



Board of Building Standards

CONFERENCE MEETING AGENDA

DATE: NOVEMBER 17, 2023
TIME: 10:00 AM
LOCATION: TRAINING RM 1, 6606 TUSSING RD, REYNOLDSBURG, OHIO 43068
[Click here to join the meeting](#)

Call to Order

Roll Call

Consideration of Minutes

[MIN-1](#) October 20, 2023 Meeting Minutes

Certification Hearing

[CH-1](#) Certification Hearing

Committee Reports

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

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

No items for consideration

Building Department Support & Oversight

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

Public Comments

Old Business

New Business

[NB-1](#) Letter of Intent (LOI) to Reserve Formula Funds for Building Energy Code Adoption and Implementation

Compensate Board Members for Work Performed at their Regular Rate

Future Meeting Schedule

December 20, 2019

Proposed 2024 Meeting Dates

January 26	June 28
February 23	August 16
March 22	September 27
April 26	November 15
May 31	December 20

Motion to Adjourn

File Attachments for Item:

MIN-1 October 20, 2023 Meeting Minutes

MINUTES
BOARD OF BUILDING STANDARDS
CONFERENCE MEETING & CERTIFICATION HEARING
October 20, 2023

The Board of Building Standards Conference Meeting was called to order at 10:00 a.m., Friday, October 20, 2023 at 6606 Tussing Road, Reynoldsburg, Ohio, Chairman Timothy Galvin presiding.

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

Greg Barney, Industrialized Units
Julienne Cromwell, Structural Engineer
Joseph F. Denk, Jr., Mechanical Engineer
Timothy P. Galvin, General Contractor, Chair
John Johnson, Construction Materials
Don Leach, Attorney
Terry McCafferty, Public Member
Christopher Miller, Renewable Energy
John Pavlis, Homebuilder, Vice-Chair
Jeff Samuelson, Architect
Bailey Stanbery, Homebuilder
Jeff Tyler, Architect
Christie Ward, Mayor
Paul Yankie, Energy Conservation

The following Board members were absent:

Greg Warner, Fire Service

A quorum of the Board was present.

The following staff members were present:

Megan Foley, Certification Program Administrator
Debbie Ohler, Construction Codes Administrator
Jay Richards, Assistant Construction Codes Administrator
Robert Johnson, Assistant Construction Codes Administrator
Mike Regan, IU Plans Examiner
Pam Butts, Office Assistant
Laura Borso, Building Department Administrator
Jacob Erwin, AAG

No visitors were present.

CONSIDERATION OF THE MINUTES

Mr. McCafferty moved and Mr. Denk seconded to approve the minutes of the September 22, 2023 meeting.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

CERTIFICATION HEARING

Chairman Galvin opened the hearing to hear testimony on the individuals and building departments appearing on the Final Certification Hearing Agenda in the Board's Meeting Packet at the Hearing tab. Ms. Foley informed the Board that the individuals and departments appear on the hearing agenda have been reviewed by the Certification Committee and determined to meet the requirements of certification.

COMMITTEE REPORTS

CR-1 Certification Committee Report

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

The Certification Committee met on October 19th, 2023, at 10:00 AM in the BBS Library, 6606 Tussing Road, with the following members present: Mr. Leach, Mr. McCafferty, Mr. Barney, Ms. Cromwell, Mr. Samuelson, Mr. Stanbery, Mr. Tyler, and Mayor Ward. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the October 20th, 2023 Board Packet at Tab CR-1, for the Board's consideration.

Also present at the meeting were BBS Executive Secretary Regina Hanshaw and board staff, Bruce Culver, Megan Foley, and Laura Borso. Guests Lionel McDowell and Thomas Langwasser attended the meeting in person to discuss their applications. Lucian Hurst and Matthew Loree attended virtually to check on their application status. Charles Huber attended the meeting virtually to observe.

