



Board of Building Standards

CONFERENCE MEETING AGENDA

DATE: OCTOBER 20, 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](#) September 22, 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](#) October Building Department Update
[RE-2](#) Complaint Summary Report

Public Comments

Old Business

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

New Business

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

Compensate Board Members for Work Performed at their Regular Rate

Future Meeting Schedule

November 17, 2023 December 15, 2023

Motion to Adjourn

State of Ohio Employee Required Training - Ethics

File Attachments for Item:

MIN-1 September 22, 2023 Meeting Minutes

MINUTES
BOARD OF BUILDING STANDARDS
CONFERENCE MEETING & CERTIFICATION HEARING
September 22, 2023

The Board of Building Standards Conference Meeting was called to order at 10:00 a.m., Friday, September 22, 2023 at 6606 Tussing Road, Reynoldsburg, Ohio, Vice-Chairman John Pavlis 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
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
Christie Ward, Mayor
Paul Yankie, Energy Conservation

The following Board members were absent:

Timothy P. Galvin, General Contractor, Chair
Don Leach, Attorney
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

The following visitors were present:

Nicholas Montan, OBOA
Andrew Dickerson, OBOA
Kris Klaus, OHBA
Chris Randles, OBOA
David Molnar, OBOA
Robert Eifert, OBOA
Walter Moeller, OBOA
James Richardson, OAPI/OBOA
Jacinda Cheatham, OBOA
Mary Rinella, OBOA/OCPT
Ann Misioler, OBOA
Mike Boso, GCBD
Kota, Wharton, GCBD
John Johnson, Tacoma

CONSIDERATION OF THE MINUTES

Mr. McCafferty moved and Mr. Stanbery seconded to approve the minutes of the August 11, 2023 meeting.

Vice-Chairman Pavlis called for the ayes and nays.

Motion carried unanimously.

CERTIFICATION HEARING

Vice-Chairman Pavlis 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. Additionally, Ms. Foley stated that an application submitted by Jason Brinker for building inspector trainee was accidentally not included on the Certification Committee’s agenda but Mr. Brinker meets qualification for certification and she asked his application be added to the Certification Hearing Agenda. There were no comments.

COMMITTEE REPORTS

CR-1 Certification Committee Report

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

The Certification Committee met on September 21st, 2023, at 10:00 AM in the BBS Library, 6606 Tussing Road, with the following members present: Mr. McCafferty, Mr. Barney, Ms. Cromwell, Mr. Samuelson, Mr. Stanbery, and Mr. Tyler. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the September 22nd, 2023 Board Packet at Tab CR-1, for the Board’s consideration.

Also present at the meeting were BBS Staff, Regina Hanshaw, Megan Foley, and Laura Borso. Guest Jim Richardson attended the meeting in person to discuss the need for formalized subject matter trainee education, potentially sponsored by the Board. Guests Chad Herriott, Darren Mancini, and Alex Wakefied attended virtually, to discuss their applications. 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
8435	Buddner, Kevin**	Electrical Plans Examiner
387	Driggs, David	Building Official
8493	Friedman, James	Mechanical Inspector
9144	Gorman, Phillip	Building Inspector
5914	Herriott, Chad	Building Official Building Inspector Electrical Plans Examiner Electrical Safety Inspector
9205	Hungate, Joseph	Electrical Safety Inspector*
1953	Inghram, Thomas	Building Inspector Trainee Residential Building Inspector Trainee
9198	Jones, Craig	Electrical Safety Inspector*
783	Kniess, Phill**	Building Official
9190	Koppenhofer, Sean	Building Inspector
9209	Langwasser, Thomas	Mechanical Inspector
9199	Mancini, Darren	Residential Building Official
4757	Murray Jr., Theotis	Building Inspector

9194	O'Brien, Eric	Residential Building Official
9204	Pruden, Jason	Plumbing Inspector Plumbing Plans Examiner
8918	Ransom II, Robert	Plumbing Inspector Trainee
9195	Scarpucci, Dennis	Electrical Safety Inspector* Residential Building Inspector
9189	Schall, Travis	Plumbing Inspector
9210	Solenberger, Christina	Residential Plans Examiner Residential Building Inspector
9202	Taylor, John	Electrical Safety Inspector*
6376	Wakefield, Alexandria	Fire Protection Inspector
9208	Wiler, Timothy	Electrical Safety Inspector*
9207	Wing, Chad	Plumbing Inspector

The following certification was approved by the certification committee, with the exception of Mr. Tyler, who abstained.

8859	Roncone, Edoardo**	Residential Industrial Unit Inspector Building Inspector Trainee
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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

Village of Sycamore - new commercial subdepartment of Wyandot County

All paperwork submitted.

