



# Board of Building Standards

## CONFERENCE MEETING AGENDA

DATE: MARCH 31, 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](#) February 17, 2023 Meeting Minutes

### Certification Hearing

[CH-1](#) Certification Hearing

### Committee Reports

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

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

*No items for consideration*

### Building Department Support & Oversight

[RE-1](#) March Building Department Report  
RE-2 Proposed suspension or revocation of ESI Certification (Michael Wray) - Assignment of hearing officer  
[RE-3](#) Investigation Report 22-03 - John Perram  
RE-4 Goldman Hearing - Revocation of PI Certification of Andres Arocho

### Public Comments

### Old Business

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

### New Business

[NB-1](#) Petition #23-02 - OBC Section 427 (Section 429 in 2024 OBC) Privacy Pods/Booths - Charles Moore of Framery Acoustics  
[NB-2](#) Petition #23-03 - OBC Ch 19 & 35 Add ACI 440.11 for structural concrete - Kerry Sutton of American Concrete Institute

## **Compensate Board Members for Work Performed at their Regular Rate**

### **Future Meeting Schedule**

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

### **Motion to Adjourn**

**File Attachments for Item:**

MIN-1 February 17, 2023 Meeting Minutes

MINUTES  
BOARD OF BUILDING STANDARDS  
CONFERENCE MEETING & CERTIFICATION HEARING  
February 17, 2023

The Board of Building Standards Conference Meeting was called to order at 10:00 a.m., Friday, February 17, 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:

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  
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  
Robert Johnson, Assistant Construction Codes Administrator  
Mike Regan, IU Plans Examiner  
Pam Butts, Office Assistant  
Laura Borso, Building Department Administrator  
Jacob Erwin, AAG

There were no visitors present.

#### **CONSIDERATION OF THE MINUTES**

Mr. McCafferty moved and Mr. Denk seconded to approve the minutes of the January 20, 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 February 16<sup>th</sup>, 2023, in the BBS Library, 6606 Tussing Road, at 10:00 AM, with the following members present: Mr. Leach, Mr. McCafferty, Mr. Samuelson, Mr. Stanbery, Mr. Tyler, Ms. Ward, and Mr. Warner. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the February 17<sup>th</sup>, 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. Guests Jonathon Merriman and Josh Hettinger attended virtually, to discuss his applications before the committee.

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
9041	Birnesser, Anthony	Building Inspector
1745	Borso, Laura	Residential Building Inspector
8990	Budrevich, Gerald	ESI Trainee – Alternative Trainee Plan Approved
6099	Butler, Jason**	Mechanical Inspector Residential Building Inspector Residential Mechanical Inspector
5694	Carpenter, Laurin	Residential Building Inspector
9033	Connelly, William	Building Official Building Plans Examiner Plumbing Plans Examiner Plumbing Inspector Building Inspector Electrical Safety Inspector*
2396	Convery, Timothy	Residential Building Inspector
8403	Cornelius, Eric	Residential Building Inspector
415	Eifert, Robert	Building Plans Examiner
9028	Estep, Aaron	Electrical Safety Inspector*
467	Flood, Drew	Building Official
6274	Fritz, Jason	Residential Building Official Residential Plans Examiner
9011	Gookin, Chris	Electrical Safety Inspector
9047	Hasbrouck, Jonathan	Residential Building Inspector Residential Mechanical Inspector
6287	Hennie, Allison	Master Plans Examiner
9048	Herschbach, Michael	Fire Protection Inspector
5248	Hettinger, Josh	Building Official
6163	Lewis, Stephanie	Master Plans Examiner
6332	Martin, Richard	Building Plans Examiner
9038	Merriman, Jonathon***	Building Inspector Residential Building Official
9043	Miller, Doug	Master Plans Examiner
5473	Molnar, Stephen	Building Official
8980	Oliver, Christopher	Residential Building Official
9034	Ortiz, Eric	Electrical Safety Inspector*
9037	Pool, David	Residential Building Inspector
5339	Powell Jr., Lawrence	Building Official
5384	Pugh, Robert	Fire Protection Inspector
8999	Roberts, David	Non-Residential Industrialized Unit Inspector Residential Industrialized Unit Inspector

9046	Sawyer, Andre	Fire Protection Inspector
9044	Schneider, Brett	Plumbing Inspector
4819	Stillion, Clifford	Building Inspector
9045	Sullivan, Troy	Fire Protection Inspector
9031	Treft, Ty	Building Inspector
5684	Turic, Dario	Mechanical Inspector
9019	Wheeler, Donald	Building Inspector
9036	Wilkinson, Frederick	Building Inspector
6267	Wilson, R. Heath	Building Official
9032	Worth, Leighton	Residential Building Inspector
5767	Dover, Jeremy	Residential Building Official

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

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

\*\*\*Mr. Tyler abstained from discussion or vote on this candidate.

