's experience and expertise conducting projects of similar size and scope.
 - Offeror's ability to meet minimum requirements.
 - Offeror's capacity to provide the services required.
 - Offeror's understanding of the construction industry and building department operations.
 - Identify any proposed subcontractors and services provided.
 - Include Offeror's proposed compensation by deliverable. If in the event a contract ensues, the Contractor will be required to fulfill the Contractual obligations at the amount proposed. The proposed cost must include all costs associated with performing the work, travel, shipping, overhead, etc.
 - May include samples or examples of comparable work, at the Offeror's expense.

The Board will evaluate the proposals based upon the criteria established in Section VI. The award of a Contract will be identified by the Director of Commerce's signature on the Contract. The award is final and not appealable.

The Department may determine that a Contract is not in the best interest of the Department and may reject, cancel, or re-issue the RFP in whole or part.

Costs for developing proposals are entirely the responsibility of the Offeror and are not chargeable to the Department.

The Department expects the Offeror to commence work upon contract execution. If the Offeror is unable or unwilling to commence work, the Department reserves the right to cancel the award and resume the evaluation process with the next most advantageous proposal.

V. SCHEDULE

The schedule for the RFP process is provided below. Any proposals or unsolicited proposal amendments received after the deadline will not be considered by the Department.

RFP Issued:	July 15, 2022
Proposal Deadline:	August 15, 2022
Estimated Contract Award Notification:	September 1, 2022
Estimated Contract Commencement:	October 1, 2022
Estimated Receipt of Deliverables:	December 31, 2022

VI. CRITERIA

Proposals will be evaluated based on the following scoring criteria:

<i>Response</i>	<i>Weight</i>
Addressing Scope of Work	60%
Best Practices (15%)	
Compensation Study (10%)	
Fee Study (10%)	
Position Qualifications (15%)	
State Building Departments (10%)	
Understanding of the Study	20%
Qualifications/Experience of Organization and Assigned Staff	10%
Study Cost & Timeline	10%
Total	100%

VII. TERMS AND CONDITIONS

This Agreement contains the entire agreement between the parties hereto and shall not be modified, amended or supplemented, or any rights herein waived, unless specifically agreed upon in writing by the parties hereto. This Agreement supersedes any and all previous agreements, whether written or oral, between the parties.

Governing Law and Jurisdiction. The Agreement shall be governed, construed, and interpreted in accordance with the laws of the State of Ohio. To the extent that the Department is a party to any litigation arising out of or relating in any way to the Agreement or the performance thereunder, all such actions shall be brought only in a court of competent jurisdiction in Franklin County, Ohio.

Term. The Agreement is effective as of the date of the final signature upon it. The Department may not enter into any contract the terms of which extend beyond the State’s current biennium. Termination occurs automatically on June 30, 2023 if it has not yet otherwise occurred. The

Department may renew this Agreement on the same terms and conditions by giving written notice prior to expiration.

Payments, Invoices and Interest. Contractor shall invoice the Department only once the Department notifies Contractor in writing that it is satisfied with the performance of the Services. Payments under the Agreement will be due on the 30th calendar day after the date of actual receipt of a proper invoice in the Department office designated to receive the invoice. The date of the warrant issued in payment will be considered the date payment is made. Ohio Revised Code (R.C.) § 126.30 may be applicable to the Agreement and, if so, requires payment of interest on overdue payments for proper invoices. The interest charge shall be at a rate per calendar month which equals one-twelfth of the rate per annum prescribed by R.C. § 5703.47. Contractor shall submit all invoices to:

Ohio Department of Commerce
Attn: Fiscal Accounts Payable
6606 Tussing Road
Reynoldsburg, OH 43068

Unless expressly provided for elsewhere in this Agreement, Contractor shall be responsible for and assume all office and business expenses that are incurred as a result of the performance of this Agreement, including, but not limited to, employees' wages and salaries, insurance of every type and description, and all business and personal taxes, including income and Social Security taxes and contributions for Workers' Compensation and Unemployment Compensation coverage, if any.