Exceptions: Plumbing, Med Gas to be inspected by Richland County Health District

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: Upon receipt of additional information, applicant does not appear to meet requirements for certifications requested. Staff is directed to discuss application status with applicant, suggest RBI, invite applicant to committee meeting 10/19 to discuss with committee.

Friedman, James - BI, MI

Certification ID: 8493

Current certifications: PI, PPE, RBI, RMI

Committee recommendation: Recommend approval for MI, recommend BI trainee to be approved upon receipt of forms.

Langwasser, Thomas - BI, MI, PI, ESI

Certification ID: 9209

Current Certifications: None, OCILB HVAC license

Committee Recommendation: Recommend approval for MI. Recommend request for additional information on ESI, PI, BI. Application referred to ESIAC for review of ESI experience, applicant invited to 10/19 meeting to discuss qualifications.

McDowell, Lionel - BI additional information

Certification ID: 9170

Current certifications: None. An RBI is indicated on the form, but that ID number belongs to a different individual, whose interim RBI expired in 2010.

Committee recommendation: Applicant invited to 10/19 meeting to discuss recent criminal history, or to submit additional information on 9/11/23 conviction.

Roncone, Edoardo - BI Trainee, RIUI Trainee

Certification ID: 8859

Current Certifications: ESI, EPE, RBO, RBI

Committee recommendation: Recommend approval of BI Trainee, RIUI interim. No sponsor and supervisor forms submitted with trainee application, approval pending receipt. Mr. Tyler abstained from consideration of this application.

Smith, Aaron - ESI

Certification ID: 9185

Current Certifications: None

ESIAC Recommendations: Not recommended for approval

Committee Recommendation: Applicant does not appear to meet requirements for ESI. Committee recommends applicant consider ESI trainee, if a department will sponsor and supervise.

Buddner, Kevin - EPE

Certification ID: 8435

Current Certifications: ESI

Committee Recommendation: Recommend approval pending receipt of forms and fees.

Clouse, Matthew - BO, BI

Certification ID: 9206

Current Certifications: None

Staff Notes: Application reflects mostly residential work.

Committee Recommendation: Recommend request for additional information on commercial structural work, commercial general contracting experience, and suggest RBO, RBI in place of BO and BI.

Kniess, Phill - BO

Certification ID: 783

Current Certifications: BI, ESI, RBO

Committee Recommendation: Recommend approval upon receipt of forms and fees.

New Business

None this month

Old Business

Department and Personnel Certification Rules, Code of Professional Conduct and Duties

Regina Hanshaw addressed the status of rule drafting, Jim Richardson, OAPI, City of Columbus, attended to discuss the need for formalized subject matter trainee education, potentially sponsored by the Board.

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

Vice-Chairman Pavlis called for the ayes and nays.

Motion carried unanimously with Mr. Tyler abstaining.

Mr. McCafferty moved and Mr. Stanbery seconded to approve the application of Jason Brinker for building inspector trainee and alternative trainee plan, discussed during the Certification hearing but omitted from the Certification Committee agenda and report.

Vice-Chairman Pavlis 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 September 21st, 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, and Mr. Tyler. 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 Staff Megan Foley, Regina Hanshaw, and Laura Borso were present for the meeting. Guest Jim Richardson was present in person, and guest Charles Huber was present online, both attending to observe.

Courses approved without modification:

Commercial Food Service Plumbing (Assn Plumbing & Hydronics Contractors)
All certifications (2 hours)

Electric Vehicle Charger Installation and NEC Requirements (Ohio Certificate Renewal)
All certifications (4 hours)

Law and Ethics in Code Enforcement (ICC)
All certifications (1.5 hours)

Mass Timber and Type IV Construction in the IBC (ICC)
All certifications (1.5 hours)

Medical Gas (ICC)
All certifications (1.5 hours)

Ohio Plumbing Code Clarification (Assn Plumbing & Hydronics Contractors)
All certifications (2 hours)

Preparing for the 2024-26 Code Cycle (ICC)
All certifications (1.5 hours)

Quick Hits on Emerging Building Safety Topics (ICC)
All certifications (1.5 hours)

Review of OPC 3-7 and 9 (Assn Plumbing & Hydronics Contractors)
All certifications (4 hours)

Review of OPC Chapters 1-11 (Assn Plumbing & Hydronics Contractors)
4 hours all certifications.

Single-Stack Vent Systems (Assn Plumbing & Hydronics Contractors)
All certifications (2 hours)

Understanding the Ohio Plumbing Code (Assn Plumbing & Hydronics Contractors)
All certifications (8 hours)

Using Isometric Drawings for Code Understanding (Assn Plumbing & Hydronics Contractors)
All certifications (2 hours)

The Evolution of Structural Masonry Systems (International Masonry Institute)
All certifications (1 hour)

Third Parties and Residential Energy Code Compliance (ICC)
All certifications (1.5 hours)

Courses approved with modification or special circumstances, or denied, as stated.
Advanced Legal Aspects of Code Administration for Building Officials and Inspectors (ICC)
All certifications (6 hours)

Committee Recommendation: Ratification of BBS staff administrative approval.