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

Cert ID	Name	Certification Granted
8979	Aigner, Kristopher	Residential Building Inspector
5226	Alexander, Joseph	Building Inspector
28	Anderson, Diana	Building Official
5840	Anderson, Trent	Building Plans Examiner
8612	Buyer, Vern	Medical Gas Inspector
5805	Casey, Jennifer	Residential Building Official
9218	Close, Kyle	Residential Building Inspector Trainee
5368	Dahlberg, Art	Building Plans Examiner
5536	Elkins, Curtis	Electrical Safety Inspector*
8541	Fridley, Gregory	Residential Building Official
9222	Gipson, Wyatt	Residential Industrialized Unit Inspector
9214	Hagedorn, Aaron	Electrical Safety Inspector*
5728	Hurst, Lucian	Building Official Residential Building Official
9216	Jasko, Johnna	Electrical Safety Inspector*
9215	Jasko, Steven	Electrical Safety Inspector*
9209	Langwasser, Thomas	Building Inspector Plumbing Inspector Electrical Safety Inspector*
9187	Latimer, Nate	Electrical Safety Inspector*
5688	Lobas, Christopher	Master Plans Examiner
4838	Loree, Matthew	Residential Building Official Residential Building Inspector Residential Mechanical Inspector
9170	McDowell, Lionel**	Building Inspector Residential Building Inspector
9220	Miller, Daryl	Fire Protection Inspector
4900	Miller, David	Building Inspector Mechanical Inspector
9219	Orpurt, William	Electrical Safety Inspector*
5359	Papp, Shawn	Building Inspector
9055	Peleras, Shane	Building Inspector
9223	Petrovic, Danilo	Residential Building Inspector
9225	Rowshanbakhtfardian, Mohammadreza	Residential Building Inspector
9224	Satterwhite Sr., Vincent	Electrical Safety Inspector*
2242	Switzer, Carnelle	Building Inspector
8836	Trinh, Brian	Master Plans Examiner Trainee

9191	Ward, Cory	Nonresidential Industrialized Unit Inspector Residential Industrialized Unit Inspector
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*Electrical Safety Inspectors must complete examinations prior to issuance of interim certification
** Denotes approval conditioned on receipt of forms or fees or other conditions.

Building Department Certifications
None this month.

Personnel Certification Applications

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

Cloud, Chalsie - BO, BI - additional information
Certification ID: 9172
Current Certifications: None
Committee recommendation: Tabled to November.

Flick, Robert - BI
Certification ID: 9217
Current certifications: None
Committee Recommendation: Request additional information on commercial structural work

Hennerfeind, Peter - BI
Certification ID: 9221
Current certifications: None
Committee Recommendation: Request additional information on commercial structural experience, recommend RBO as an alternative certification.

McDowell, Lionel - BI additional information
Certification ID: 9170
Current certifications: None.
Committee recommendation: Applicant approved for BI interim on condition of compliance with probation, applicant to provide update upon probation completion. Applicant's residential building inspector application also approved pending receipt of fees.

Rowshanbakhtfardian, Mohammadreza – ESI
Certification ID: 9225
Current certifications: None
ESIAC Recommendation: Not recommended for approval
Committee Recommendation: Recommend ESI Trainee program if a department will sponsor and supervise.

Strosnider, Mark - BO, MPE
Certification ID: 9226
Current Certifications: None in Ohio, BO, BI, MI, ESI, PI in South Carolina (as demonstrated on certificate attached.)
Committee recommendation: Tabled at applicant's request to November meeting.

Tate, Beatrice - BI Trainee, RBI Trainee
Certification ID: 5689
Current certifications: RBI expired July 2022
Committee recommendations: Tabled for staff discussion with applicant.

New Business
ESI Trainee I and II Courses: Establishing criteria for trainee education
Transferred to Education Committee for review and discussion.

Old Business
Draft certification rules attached for review and discussion

Executive Secretary Regina Hanshaw provided an overview of draft rules with committee, with discussion and input from committee members on several provisions. Drafts to be revised and redistributed for additional review and discussion in November.

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

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

CR-2 Education Committee Report

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

The Education Committee met on October 19th, 2023 at 10:00 AM in the BBS Library, 6606 Tussing Road, with the following members present: Mr. McCafferty, Mr. Stanbery, Mr. Barney, Ms. Cromwell, Mr. Samuelson, Mr. Tyler, and Mayor Ward. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the September 22nd, 2023 Board Packet at Tab CR-2, for the Board's consideration.

BBS Executive Secretary Regina Hanshaw and board staff Bruce Culver, Megan Foley, and Laura Borso were present for the meeting. Guest Charles Huber was present online, attending to observe.