Certification of Funds. In accordance with R.C. § 126.07, the Agreement is not valid or enforceable until the director of the Office of Budget and Management certifies that there is a balance in the applicable appropriation not already obligated to pay existing obligations in an amount at least equal to any payments the Department agrees to pay under the Agreement.

Non-appropriation. Performance by Department under the Agreement is contingent on the availability of lawful appropriation of funds by the Ohio General Assembly. If the Ohio General Assembly fails at any time to continue funding for any payments due under the Agreement, the Agreement will terminate as of the date that the funding expires without further obligation of Department.

Taxes. The Department is exempt from federal excise taxes and all state and local taxes, unless otherwise provided herein. The Department does not agree to pay any taxes on commodities, goods, or services acquired from any Contractor. The Department is not required to produce a certificate or permit of exemption.

Indemnification, Hold Harmless, Attorney's Fees and Representation. Contractor agrees to indemnify and to hold Department and the State of Ohio harmless and immune from any and all claims for injury or damages arising from this Agreement which are attributable to Contractor's own actions or omissions or those of its trustees, officers, owners, partners,

employees, subcontractors, assigns, successors, suppliers, third parties utilized by Contractor, joint venturers, or other persons or entities serving in any similar capacity while acting under the Agreement. . Such claims shall include any claims made under the Fair Labor Standards Act or under any other federal or state law involving wages, overtime, or employment matters and any claims involving patents, copyrights, and trademarks. Contractor shall bear all costs associated with defending Department and the State of Ohio against any claims. In no event shall either party be liable to the other party for indirect, consequential, incidental, special, or punitive damages, or lost profits.

Insurance. Contractor agrees, at its own cost, to procure and continue in force at all times that this Agreement is in effect, in its name, general liability insurance against any and all claims for injuries to persons or damage to property occurring or arising out of Contractor's obligations set forth herein. Such insurance shall at all times be in an amount not less than Five Hundred Thousand Dollars (\$500,000) on account of bodily injury to or death of one (1) person, and One Million Dollars (\$1,000,000) on account of bodily injuries or death of more than one person as a result of any one accident or disaster, and Two Hundred Fifty Thousand Dollars (\$250,000) for property damage in any one accident. Such insurance shall be written by a company or companies authorized to engage in the business of general liability insurance in the State of Ohio with an A.M. Best rating of at least "A" or be otherwise approved in writing by Agency. Such insurance shall name Department and the State of Ohio as additional insureds.

The State of Ohio is self-insured.

Public Records, Confidentiality Mandate and Recordkeeping. Contractor understands that information and data received by Department may be subject to Ohio's Public Records Act and/or confidentiality laws. Applicable confidentiality mandates will survive the termination or expiration of the Agreement. Should Contractor receive a request for confidential information or data related to the Agreement or the performance for which it calls, regardless of the source of the request and including but not limited to subpoenas, Contractor will immediately notify the Department of the request. Additionally, upon termination or expiration of the Agreement, Contractor agrees to return to the Department all confidential information and data (including copies) that Contractor acquired as a party to the Agreement. During performance of this Agreement and for a period of three years after its completion, Contractor shall maintain auditable records of all charges pertaining to this Agreement and shall make such records available to Department as Department may reasonably require.

Ohio Election Law. Contractor affirms that it is compliant with R.C. § 3517.13.

Ohio Ethics Law. Contractor affirms that it is currently in compliance and will continue to adhere to the requirements of Ohio Ethics law as provided by R.C. §§ 102.03 and 102.04.

Contributions to OPERS. In accordance with R.C. § 145.038, Contractor acknowledges that it is an independent contractor and not a public employee or entity. Further, Contractor acknowledges that the Department will not and is not obligated to contribute to the Ohio Public Employees Retirement System (OPERS) on behalf of the Contractor.

Drug-Free Workplace. Contractor will make a good faith effort to ensure that all of its employees, while working on State property, will not have or be under the influence of controlled substances or alcohol or abuse prescription drugs in any way.