Code Enforcement and the International Property Maintenance Code (ICC)
All certifications (1.5 hours)

Committee Recommendation: Not approved.

Old Business:
None this month

New Business:
None this month

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

Vice-Chairman Pavlis called for the ayes and nays.

Motion carried unanimously.

CR-3 Committee-of-the-Whole

Ms. Hanshaw stated that Board staff is still preparing draft rules to reflect proposed changes discussed at the previous 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 September Building Department Update

Ms. Borso presented the September building department report:

September 2022 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, reported activity to the Board, relationships with fire departments, administration and elected officials, the issuance of plan approvals, adjudication orders, certificates of occupancy, and appeals.

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

Girard
Fairfield County
Groveport
London
Powell
University Heights
Lorain
Lake County
Ashtabula County
Orange Village

Staff observed that most departments building officials are now full time in office, with hybrid schedules for other employees. Movement to digital platforms is a predominant feature of operations now. (Virtual Office/website exchange.)

Building officials indicate that workflow is stabilizing in both commercial and Residential sectors. Some departments indicate more significant slowdowns in residential work.

The building officials provide positive feedback regarding the quality of technical support received from staff. They are appreciative for education opportunities, and specific guidance for building code enforcement.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

OB-1 Proposed New Industrialized Unit (IU) Rules – Action to initiate eNotification & file the proposed rules with CSI Office

Mr. Richards stated that the proposed IU rules were distributed to stakeholders and no comments were received and that staff is requesting authorization to file with CSI Office.

Mr. Barney moved and Mr. Johnson seconded to direct staff to initiate the E-notification process on the proposed Industrialized Unit Rule amendments by posting the draft rules and the Business Impact Analysis on the Ohio Department of Commerce website, to notify stakeholders of the posting, and to submit a Business Impact Analysis and the rules to the Common Sense Initiative Office for review and recommendation.

Vice-Chairman Pavlis called for the ayes and nays.

Motion carried unanimously.

OB-2 Proposed Elevator Rules – Action to initiate eNotification & file the proposed rules with CSI Office

Ms. Ohler stated that the proposed elevator rules were distributed to stakeholders and a stakeholder meeting was conducted and the only comments received were regarding the scope of the rules affecting mines and wind turbines. In response to the comments, the rules were revised to include these structures within the scope of the elevator and now staff is requesting authorization to file with CSI Office.

Mr. Denk moved and Mr. Johnson seconded to direct staff to initiate the E-notification process on the proposed Elevator Rule amendments by posting the draft rules and the Business Impact Analysis on the Ohio Department of Commerce website, to notify stakeholders of the posting, and to submit a Business Impact Analysis and the rules to the Common Sense Initiative Office for review and recommendation.

Vice-Chairman Pavlis called for the ayes and nays.

Motion carried unanimously.

OB-3 Proposed Boiler Rules – Action to initiate eNotification & file the proposed rules with CSI Office

Ms. Ohler stated that the proposed were distributed to stakeholders and stakeholder meeting was conducted and no comments were received except that the DIC Boiler Chief John Sharier asked the Board to look at the definition of stationary steam boiler which currently is limited to those that use water vapor. Ms. Ohler stated that Board staff was going to meet with DIC to discuss the definition but staff is also requesting authorization to file with CSI Office.

Mr. Denk moved and Mr. Johnson seconded to direct staff to initiate the E-notification process on the proposed Boiler and Pressure Vessel Rule amendments by posting the draft rules and the Business Impact Analysis on the Ohio Department of Commerce website, to notify stakeholders of the posting, and to submit a Business Impact Analysis and the rules to the Common Sense Initiative Office for review and recommendation.

Vice-Chairman Pavlis called for the ayes and nays.

Motion carried unanimously.

OB-4 Pending or Imminent Litigation – Case # BBS2023-001 Settlement Agreement (Michael Wray)

Assistant Attorney General Jacob Erwin presented the proposed settlement agreement in the Case # BBS2023-001 involving Michael Wray’s electrical safety inspector certification. Mr. Wray has agreed to the settlement terms which includes a 6 month suspension of his certification proposed previously by the Certification Committee and now the agreement requires approval.

Mr. McCafferty moved and Mr. Stanbery seconded to approve the settlement agreement with Michael Wray in Case # 2023-001, accept the suspension term of 6 months, suspension term to be September 22, 2023 to March 22, 2023, approve all other terms of the settlement agreement, and authorize the Executive Secretary to sign the agreement.