Courses approved without modification:

Significant Changes to the 2023 NEC, Part C (Electrical Trades Center)

All certifications (10 hours in three sessions: 3.5 + 3.5 + 3)

Modern Kitchen Ventilation - CaptiveAire

1 hour, all certifications

Fire Speaker Design and Limitations (Southwest Ohio Fire Safety Council)

All certifications (1 hour)

NFPA 72 Updates to Chapter 24: Two-Way Communications (Southwest Ohio Fire Safety Council)

All certifications (1 hour)

NFPA Updates and NFPA 3000 (Southwest Ohio Fire Safety Council)

All certifications (2 hours)

Updated Clean Agent Protection (Southwest Ohio Fire Safety Council)

All certifications (1 hour)

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

2024 Educodes Conference - ICC

Requested by potential attendee for committee consideration

Recommend approval for up to 40 hours (rather than approve specific courses out of 130 courses listed.)

Committee Recommendation: Education hours approved up to 40 hours, any courses listed.

Old Business:

None this month

New Business:

Transferred from Certification Committee:

ESI Trainee I and II Courses: Establishing criteria for trainee education

Committee discussed need for development of structured education and practical learning curriculum for trainees in line with new certification rules, possibilities for providing consistent education.

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

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

R-3 Committee-of-the-Whole

Ms. Hanshaw stated that Board Staff presented an overview of the draft new certification rules to the Certification Committee and the Committee will continue its review at its next meeting.

**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 October Building Department Update

Ms. Borso presented the August building department report:

Board Staff conduct building department visits to engage building officials in discussion regarding the administration of their departments and to obtain feedback for the Board. Specifically, Board Staff inquire on the status of plan review and inspection turnaround times, protocols, policies and processes of the department, software systems used, current and projected activity, department funding and fees, relationships with fire departments, administration and elected officials, the issuance of plan approvals, adjudication orders, certificates of occupancy, and appeals.

The following Building departments were visited since the last Board update:

Niles
Shaker Heights
Streetsboro
Grandview Heights - Audit
Wellington

Administrative and enforcement activity has remained strong but is showing some leveling off in the residential sector. With the continued upgrading of software/computer systems, more departments are implementing 100% digital submissions. If submitted, paper submissions are scanned for the plan examiners, ensuring documents can be accepted in any format.

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

Some departments in rural areas have inquired regarding the abuse of agricultural exemption for barns, wedding barns and pole structures proposed for uses regulated by the building code. Ag structures are being converted for residential structures without approvals. There was a report that some contractors are lending their licenses to others.

Officials are anticipating the new Codes update in 2024. They have also provided positive feedback regarding the pamphlet distributed by the Board called "So you want to be a Certified Inspector" as a helpful tool for recruiting for their building department. An inquiry was made as to the possibility of adding a plan review class to Code Academy.

Building officials appreciate the visits as it allows them to ask questions of Board staff and establish rapport with the Board.

RE-2 Complaint Summary Report

Mr. Johnson presented the complaint summary report:

New Complaints:

Reynoldsburg Building Department

On October 6, 2023, a complaint was received from Mike Parks, Residential Building Official (RBO) and ESI. Mr. Parks alleged that the City of Reynoldsburg Building Department had assigned him to perform residential inspections which he believed he could not perform unless he was specifically hired/assigned to a RBO position. The Reynoldsburg building official assigned Mr. Parks to perform residential inspections since Mr. Parks holds an RBO certification. Board staff explained to Mr. Parks that his interpretation of the certification rules was not correct and that a holder of a RBO certification is authorized to perform inspections of residential buildings even though he was not hired into an RBO role. Therefore, the disagreement related to the assignment of the duties appears to be based on a misunderstanding of the certification rules.

A second issue alleged was that Mr. Parks was also asked to review 'some' electrical plans to see if there was enough information for him to inspect the installation. Board staff contacted the Reynoldsburg building official who explained that Mr. Parks was not reviewing construction documents but was asked for an opinion regarding the content the documents contained that may prevent thorough inspection as part of their in office team quality control in plan review by the plan examiners.

Based on the review of the complaint and communication with the building department, board staff has determined that the City of Reynoldsburg (Building Dept) is operating within the requirements of the RCO for enforcement. The complaint is primarily an employment dispute between the complainant and the City of Reynoldsburg which the Board has no authority to regulate.

Recommendation: Dismiss complaint.

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

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

OB-1 Amendments Group 100 (Proposed RCO Amendments) – Action to file rules with JCARR upon receipt of CSI Office recommendations

Mr. Richards stated that the draft rules were issued via eNotification and no comments were received and staff is requesting direction to file the rules with JCARR upon receipt of CSI Office recommendations.