Equal Employment Opportunity. Contractor agrees that it is in compliance with the requirements of R.C. § Section 125.111 and that it will comply with all state and federal laws regarding equal employment opportunity and fair labor and employment practices.

Workers' Compensation. Contractor shall provide its own workers' compensation coverage throughout the duration of the contract and any extensions thereof. The Department is hereby released from any and all liability for injury received by the Contractor, its employees, agents, or subcontractors, while performing tasks, duties, work, or responsibilities as set forth in the Agreement.

Prohibiting the Expenditure of Public Funds on Offshore Services. No State Cabinet Agency, Board or Commission will enter into any contract to purchase services provided outside of the United States or that allows State data to be sent, taken, accessed, tested, maintained, backed-up, stored, or made available remotely outside (located) of the United States, unless a duly signed waiver from the State has been attained. Notwithstanding any other terms of this Contract, the State reserves the right to recover any funds paid for services the Contractor performs outside of the United States for which it did not receive a waiver. The State does not waive any other rights and remedies provided to the State in the Contract.

Further, no State agency, board, commission, State educational institution, or pension fund will make any purchase from or investment in any Russian institution or company. Notwithstanding any other terms of this Contract, the State reserves the right to recover any funds paid to Contractor for purchases or investments in a Russian institution or company in violation of this paragraph. The provisions of this paragraph will expire when the applicable Executive Order is no longer effective.

Prohibiting Boycotting. Contractor has read and understands R.C § 9.76. It hereby affirms that it is not boycotting any jurisdiction with which the State of Ohio has open trade, including Israel, and will not do so during the period that the Agreement is in operation.

State Audit Findings. Contractor affirmatively represents to the Department that it is not subject to a finding for recovery under R.C. § 9.24, or that it has taken the appropriate remedial steps required under R.C. § 9.24, or that it otherwise qualifies under that section. Contractor agrees that if the Department deems this representation to be false, the Agreement shall be void ab initio and Contractor shall immediately repay to the Department any monies the Department paid to it under the Agreement.

Compliance. Contractor, in the execution of duties and obligations under this Agreement, agrees to comply with all applicable federal, state and local laws, rules, regulations and ordinances.

Termination. The Agreement may be terminated by the unilateral action of (a) the Department by giving thirty days written notice to Contractor with or without cause or (b) the

Ohio General Assembly if it fails to appropriate funds for any part of the work contemplated under the Agreement. Contractor shall be paid for services rendered up to the date Contractor received notice of suspension or termination, less any payments previously made, provided Contractor supports such payments with detailed factual data containing services performed. In the event of suspension or termination, any payments made by Department for which Contractor has not rendered services shall be refunded. In the event this Agreement is terminated prior to its completion, Contractor, upon payment as specified, shall deliver to Department all work products and documents which have been prepared by Contractor in the course of providing services under this Agreement. Contractor agrees to waive any right to, and shall make no claim for, additional compensation against Department by reason of such suspension or termination.

Successors and Assigns. Neither this Agreement nor any rights, duties, or obligations hereunder may be assigned or transferred in whole or in part by Contractor without the prior written consent of the Department.

Miscellaneous. The headings in this Agreement have been inserted for convenient reference only and shall not be considered in any questions of interpretation or construction of this Agreement. The provisions of this Agreement are severable and independent, and if any such provision shall be determined to be unenforceable in whole or in part, the remaining provisions and any partially enforceable provision shall, to the extent enforceable in any jurisdiction, nevertheless be binding and enforceable. A waiver by any Party of any breach or default by the other Party of this Agreement shall not constitute a continuing waiver by such Party of any subsequent breach or default.

Execution of Agreement. This Agreement is not binding upon the Department unless executed in full. This Agreement may be signed in one or more counterparts. Each counterpart will be deemed to be an original. All counterparts when taken together will constitute the same agreement. The Parties have read and fully understand this Agreement. They attest that the individuals executing it on their behalves have the authority to legally bind them and do so here.

File Attachments for Item:

RE-1 Complaint Summary Report

Complaint and Investigation Consideration Status Report

To: Members of the Ohio Board of Building Standards (OBBS) for the June 24, 2022 Board Conference Meeting as reported by Board staff. The following list of new complaints received were considered by the OBBS certification committee for action.