^ Approved after ordinary committee business concluded.

Building Department Certifications, Manufactured Homes Inspection Agency/Inspectors  
 Village of Brice – Rescission of Building Department Certification, Commercial and Residential  
 Request to rescind certification approved.

Personnel Certification Applications

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

Downard, Dylan - BI, Additional Information

Certification ID: 9000

Current Certifications: None

Committee Recommendation: Application tabled to March for input from applicant.

Convery, Timothy - RBI, BI

Certification ID: 2396

Current certifications- ESI since 1985

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

Gookin, Chris - BI

Certification ID# 9011

Current certifications: none

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

Kovacic, Andrew - FPI

Certification ID: 9040

Current Certifications: None

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

Moore, Lawrence - BI

Certification ID: 8423

Current Certifications: None (FPI Interim expired 7/2022)

Recommend request for additional information on structural experience.

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

Oliver, Christopher – BI

Certification ID: 8980

Current certifications- ESI

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

Yates, Chris - PI

Certification ID:5273

Current certifications- BI, RBI, RBO, RPE

Committee recommendation: Request additional information on plumbing installation subject to building code inspection and approval.

Old Business

None this month

New Business

Complaint Summary Report – reviewed.

Mr. Leach moved and Mr. McCafferty seconded to approve the recommendations of the committee with the exception of the certification approval of Jonathon Merriman.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

Mr. Leach moved and Mr. McCafferty seconded to approve the certification of Jonathon Merriman.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously with Mr. Tyler abstaining.

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 February 16<sup>th</sup>, 2023 at 10:00 AM in the BBS Library, 6606 Tussing Road, with the following members present: Mr. McCafferty, Mr. Stanbery, Mr. Samuelson, Mr. Tyler, Ms. Ward, and Mr. Warner. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the February 17<sup>th</sup>, 2023 Board Packet at Tab CR-2, for the Board's consideration.

BBS Staff Megan Foley was present for the meeting. Also present via video conference at the meeting were guests Dani Francis of NFSA, to discuss retroactive approval of the NFSA courses, and Ed Lisinski, checking on status of American Wood Council courses, and Charles Huber, to observe.

Courses approved with modification or special circumstances

Pumps for Fire Protection (National Fire Sprinkler Association)

All certifications (8 hours)

Request for retroactive certification of a course presented on January 25.

Committee Recommendation: Approved, with notice to course attendees re course approval and new certificate available.

Standpipe Systems and NFPA 14 (National Fire Sprinkler Association)

All certifications (8 hours)

Request for retroactive certification of a course presented on January 25.

Committee Recommendation: Approved, with notice to course attendees re course approval and new certificate available.

Using Black and White Codes in a World of Grey (Fire Code Academy)

Course Name Change submitted: Code Clarification for the Modern Day World

1 hour, all certifications

Committee Recommendation: Approved with course name change as submitted.

Course applications approved without alteration:  
Special Waste Piping Systems (Ohio Association of Plumbing Inspectors)  
All certifications (1 hour)

Replacement Water Heaters (Ohio Association of Plumbing Inspectors)  
All certifications (1 hour)  
Existing Building instruction

Valves 101 (Ohio Association of Plumbing Inspectors)  
All certifications (1 hour)

Water and Fuel Gas Press Fit Connections (Ohio Association of Plumbing Inspectors)  
All certifications (1 hour)

2023 NEC Changes and Updates Chapters 1-3 (Labriola Training Agency)  
All certifications (4 hours)

2023 NEC Changes and Updates Chapters 3-7 (Labriola Training Agency)  
All certifications (4 hours)

One Hundred 2023 NEC Changes and Updates (Labriola Training Agency)  
All certifications (8 hours)

National Electric Code 2017 Review with Update of Changes (Electrical League of Ohio)  
All certifications (two sessions of 4 hours each)

National Electric Code 2017 Wire and Raceway Sizing for Electrical Systems (Electrical League of Ohio)  
All certifications (4 hours)

NEC 2020 Soares Grounding and Bonding Fundamentals (Ohio Division of Industrial Compliance)  
All certifications (three six-hour sessions)