Mr. Denk moved and Mr. Johnson seconded that having received no comments regarding the proposed amendments to the 2019 Residential Code of Ohio during the eNotification period, to direct staff to initiate the JCARR process on the proposed RCO amendments by filing the rules with the Joint Committee on Agency Rule Review pending the recommendation from the Common Sense Initiative Office

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

NEW BUSINESS

NB-1 MOU with OBOA to host Code Academy at Joint Conference

Ms. Foley requested the Board to authorize the Chair to execute an MOU with the Ohio Building Officials Association to host the Code Academy at the November Joint Conference.

Mr. Leach moved and Mr. McCafferty seconded to approve the Memorandum of Understanding between BBS and OBOA and BOCONEO to host the Ohio Building Code Academy at the Joint Conference in November 2023, and to authorize Chairman Galvin to sign the MOU on behalf of the Board

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

COMPENSATE BOARD MEMBERS FOR WORK PERFORMED AT THEIR REGULAR RATE

Ms. Hanshaw reported that board members had performed committee and board work for the amount of hours, including board meetings and required training, as follows:

Mr. Barney	16	Mr. Pavlis	8
Ms. Cromwell	16	Mr. Samuelson	16
Mr. Denk	8	Mr. Stanbery	16
Mr. Galvin	26	Mr. Tyler	16
Mr. Johnson	8	Ms. Ward	16
Mr. Leach	16	Mr. Warner	0
Mr. McCafferty	16	Mr. Yankie	8
Mr. Miller	8		

Mr. McCafferty moved and Mr. Miller seconded to compensate board members for the work performed at their regular rate.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

FUTURE MEETINGS

November 17, 2023
December 15, 2023

ADJOURNMENT

Mr. McCafferty moved and Mr. Johnson seconded to adjourn. The Board adjourned at 10:25 a.m.

Timothy Galvin, Chairman
Board of Building Standards

Regina Hanshaw, Executive Secretary
Board of Building Standards

File Attachments for Item:

CH-1 Certification Hearing



NOVEMBER 17, 2023
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, November 17th, 2023, 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.

Table with 3 columns: Cert ID, Name, Certification Granted. Rows include individuals like William Bartley, Justin Binder, Charles Black, Paul Buehrer, Daniel Camuso, Chalsie Cloud, Russell Cromwell, Jason Csciano, Nicole Davis, Adam Delcampo, Rhonda Derrett, Michael Eckman, Eric Elam, Lucas Greve, Gregory Hack, Peter Hennerfeind, Timothy Hlad, D'Andre Johnson, and Adam Jones.



BOARD OF BUILDING STANDARDS

5321	Kalman, Robert	Building Official Building Inspector Residential Building Official
753	Keller, Darryl	Building Plans Examiner Electrical Plans Examiner Mechanical Plans Examiner Plumbing Plans Examiner
9235	Kerwood, Ashley	Master Plans Examiner Trainee Alternative Trainee Plan approved
9233	Kirk, Tim	Residential Building Inspector
9242	Landoll, Patrick	Electrical Safety Inspector*
9125	Martin, Brandon	Electrical Safety Inspector Trainee
9240	McMahon, Kevin	Building Inspector
1044	Morrison, David	Building Official Master Plans Examiner Residential Building Official Residential Plans Examiner
9229	Noble, Nels	Electrical Safety Inspector* Residential Building Inspector
9241	Perkins, Steven	Residential Building Inspector
9247	Powell, Austin	Electrical Safety Inspector Trainee Residential Building Inspector Trainee Alternative Trainee Plan approved
8999	Roberts, David	Electrical Safety Inspector Trainee**
4703	Romanyak, Andrew	Automatic Sprinkler System Designer
9196	Rudyak, Andriy	Electrical Safety Inspector*
9249	Slyk, Bailey	Building Inspector Trainee Residential Building Inspector Trainee
9226	Strosnider, Mark	Building Official Building Plans Examiner
8951	Wilkes, Glen	Medical Gas 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.

File Attachments for Item:

CR-1 Certification Committee Report



BOARD OF BUILDING STANDARDS

CERTIFICATION COMMITTEE MEETING REPORT

The Certification Committee met on November 16th, 2023, at 10:00 AM in the BBS Library, 6606 Tussing Road, with the following members present: Mr. Leach, Mr. McCafferty, Mr. Samuelson, Mr. Stanbery, Mr. Tyler, and Mayor Ward. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the November 17th, 2023 Board Packet at Tab CR-1, for the Board’s consideration.