New Complaints:

A. Warren County (Maineville) Building Department

On June 15, 2022, a complaint was received from Laurel Cummings, of Maineville, Ohio indicating that a recently installed residential HVAC unit may be malfunctioning and is creating unhealthy fumes in her home. She provided Warren County Building Department inspector Gary Hubbs and the local fire chief have already inspected the house and found no serious hazards exist. She indicated that the installing contractor and manufacturer has not been responsive to requests. She has also had independent testing that revealed no significant hazard. Staff recommended that she contact the manufacturer to have their representative to look at the system for manufacturer defect. The building department has done their duty and responsibility to determine compliance and verification of any serious hazards. Board staff find no violations to the Boards rules.

Recommendation: Dismiss complaint.

B. Andres Arocho, Plumbing Inspector (Interim) #8773, [David Velez, PI, ESI, RPI; Timotao Fadenholz, PI, MI]

On May 4, 2022, a complaint was received regarding the recent approval of the application of Andres Arocho, PI-interim on 2/25/2022 questioning the legitimacy of the experience indicated in his application and the concern that Mr. Arocho is not qualified to inspect plumbing systems. The complainant provided that an unnamed city employee was the source of the information providing that that the experience listed by Mr. Arocho having worked for Fadenholz Plumbing for many years was falsified to ensure that he could be promoted to a plumbing inspector position within the City of Lorain Building Department. Board staff has contacted Mr. Arocho on May 10, 17, 18, and 24, and June 1, 2022, and requested that Mr. Arocho provide additional documentation to verify work experience since the complaint was filed. Staff provided a June 10, 2022, deadline for Mr. Arocho to provide tax, employment, or other experience verification records to the Board. As of this date, nothing has been submitted for review. Board staff have unsuccessfully attempted to contact Mr. Fadenholz to verify Mr. Arocho's work experience. Staff are also requesting investigation of those who provided Mr. Arocho assistance, mainly Mr. Velez who was alleged to have assisted him in preparing the application, and Mr. Fadenholz who apparently works for Luxury Heating Co. Inc., and who has and continues to employ Mr. Arocho, according to the current application. The City of Lorain Law Division has provided city records of Mr. Arocho's HR file on May 19, 2022 and are looking into this matter also.

Recommendation: Authorize an investigation.

C. Orange Village Building Department, Robert McLaughlin, BO

On June 9, 2022, a complaint was received from Ricardo J. Cardenas, attorney for Mr. Gary Zillan against the Village of Orange Building and Robert McLaughlin, BO for 'overzealous'

building code enforcement and for litigation related to Mr. Zillan's residential alterations located at 270 Capitol Hill Circle, Orange, Ohio. A letter was included by Mr. Cardenas with his complaint that was authored by Safebuilt Building Department Services as a representative third-party expert witness on behalf of the owner to determine their findings of the actions of the Orange Village building enforcement. After Board staff's review of department records provided by Mr. McLaughlin, which included an original complaint dated from February 2, 2021, filed to the City by a neighbor of the property in question, the photographs from the department show extensive demolition and alterations to the existing building affecting building services equipment, and fire suppression. The alterations trigger the requirements of the Residential Code of Ohio for approvals. On February 22, 2021, Mr. McLaughlin sent a letter indicating that Mr. Zillan had not complied in applying for approval and submitting documents for plan review. He requested at that time that Mr. Zillan contact the department to discuss the issues of the project and how to comply, which was not done. Since that time, the project has been in litigation with the city. Board staff verified that building code enforcement has been followed but lacked clarity in the communications as to exactly what is required by the building. The result was the absence of an adjudication order being issued to stop work and allow access to appeals at the local appeals board for residential. The communications cite ordinances which invoke the triggering of building code enforcement. To date, the owner still has not submitted an application for approval or sufficient construction documents that describe the scope of the project and how code compliance will be achieved. Board staff discussed these issues with Mr. McLaughlin who indicated that he will address how to better administer building department enforcement communication.