2023 NEC Changes (Jade Learning)  
All certifications (16 hours)

2023 NEC Code Changes Part 1 (Wink Electric)  
All certifications (5 hours)

2023 NEC Code Changes Part 2 (Wink Electric)  
All certifications (5 hours)

Certified Line Pressure Regulator Training (Maxitrol)  
All certifications (1 hour)

Dry Sprinklers for Commercial and Residential Fire Protection (Victaulic)  
All certifications (1 hour)

Enforcing NFPA 25: Deficiencies, Impairments, Observations (Fire Code Academy)  
All certifications (1 hour)

Fire Pump Plan Review (Fire Code Academy)  
All certifications (1 hour)

General Gas Pressure Regulator Training (Maxitrol)  
All certifications (1 hour)

Key Changes to the 2022 Edition of NFPA 72 (Fire Code Academy)  
All certifications (1 hour)



Mass Timber and Type IV Construction (3-hour version) (American Wood Council)  
All certifications (3 hours)

Mass Timber and Type IV Construction (4-hour version) (American Wood Council)  
All certifications (4 hours)

Plan Examiner Round Table (Columbus)  
All certifications (12 additional hours)

Residential Code Round Table on Sections 328 and 507 (Miami Valley Building Officials Association)  
Residential certifications only (2 hours)

Significant Changes to the NEC 2023 (Electrical Trades Center)  
All certifications (20 hours in three sessions: 8, 8, and 4)

Sizing Building Drains and Stacks (Richardson)  
All certifications (2 hours)

Understanding the Residential Mid-Rise Fire Problem from a Fire Protection Perspective (Fire Code Academy)  
All certifications (1 hour)

Updates to the 2022 Edition of NFPA 13 (Fire Code Academy)  
All certifications (1 hour)

Victaulic VicFlex Sprinklers (Victaulic)  
All certifications (1 hour)

Old Business:  
None this month

New Business:  
None this month

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

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

#### CR-3 Code Committee Report

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

The Code Committee met on February 16, 2023 with the following members present: Mr. Denk, 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 February 17, 2023 Board Meeting Packet at tab CR-3 for the Board's consideration.

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

Approval of Minutes  
Mr. Tyler made the motion to approve the minutes of the Code Committee meeting held on January 19, 2023. 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

OBC, OMC, OPC Draft rule review

Staff presented the 2021 I-code based Ohio draft rule packages to the committee, highlighted some items that may be of interest to the committee members, mentioned that there will be time to make further revisions to the draft rules prior to filing the rules with JCARR and LSC, and asked that the committee give staff permission to start the stakeholder process.

Mr. Pavlis made the motion to start the stakeholder process with the draft OBC rule package including adding open parking garage sprinkler and standpipe exceptions in Chapter 9 and clarifying the committee intent with the ASHRAE 90.1 modification #1 in Chapter 13. Mr. Johnson seconded the motion. The motion passed unanimously. Staff was directed to bring proposed language fixes for distilleries, wineries, and breweries and for dual smoke alarm technologies to the next meeting.

Mr. Pavlis made the motion to start the stakeholder process with the draft OMC rule package. Mr. Tyler seconded the motion. The motion passed unanimously.

Mr. Pavlis made the motion to start the stakeholder process with the draft OPC rule package including keeping model code in Sections 1003.3.2 and 1003.3.3. Mr. Miller seconded the motion. The motion passed unanimously.

New Business

No items for consideration

Adjourn

Mr. Pavlis made the motion to adjourn at 4:23 P.M. Mr. Stanbery seconded the motion. The motion passed unanimously.

Mr. Denk 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 the contract to engage ICC to perform the certification study was finalized and the vendor has begun work.

**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

Ms. Borso presented the complaint summary report included in the Board's meeting packet:

Jeffrey Uroseva, Building Official, Mahoning County Building Department

On January 19, 2023, a complaint was received from Ms. Nicole Carter located at 211 Hamrock Dr., Campbell, OH. She alleged that on January 17, 2023, Mahoning County building department personnel Jeffrey Uroseva, BO, an electrical safety inspector, a plumbing inspector, and building

inspectors had entered her property without consent to the inspect. Ms. Carter also claimed that the Personnel caused damage to her house and belongings and acted unprofessionally.