Also present at the meeting were BBS Executive Secretary Regina Hanshaw and board staff, Megan Foley, Rob Johnson and Laura Borso. Guest Mark Strosnider attended the meeting in person to discuss his application, and Mary Sampsel attended in person and Ashley Kerwood attended virtually to discuss Ms. Kerwood’s application. Dave Daniel and Ralph Butcher attended online from the City of Columbus Building Department to discuss their proposed ESI Trainee Program. Dan Perno attended the meeting virtually to observe.

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

Cert ID	Name	Certification Granted
4622	Bartley, William	Building Official Mechanical Inspector Residential Building Official
9251	Binder, Justin	Electrical Safety Inspector*
9236	Black, Charles	Fire Alarm System Designer
179	Buehrer, Paul	Building Plans Examiner Electrical Plans Examiner Fire Protection Plans Examiner Mechanical Plans Examiner Plumbing Plans Examiner
9231	Camuso, Daniel	Electrical Safety Inspector*
9172	Cloud, Chalsie	Residential Building Inspector
8618	Cromwell, Russell	Medical Gas Inspector
5996	Csciano, Jason	Building Inspector
9234	Davis, Nicole	Master Plans Examiner Electrical Safety Inspector Trainee Plumbing Inspector Trainee Building Inspector Trainee Alternative Trainee Plan approved
9239	Delcampo, Adam	Fire Alarm System Designer
1819	Derrett, Rhonda	Mechanical Inspector Residential Building Official

Timothy Galvin, Chairman

Ohio Board of Building Standards
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9250	Eckman, Michael	Residential Building Inspector
9213	Elam, Eric	Automatic Sprinkler System Designer
9230	Greve, Lucas	Electrical Safety Inspector*
9248	Hack, Gregory	Fire Alarm System Designer
9221	Hennerfeind, Peter	Residential Building Official
9244	Hlad, Timothy	Residential Building Inspector
9232	Johnson, D'Andre	Fire Protection Inspector
9237	Jones, Adam	Fire Alarm System Designer
5321	Kalman, Robert	Building Official Building Inspector Residential Building Official
753	Keller, Darryl	Building Plans Examiner Electrical Plans Examiner Mechanical Plans Examiner Plumbing Plans Examiner
9235	Kerwood, Ashley	Master Plans Examiner Trainee Alternative Trainee Plan approved
9233	Kirk, Tim	Residential Building Inspector
9242	Landoll, Patrick	Electrical Safety Inspector*
9125	Martin, Brandon	Electrical Safety Inspector Trainee
9240	McMahon, Kevin	Building Inspector
1044	Morrison, David	Building Official Master Plans Examiner Residential Building Official Residential Plans Examiner
9229	Noble, Nels	Electrical Safety Inspector* Residential Building Inspector
9241	Perkins, Steven	Residential Building Inspector
9247	Powell, Austin	Electrical Safety Inspector Trainee Residential Building Inspector Trainee Alternative Trainee Plan approved
8999	Roberts, David	Electrical Safety Inspector Trainee**
4703	Romanyak, Andrew	Automatic Sprinkler System Designer
9196	Rudyak, Andriy	Electrical Safety Inspector*
9249	Slyk, Bailey	Building Inspector Trainee Residential Building Inspector Trainee
9226	Strosnider, Mark	Building Official Building Plans Examiner
8951	Wilkes, Glen	Medical Gas 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.

Timothy Galvin, Chairman

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Building Department Certifications

None this month.

Personnel Certification Applications

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

Strosnider, Mark - BO, MPE Additional Information

Certification ID: 9226

Current Certifications: None in Ohio, BO, BI, MI, ESI, PI in South Carolina (as demonstrated on certificate attached.)

Committee recommendation: BO, BPE approved, applicant to research South Carolina law and administrative rules regarding BO performing plan review for MPE application.

Noble, Nels - ESI, EPE, RBI

Certification ID: 9229

Current certifications: None

ESIAC Recommendations: Recommend approval for ESI exams

Committee Recommendation: ESI exam and RBI approved, EPE to be approved upon completion of examination.

Rose, Neil - ESI, BI

Certification ID: 9252

Current certifications: None

Committee recommendation: Staff to verify statements within application, additional information on structural experience.

Eckman, Michael - BI, RBI

Certification ID: 9250

Current certifications: none

Committee recommendation: Request additional information on structural experience.