Recommendation: Dismiss complaint.

D. City of Oakwood Building Department, Dan Marinucci, BO

On June 14, 2022, a complaint was received from Brandon Santangelo indicating that he is required to secure 'temporary occupancy permits' to occupy his house while trying to comply with 'Point of Sale' requirements. Board staff reviewed the violations and found that all items were maintenance issues not requiring approvals for building code compliance from the building department, but rather related to property maintenance ordinances. Board staff discussed with Mr. Marinucci the inappropriate use of 'revoking' a CO to enforce maintenance when the building is safe to occupy even if the owner/tenant changes. Staff recommended that all local ordinance regulatory agencies issue their own orders not in conflict with the building codes under their own authority and enforce their own ordinances instead of usurping the use of CO through revocation or reissuance of a CO to comply with ordinances.

Recommendation: Dismiss complaint.

E. Summit County Building Department, Chris Randles, BO

On June 3, 2022, a complaint was received from Joel Helms of Canton Ohio alleging that an electrical inspection conducted by Summit County for re-energizing an existing 24 unit apartment building would cause non-compliance to the NEC. Mr. Helms disagreed with the interpretation of the inspection results. The inspector inspected the meter, main service disconnect and electrical panel where he discovered an objectionable current present between the main service disconnect and the electrical panel. The objectionable current

would be a serious hazard because if energized, current would flow from the conductors to the metal parts of the panel and water lines. The current flow would be the same across the grounding electrodes and the neutral. It was unknown if or when an existing condition or an alteration was made prior to the Re-energizing request. The violation cited was for a sub panel wired in parallel path per NEC 250.6. Ground and neutral wires need to bond together but only allowed in the main panel, never in a subpanel, or elsewhere. This issue was appealed and litigated from the Summit County Board of Building Appeals on January 30, 2020 ruling denial of the requested variance to the Court of Appeals Ninth Judicial district and was dismissed due to appellant no longer having possession of the property due to transfer by sheriff sale. Staff determined that Summit County had no violations to the Boards certification rules of code enforcement.

Recommendation: Dismiss complaint.

File Attachments for Item:

RE-2 #22-01 Investigation Report - City of Girard



Ohio Board of Building Standards

Girard Building Department Investigation

Staff Report

Number: 22-01

Personnel Involved: Doug Kearns, Building Official

Allegation: Violation of duty and responsibility

Date Investigation Ordered: May 13, 2022

Date of Report: June 21, 2022

Board of Building Standards Duties / Report Organization and Purpose

Revised Code § 3781.10(E) directs the Board of Building Standards to certify municipal, township, and county building departments and their personnel to enforce the administrative rules promulgated by the Board. As licensees of the Board, building departments and individuals certified by the Board are subject to review, investigation, and discipline by the Board for failure of proper enforcement of the Board's rules. Persons affected by the actions of Board-certified individuals and departments may file a complaint with the Board. Upon receipt of a complaint, Board Staff conducts an initial inquiry into the allegations and determines if there is enough basis to warrant further investigation. The complaint related to this report provided the basis for the Board to order staff to investigate.

This report provides a synopsis of the complaint, background, investigation findings, observations, applicable code requirements, as well as a conclusion and recommendation. This report provides adequate information to assist the Board in determining what actions, if any it may take regarding evidence related to specific violations of the Boards rules. It does not address the rights or obligations of parties to any previous or pending enforcement action by a building department in the enforcement of the Board's rules. Parties should consult with their legal counsel regarding these matters.

Allegation / Complaint Summary

On March 7, 2022, a complaint [Exhibit 1] was received from Rich Rodomsky, residential owner, indicating that the Girard residential building department has revoked his building permit and he is being prosecuted for work without a permit. He claims that his approval was only valid for 6 months and was revoked even while he was performing work on the building. He claims that the permit expiration conflicts with the Boards rules for approvals. He also indicated that he was unaware that Mr. Kearns was the building official and that his documentation for the permit was signed by the mayor and another individual not certified to do so. Board staff contacted Mr. Kearns who indicated he was not aware of the permitted project. It appeared that the City may be determining who is required to secure approvals and when to involve the building official in the process. Mr. Kearns is under contract by the City. The Girard Law Director Brian Kren sent a letter to the Mayor and Service Director in response to their inquiry on State requirements for code enforcement protocols.