Vice-Chairman Pavlis called for the ayes and nays.

Motion carried unanimously.

NEW BUSINESS

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

Ms. Hanshaw stated that no action is requested since the draft rules were still being drafted.

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	26	Mr. Samuelson	16
Mr. Denk	8	Mr. Stanbery	16
Mr. Galvin	14	Mr. Tyler	16
Mr. Johnson	8	Ms. Ward	8
Mr. Leach	0	Mr. Warner	0
Mr. McCafferty	16	Mr. Yankie	8
Mr. Miller	8		

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

Vice-Chairman Pavlis called for the ayes and nays.

Motion carried unanimously.

FUTURE MEETINGS

October 20, 2023 December 15, 2023
November 17, 2023

ADJOURNMENT

Mr. Miller moved and Mr. Johnson seconded to adjourn. The Board adjourned at 10:35 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



OCTOBER 20, 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, October 20th, 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. Lists individuals and their respective certification types such as Residential Building Inspector, Building Inspector, etc.



9219	Orpurt, William	Electrical Safety Inspector*
5359	Papp, Shawn	Building Inspector
9055	Pelera, 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

*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 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

Timothy Galvin, Chairman

Ohio Board of Building Standards
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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

*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

Timothy Galvin, Chairman

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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 and 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.

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 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 hours)

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.

File Attachments for Item:

RE-1 October Building Department Update

Building Department Support and Oversight

October 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:

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.

File Attachments for Item:

RE-2 Complaint Summary Report

Complaint and Investigation Consideration Status Report

DATE: October 12, 2023

To: Members of the Ohio Board of Building Standards (OBBS) for the October 20, 2023, 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. 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.

File Attachments for Item:

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



**2023 AMENDMENTS GROUP 101 – RESIDENTIAL CODE OF OHIO
PROPOSED CHANGES SUMMARY (eNotification 9/11/23)**

Ohio Administrative Code Rule Number	Paragraph/Section	Source of Proposed Change	Reason for Proposed Change
4101:8-4-01	403.1.4.1	Petition 19-03	Brings back exceptions for frost protection
4101:8-34-01	3401.1	BBS	Adopts by reference NFPA 70 and clarifies use multi-family requirements of NFPA 70 for three family dwellings.
	3401.1 – Item #1 *	BBS *	Relocated current modification #1 to #2. New modification #1 retains GFCI protection for 15- and 20-amp branch circuits up to 125 volts only (not 250 volts.) Follows reformatting of 210.8(A)
	3401.1 - Item #2	BBS	Renumbered exception for garage door opener from #1 to #2
	3401.1 – Item #3 *	BBS	Section 210.8(D) of NFPA 70 is applicable. NFPA reorganized GFCI protection for specific appliances. See NFPA 70 section 422.5. No Ohio modifications needed.
		BBS *	Follows reformatting of 210.8(F). GFCI protection not required on exterior outlets for listed hvac equipment
	3401.1 – Item #4 *	BBS	Section 210.12(A) is model standard language – no Ohio modifications to AFCI protection
		BBS *	Added new Item #4 to delete requirement for surge protection @ feeder supplied distribution – NFPA Section 215.18
	3401.1 – Item #5 *	BBS	Deleted - NFPA reorganized 210.63 and 210.64 into new section 210.63. No Ohio modifications necessary
		BBS *	Added new Item #5 to delete requirement for surge protection @ service entrance – NFPA Section 230.67

Ohio Administrative Code Rule Number	Paragraph/Section	Source of Proposed Change	Reason for Proposed Change
4101:8-44-01	Referenced Codes	BBS	Updates plumbing code for dwellings to OAC Chapters 4101:8-1 through 15.
	AAMA	ICC Errata	Changes date of standard 711 from “16” to “13”
	ANCE	Petition #20-11 & Daikin request	Removes ANCE organization and listed standard after that organization withdrew from standard sponsorship
	ANSI	BBS	Removes staff note from standard A108.1B
	ANSI	2021 IRC	Changes date of standard LC1/CSA 6.26 from “13” to “18”
	ASCE	ICC Errata	Changes date of standard 32 from “17” to “01”
	ASHRAE	Petition #20-11 & Daikin request	Updates standards 34 to the 2022 edition
	CSA	Petition #20-11 & Daikin request	Updates standard C22.2 No. 60335-2-40 to the 2022 edition and updates the title
	NFPA *	Petition #22-01	Updates standard 70 to the 2023 edition with Ch 34 amendments
	UL	Petition #20-11 & Daikin request	Updates standard 1995 to the 2015 edition and standard 60335-2-40 to the 2022 edition and updates the title

* Indicates that the proposed amendment has been modified in response to stakeholder comment.