Board staff contacted Mr. Uroseva to secure preliminary information regarding the incident. Mr. Uroseva indicated he was not present at the inspection. The project is a repair/restoration to an existing residential structure heavily damaged last year by a driver in a vehicle. Ms. Carter is performing as general contractor for her project, having secured sub-contractors to repair her home. According to Mr. Uroseva, the Building Department has been monitoring the situation and found that required inspections for the work have not been completed, and that Ms. Carter has been uncooperative in the process. Mr. Uroseva indicated she has made threats against an electrical inspector. Due to the situation, Department staff had signed incident reports regarding the January 17 inspection, attesting that none of the alleged complaints took place.

Recommendation: Dismiss complaint.

Mr. Leach moved and Mr. McCafferty seconded 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.

## **PUBLIC COMMENTS**

There were no public comments.

## **OLD BUSINESS**

### **OB-1 Termination of Contract with DIC – Manufactured Homes Inspector Certification**

Ms. Hanshaw explained that when the Manufactured Homes Commission's duties were transferred to the Department of Commerce, the Division of Industrial Compliance was given responsibilities of certification of manufactured homes inspectors. At the time, the Board entered into a contract with DIC to assume the Division's duties for inspector certification. The Division has now established a program for manufactured homes and is prepared to handle the inspector certification responsibilities. Ms. Hanshaw requested action to provide notification to the Division of termination of the contract.

Mr. Leach moved and Mr. Johnson seconded to direct the Executive Secretary to submit written notification to the Division of Industrial Compliance of termination of the contract between the Board and the Division, where the Board assumed the duties and responsibilities assigned to the Division pursuant RC 4781 to certify individuals and entities to inspect manufactured housing installations. The termination will be effective April 30, 2023.

Chairman Galvin called for the ayes and nays.

Motion carried unanimously.

## **NEW BUSINESS**

### **NB-1 Draft 2024 OBC, OMC & OPC Rules – Action to Initiate Stakeholder Input Process**

Ms. Ohler stated that the Code Committee has now completed its work on draft update to the building, plumbing and mechanical codes to the 2021 model code edition and the rules are now ready to send out to stakeholders for input.

Mr. Denk moved and Mr. Miller seconded to approve the proposed rule package known as Amendments Group 100 and to direct staff to begin the Common Sense Initiative (CSI) process by scheduling a stakeholder meeting to present the rule packages and receive stakeholder feedback on the proposed 2024 Ohio Building, Mechanical, and Plumbing Code rules.

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:

Ms. Cromwell	8	Mr. Pavlis	16
Mr. Denk	16	Mr. Samuelson	16
Mr. Galvin	23	Mr. Stanbery	16
Mr. Johnson	16	Mr. Tyler	16
Mr. Leach	16	Ms. Ward	16
Mr. McCafferty	16	Mr. Warner	16
Mr. Miller	16	Mr. Yankie	16

Mr. McCafferty 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**

March 31, 2023	September 22, 2023
May 12, 2023	October 20, 2023
June 23, 2023	November 17, 2023
August 11, 2023	December 15, 2023

**ADJOURNMENT**

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

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Timothy Galvin, Chairman  
Board of Building Standards

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Regina Hanshaw, Executive Secretary  
Board of Building Standards

**File Attachments for Item:**

CH-1 Certification Hearing



**MARCH 31, 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, March 31<sup>st</sup>, 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.

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



**BOARD OF BUILDING STANDARDS**

8891	Hare, Bruce	Residential Building Inspector
9056	Helmer, Jason	Electrical Safety Inspector
2481	Helmer, Steve	Electrical Plans Examiner
6329	Howell, Michael	Residential Building Inspector
6075	Johnson, Phillip	Building Inspector Trainee
9087	Kleeman, Israel	Building Inspector Trainee
5799	Lamp, Eric	Residential Mechanical Inspector
9061	Lopez, Jimmy	Electrical Safety Inspector*
9066	Lovett, Brandon	Electrical Safety Inspector*
9080	Marsh, Alex	Building Official Building Plans Examiner Building Inspector
9083	McCleese, Jeffrey	Electrical Safety Inspector* Electrical Plans Examiner
6039	Melbar, Thomas	Electrical Safety Inspector*
5393	Mezera, Robert	Building Plans Examiner
5409	Oeder, Charles	Electrical Safety Inspector*
9073	Perrin, Jamel	Fire Protection Inspector
9054	Pettis, Chris	Building Plans Examiner Electrical Plans Examiner Fire Protection Plans Examiner Mechanical Plans Examiner Plumbing Plans Examiner
5017	Reed, Justin	Building Official
9065	Sharpe III, John	Electrical Safety Inspector* Mechanical Inspector
8504	Stowe, Kelly	Building Inspector Trainee – Alternative Trainee Plan approved
2238	Straub, Lori	Residential Building Official
9064	Upshaw, James	Residential Building Inspector
5764	Weissmann, Tony	Building Official Building Inspector Fire Protection Inspector Residential Building Official
9072	Whatley, Thomas	Fire Protection Inspector Fire Protection Plans Examiner
8951	Wilkes Jr., Glen	Plumbing Plans Examiner
9057	Wylie, James	Plumbing Inspector
6105	Young, Chris	Residential Building Official
5767	Dover, Jeremy	Residential Building Official