Background

The proposed project in question by Mr. Rodomsky is located at 1557 North State Street involving a repair/alteration to an existing residential structure for siding, soffits, fascia and gutters and basement waterproofing. The project also includes a restoration to a sizable accessory structure (Garage) for replacement of roof coverings and roof framing members. [Exhibit 2] A fence was also part of the scope but was not identified to be a certain height that would determine if the Residential Codes would be triggered for compliance over 6 feet. The owner proposed these projects in response to addressing property maintenance issues. Plan submittals were only in a short list format description of the scope of the work to secure a 'building permit'. Mr. Rodomsky provided that the overall cost of this work was \$6,000.00. [Exhibit 3] Two 'permits' were issued to Mr. Rodomsky for the project. The first was issued on 12/3/2021 and authorized and signed by Nancy Thomas, the building department office administrator.

[Exhibit 4] The second was issued on 6/3/2021 due to expiration of the first permit 6 months previous. The permit was signed by the Mayor, James Melfi and the building department office administrator, Nancy Thomas. [Ex. 5] Apparently, Mr. Rodomsky is litigating the issues with the City.

Investigation Findings & Observations

Board staff interviewed Mr. Doug Kearns, Girard Building Official on June 7, 2022, at the city offices to discuss building code enforcement and protocols at Girard as well as the details of the project and owner identified in the complaint. A separate meeting was held immediately following the meeting with department administrative staff Nancy Thomas, City director of public service Jerry Lambert, zoning inspector Dan Rau, and building official Doug Kearns. Specific issues discussed involved their processes currently. Observations made included the absence of a certificate of plan approval within the record by Mr. Kearns for Mr. Rodomsky's project. Mr. Kearns provided he was not notified for the project and that code compliance was not determined through plan review of required construction documents. It was explained that Mr. Rodomsky should have been required to submit documentation while applying for an approval applicable to the scope of the project. Since this was not done, the project is likely not code compliant. Mr. Kearns also indicated that he was not notified of this permit being issued by the City. Staff observed that Mr. Rodomsky's project was not correctly processed or enforced by the building official. Though the 'permit' had a 6-month limitation, he should have been able to work on an approved project without stopping if he did not stop work for more than 6 months.

Board staff inquired what the process was for plan review. Mr. Kearns provided he is only notified when the department staff deem it is required for his involvement. Communication is low since he is under contract for code compliance services only. Board staff explained to the attendees how and what was involved in the enforcement of the Ohio building codes. Some in attendance expressed concern that the going rates for hourly services were more than they felt were tolerable to the constituents and people would object to higher fees. They were uneasy with the degree of involvement required and the extent of when a plan approval is to be done. Board staff provided that the extent of services required for building code enforcement is needed if the city truly intends to ensure the safety of building occupants by way of the building code enforcement process described in the administration chapter of the building codes.

Board reviewed some project files, including that of Mr. Rodomsky's projects and found a major deficiency in activity required by the building official to enforce and to audit and track projects. Deficiencies included lack of applications, plan review records, certificates of approval and certificates of occupancy, and inspection records. Mr. Kearns added that he issues most of these, but Board staff noted that collaboration with the jurisdiction is needed to establish that the Boards rules for enforcement and are being exercised as required with a proper record being maintained.

Currently the plumbing code enforcement is now regulated by the Trumbull County Department of Health. They do not collaborate with the building official except for when all inspections are completed. Staff informed Mr. Kearns that he has the responsibility to ensure that he is notified of all final inspections completed prior to the Certificate of Occupancy is issued. Currently, the city requires an 'Occupancy permit'. It is unclear if this activity is in conflict or replacing the requirement of the building official's responsibility to issue a certificate of occupancy once all final inspections are completed. This activity is to be exclusively performed by the building official.