Roberts, David - ESI Trainee Application

Certification ID: 8999

Current Certifications: BI, MI, PI, NRUIU, RBO, RIUI

Committee Recommendation: Recommend approval pending receipt of hard copy and fees.

Timothy Galvin, Chairman

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New Business

City of Columbus ESI Trainee Alternative Program Proposal

The City of Columbus has been working to develop trainee programs to build their code administration team from the ground up.

The plan submitted is a structured trainee program incorporating observation, classroom instruction, and supervised practical learning.

ESIAC Comments:

Committee Recommendation: Program approved with change to allow for flexibility on supervisors

Old Business

Proposed Certification rules distributed 11/7 to committee for review.
Committee discussion.

Timothy Galvin, Chairman

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File Attachments for Item:

CR-2 Education Committee Report



BOARD OF BUILDING STANDARDS

EDUCATION COMMITTEE MEETING REPORT

The Education Committee met on November 16th, 2023 at 10:00 AM in the BBS Library, 6606 Tussing Road, with the following members present: Mr. McCafferty, Mr. Stanbery, Mr. Samuelson, and Mayor Ward. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the November 17th, 2023 Board Packet at Tab CR-2, for the Board's consideration.

BBS Executive Secretary Regina Hanshaw and board staff Megan Foley, and Laura Borso were present for the meeting. Guest Dan Perno was present online, to discuss the BOCONEO Building Officials Roundtable application.

Courses approved without modification:

Changes to the NEC 2023 (Ohio Certified Inspection Bureau)
All certifications (10 hours in three sessions: 4 + 4 + 2)

Electrical Safety Inspector Training and Updated 2023 NEC (Sonnenstein Training Agency)
All certifications (25 hours in five sessions)

Ohio Plumbing Code Updated 2024 (Sonnenstein Training Agency)
All certifications (25 hours in five sessions)

2023 NEC Updates (IAEI Northwest)
All certifications (24 hours in twelve sessions)

Analysis of 2023 NEC Code Changes Part 1 (Central Electric Inspection Bureau)
All certifications (5 hours)

Analysis of 2023 NEC Code Changes Part 2 (Central Electric Inspection Bureau)
All certifications (5 hours)

Building Officials Round Table (BOCONEO)
All certifications (nine sessions, 1 hour each)

Concrete Construction Inspections (SWOBOA)
All certifications (3 hours)

Significant Changes to the 2023 NEC Part A (Electrical Trades Center)
All certifications (10 hours in three sessions: 3.5 + 3.5 + 3)

Significant Changes to the 2023 NEC Part B (Electrical Trades Center)
All certifications (10 hours in three sessions: 3.5 + 3.5 + 3)

Transformers 2023 NEC Article 450 (Ohio Certificate Renewal)
All certifications (4 hours)

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

Fire and Smoke Dampers (Underwriters Laboratories Solutions)
All certifications (2 hours)
Committee Recommendation: Administrative approval to be ratified

Fire-Rated Construction (Underwriters Laboratories Solutions)
All certifications (2 hours)
Committee Recommendation: Administrative approval to be ratified

Protecting Penetrations in Fire-Rated Construction (Underwriters Laboratories Solutions)
All certifications (2 hours)
Committee Recommendation: Administrative approval to be ratified

Old Business:
None this month
New Business:
None this month

File Attachments for Item:

RE-1 November Building Department Report

Building Department Support and Oversight

November 2023 Department Visit Status Report

Board Staff conduct building department visits to engage building officials in discussion regarding the administration of their departments and to obtain feedback for the Board. Specifically, Board Staff inquire on the status of plan review and inspection turnaround times, protocols, policies and processes of the department, software systems used, current and projected activity, department funding and fees, relationships with fire departments, administration and elected officials, the issuance of plan approvals, adjudication orders, certificates of occupancy, and appeals.

The following Building departments were visited since the last Board update:

Dayton – site visit
Garfield Heights
Montgomery Co. – site visit
Sharonville
Warren Co.

Administrative and enforcement activity has remained strong. With the continued upgrading of software/computer systems, more departments are implementing 100% digital submissions. If submitted, paper submissions are scanned for the plan examiners, ensuring documents can be accepted in any format.

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

Some departments in rural areas have inquired regarding the abuse of agricultural exemption for barns, wedding barns and pole structures proposed for uses regulated by the building code. There has been an uptick in work without permits prompting more adjudication and stop work orders. Departments have been rectifying individual issues through education and assistance.