The issue about the expiration of approvals verses local permits was discussed. Board staff expressed appreciation for the steps taken by law director Kren to let the elected officials know the deficiencies that he was aware of and the need to amend ordinances to ensure that the ordinances are not in conflict with the Board's rules for building code enforcement. [Exhibit 6]

Code Requirements

Rule 4101:7-2-01 | Building department certification.

(B) Building department certification requirements. To qualify for residential or non-residential building department certification, a municipal, township, or county shall comply with the following:

(1) Conformity with law. The residential or non-residential building department shall submit an application and shall have been created in conformity with the law, shall have adopted ordinances or resolutions, and shall have entered into any agreements or contracts necessary to comply with the rules of the board and paragraph (C) of this rule;

(5) Contract employees. A municipal corporation, township, or county may contract with a certified residential or non-residential building department, health district, or with persons, firms, or corporations under contract to furnish services, and meeting the requirements of rule [4101:7-3-01](#) of the Administrative Code, to exercise the respective residential or non-residential building code enforcement authority, administer the boards rules, approve plans and specifications and perform inspections on behalf of such municipal corporation, township, or county, providing such authority is exercised pursuant to such contract and upon application to and approval by the board of building standards. All contract employees shall be clearly identified and disclosed on the yearly operational report and copies of the respective contracts shall also be submitted.

(8) Building department certificate to be posted. The certificate issued by the board of building standards to a municipal, township, or county building department shall be posted in a conspicuous place within the jurisdiction.

(13) A procedure for plan approval and for performing inspections, a copy of the plan review application, and a copy of the department's approval stamp.

(G) Building department certification, revocation, or suspension. In accordance with division (E) of section [3781.10](#) of the Revised Code, a department certification may be revoked or suspended and, for a non-residential department with respect to any and all of the group classifications for which it is certified, upon receipt by the board of building standards of a written complaint from any person affected by the exercise of the authority granted under such certification, or by the board on its own motion.

Ohio Building Code / Residential Code of Ohio
4101:1-1-01 Administration.

102.10 Work exempt from approval. Approval shall not be required for the following work; however, this work shall comply with all applicable provisions of the rules of the board:

104.2.1 Building official. The building official is responsible for the enforcement of the rules of the board and of Chapters 3781. and 3791. of the Revised Code relating to the construction, arrangement, and the erection of buildings or parts thereof. ... The building official shall render interpretations of this code and to

adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall be in compliance with the intent and purpose of this code. Building officials shall be responsible to assure that a system is in place to track and audit all projects, to assure that all building department personnel perform their duties in accordance with this section, and for the overall administration of a building department as follows:

104.2.1.1 Applications and plan approvals. The building official shall receive applications, require or cause the submitted construction documents to be examined, ascertain by such examinations whether the construction indicated and described is in accordance with the 4101:1-1-01 13 requirements of this code, and shall issue plan approvals for the construction, erection, alteration, demolition, and moving of buildings and structures. The building official shall require a master plans examiner or elective plans examiners to examine the construction documents to verify the construction indicated is in accordance with the requirements of this code and shall assure coordination of plan review.

105.1 Approvals required. Any owner or owner's representative who intends to construct, enlarge, alter, repair, move, or change the occupancy of a building or structure, or portion thereof, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, plumbing system, other building service equipment, or piping system the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required approval.

105.3 Expiration. The approval of plans or drawings and specifications or data by the building official is invalid if construction, erection, alteration, or other work upon the building has not commenced within twelve months of the approval of the plans or drawings and specifications. One extension shall be granted for an additional twelve-month period if requested by the owner at least ten days in advance of the expiration of the approval and upon payment of a fee not to exceed one hundred dollars. 105.4 Extension. If, in the course of construction, work is delayed or suspended for more than six months, the approval of plans or drawings and specifications or data is invalid. Two extensions shall be granted for six months each if requested by the owner at least ten days in advance of the expiration of the approval and upon payment of a fee for each extension of not more than one hundred dollars.

105.5 Certificate of plan approval. After plans have been approved in accordance with section 107, the building official shall furnish the owner/applicant a certificate of plan approval.

105.5.2 Duplicate issued upon request. Upon application by the owner, the building official shall issue a duplicate certificate of plan approval to replace a lost or destroyed original.

106.1 Submittal documents. Construction documents, statement of special inspections required and other data shall be submitted in two or more sets with each application for an approval. Before beginning the construction of any building for which construction documents are required under section 105, the owner or the owner's representative shall submit construction documents to the building official for approval. When construction documents have been found to be in compliance with the rules of the board of building standards in accordance with section 107 by a certified building department, that determination of compliance shall be deemed sufficient to obtain approval for construction pursuant to section 105.2 and the building official shall issue the certificate of plan

approval. Construction documents for the installation of industrialized units shall be submitted to the building official for approval in accordance with the provisions of section 106.1.2(1).

106.1.1 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be coordinated and of sufficient clarity 4101:1-1-01 23 to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code. Construction documents, adequate for the scope of the project, shall include information necessary to determine compliance with the building, mechanical, plumbing, fire, electrical, energy, and fuel gas codes...(Refer to all minimum requirements found in subsections of this rule.)

107.1 Plan review required. Where the rules of the board are applicable under section 101.2, before a building or addition to a building is constructed or erected, and before a building is altered or relocated, or building equipment is installed, or there is a change of occupancy, or a resubmission of construction documents is required or received, construction documents relating to the work and equipment under consideration shall be prepared in conformity with section 106 and be submitted to the building department for examination and approval.

107.5.1 Building official approval. The building official shall evaluate the plans examiner's recommendations and any communications received from the fire official as described in section 106.1.2. When the construction documents have been determined to conform to the applicable provisions of the rules of the board, the building official shall endorse or stamp such plans as approved and issue the certificate of plan approval in accordance with section 105.5. 107.5.2 Posting. The certificate of plan approval shall be posted in a conspicuous location on the site. The owner and the contractor shall preserve and keep the certificate posted until the final inspections have been completed.

108.8 Acceptance, performance, and operational testing. Acceptance, performance, and operational testing shall be conducted as required in the applicable code or referenced standard. Advanced notice of the test schedule shall be given to the building official. The building official may require that the tests be conducted in the presence of the building official or certified inspector. Testing and inspection records shall be made available to the building official or inspector, upon request, at all times during the fabrication of the systems and the erection of the building.

Conclusion

Board staff, after having reviewed the information, determined that the City of Girard needs to address the issuance of Certificates of Plan approval as well as implement all other Chapter 1 Administration requirements that are known deficiencies in their current operations. Mr. Kearns as a contract entity does many of the activities, but it appears to be an independent, and perhaps isolated process from the City office itself. Board staff recommended that office staff contact Mr. Kearns for all determinations of project scoping to determine if a project is required to be submitted for code compliance or if it is exempt from an approval. The 'local building permit' is a City process that may be done so long as it is not conflict with the requirements of the building codes, and can continue to be done by the jurisdiction as a separate enforcement action if it is an instrument to allow a constructor to start work after having secured all types of required approvals needed in order to commence construction, such as zoning, engineering, fire review,

etc. These other approvals generally are associated with the regulation of the site which the building will be situated, and or include contractor registration etc. as conditions to begin work. Whomever is designated locally can authorize this 'permit', may do so. However, it cannot be confused with, or take the place of, the certificate of plan approval which communicates building code compliance that is required to be issued by Mr. Kearns, building official.

Recommendations

Board staff recommends closure of the investigation with no further action for disciplinary action.

Additionally, staff recommends another visit to follow-up with the elected officials and building department staff to encourage further integration between the Contract building official, plumbing inspection and electrical safety inspection enforcement activity. The visit will be a designed workshop that addresses the deficiencies, and to work with them to implement forms, protocols, and processes to foster collaboration. The department, if it implements all required facets of building code compliance activities will enable them to better maintain its certification with the Board.

A draft of this report was provided to Mr. Kearns on June 22, 2022 for review and comment.