Officials are anticipating the new Codes update in 2024. They have also provided positive feedback regarding the pamphlet distributed by the Board called “So you want to be a Certified Inspector” as a helpful tool for recruiting for their building department. An inquiry was made as to the possibility of adding a plan review class to Code Academy as well as other chapters from the RCO. Classes for builders/contractors to understand how to submit proper plans was also suggested.

Building officials appreciate the visits as it allows them to ask questions of Board staff and establish rapport with the Board.

File Attachments for Item:

NB-1 Letter of Intent (LOI) to Reserve Formula Funds for Building Energy Code Adoption and Implementation



To: Inflation Reduction Act (IRA) Codes Program
U.S. Department of Energy
1000 Independence Avenue, S.W.
Washington, DC 20585
Email: IRACodes@hq.doe.gov

From: Regina Hanshaw
Executive Secretary
Ohio Board of Building Standards
State of Ohio

Subject: Letter of Intent (LOI) to Reserve Formula Funds for Building Energy Code Adoption and Implementation

November 17, 2023

Dear IRA Codes Program,

On behalf of State of Ohio Board of Building Standards (Board), and in cooperation with the Ohio Department of Development Office of Energy and Environment, I am writing to express our intent to reserve formula grant funds provided through the [Inflation Reduction Act Assistance for Latest and Zero Building Energy Code Adoption \(Sec. 50131\) Administrative and Legal Requirements Document \(ALRD\)](#). The current Ohio energy code for residential buildings is the 2018 International Energy Conservation Code (IECC) with Ohio amendments, and the current Ohio energy codes for commercial buildings are the 2012 IECC and 2010 ASHRAE 90.1 with Ohio amendments. However, the Board recently adopted an update to Ohio's energy codes for commercial buildings effective March 1, 2024, and is in the process of reviewing newer energy code editions for residential buildings as discussed below.

By submitting this letter, I attest that the Board has the authority to adopt building energy codes for the State of Ohio. The Board adopts and updates energy codes based on model codes and standards promulgated by the International Code Council (ICC) and the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) by incorporation into the Ohio Building Code (OBC) which regulates commercial construction and the Residential Code of Ohio (RCO) which regulates construction of 1-, 2- & 3- family dwellings in Ohio. The Board adopts these codes into the [Ohio Administrative Code](#) which are subject to legislative review by the Ohio General Assembly through its Joint Committee on Agency Rule Review prior to taking effect. Once adopted, the codes have uniform application across the State. The Board certifies local building departments (cities, townships, counties) to enforce Ohio's codes by certified personnel. In areas that do not have a local certified commercial building department, the Division of Industrial

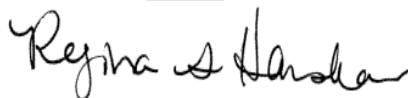
Compliance in the Ohio Department Commerce has enforcement authority. In areas that do not have a local certified residential building department, there is no entity that has authority to enforce the residential code. Currently, there are 749 commercial and 540 residential certified local building departments.

The Board recently updated the OBC effective March 1, 2024, incorporating the 2021 International Building, Mechanical and Plumbing Codes by reference into the Ohio Administrative Code including updated references to the 2021 IECC and 2019 ASHRAE 90.1 with Ohio amendments. These materials can be reviewed [here](#).

When considering amendments to the RCO the Board reviews recommendations of the Residential Construction Advisory Committee (RCAC). The RCAC has reviewed both the 2021 International Residential Code (IRC) and the 2021 IECC but determined to wait until the 2024 IRC and IECC are available for its review prior to finalizing a recommendation for possible future adoption in Ohio. If the Board does determine to update the Ohio's residential construction and energy codes to these editions based on the RCAC's recommendation, it is expected that the retention of current Ohio amendments or similar will be considered. Amendments to model codes and standards helps Ohio achieve increased safety standards and higher energy efficiency through adoption of newer editions while balancing cost impact on the construction industry.

We understand that this letter serves as an expression of intent to submit a full application, that this letter does not constitute the full application that is required pursuant to the ALRD, and that submission of this letter does not guarantee receipt of funds. The Board and the Ohio Department of Development Office of Energy and Environment will submit a full application in accordance with the requirements specified in the ALRD. We further understand that the project period will commence upon award of an application that meets the criteria specified in the ALRD for this opportunity.

Sincerely,



Regina Hanshaw
Executive Secretary
Ohio Board of Building Standards