9086	Jeter, Jerry	Automated Sprinkler System Designer
5655	Hillier, Patrick	Residential Building Official
8982	Jamison, Jamie	Residential Building Official

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

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

**Building Department Certifications, Manufactured Homes Inspection Agency/Inspectors**

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

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



**File Attachments for Item:**

CR-1 Certification Committee Report



**BOARD OF BUILDING STANDARDS**  
**CERTIFICATION COMMITTEE MEETING REPORT**

The Certification Committee met on March 30<sup>th</sup>, 2023, in the BBS Library, 6606 Tussing Road, at 10:00 AM, with the following members present: Mr. Leach, Mr. McCafferty, Ms. Cromwell, Mr. Samuelson, Mr. Stanbery, Mr. Tyler, Ms. Ward, and Mr. Warner. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the March 31<sup>st</sup>, 2023 Board Packet at Tab CR-1, for the Board’s consideration.

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

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

Cert ID:	Name	Certification Granted
5685	Anicic, Zoran	Building Inspector
9085	Bannister, Bradley	Building Inspector Trainee Residential Building Inspector Trainee
8577	Barbosa, Phillip	Residential Plans Examiner
9060	Baum, Justin,	Electrical Safety Inspector*
8544	Benedict, Glen	Residential Building Official
9084	Clark, Nicholas	Building Inspector Residential Building Inspector
9059	Coakley, Donald	Mechanical Inspector
9088	Cummins, Jason	Residential Building Inspector
9067	D'Ambrosio, Samuel	Residential Building Official Residential Building Inspector
6018	Davet, Michael	Building Official Building Inspector Mechanical Inspector Electrical Safety Inspector Non-Residential Industrialized Unit Inspector
5441	Dawson, Dan	Residential Building Official
419	Elliott, Ronald	Building Official
8557	Ellison, Richard	Residential Building Official

**Timothy Galvin, Chairman**

Ohio Board of Building Standards  
 6606 Tussing Road  
 Reynoldsburg, OH 43068-9009

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431	Eudell, Marcus	Building Plans Examiner
9082	Fox, Tammie	Building Inspector
9074	Gentzel, Bren	Residential Building Inspector
9075	Glenn, Kevin	Electrical Safety Inspector*
9091	Graham, Sean	Plumbing Inspector
5343	Gregg, Cheryl	Electrical Safety Inspector Trainee
8800	Hackney, Joseph	Electrical Plans Examiner
8891	Hare, Bruce	Residential Building Inspector
9056	Helmer, Jason	Electrical Safety Inspector
2481	Helmer, Steve	Electrical Plans Examiner
6329	Howell, Michael	Residential Building Inspector
6075	Johnson, Phillip	Building Inspector Trainee
9087	Kleeman, Israel	Building Inspector Trainee
5799	Lamp, Eric	Residential Mechanical Inspector
9061	Lopez, Jimmy	Electrical Safety Inspector*
9066	Lovett, Brandon	Electrical Safety Inspector*
9080	Marsh, Alex	Building Official Building Plans Examiner Building Inspector
9083	McCleese, Jeffrey	Electrical Safety Inspector* Electrical Plans Examiner
6039	Melbar, Thomas	Electrical Safety Inspector*
5393	Mezera, Robert	Building Plans Examiner
5409	Oeder, Charles	Electrical Safety Inspector*
9073	Perrin, Jamel	Fire Protection Inspector
9054	Pettis, Chris	Building Plans Examiner Electrical Plans Examiner Fire Protection Plans Examiner Mechanical Plans Examiner Plumbing Plans Examiner
5017	Reed, Justin	Building Official
9065	Sharpe III, John	Electrical Safety Inspector* Mechanical Inspector
8504	Stowe, Kelly	Building Inspector Trainee – Alternative Trainee Plan approved
2238	Straub, Lori	Residential Building Official
9064	Upshaw, James	Residential Building Inspector
5764	Weissmann, Tony	Building Official Building Inspector Fire Protection Inspector Residential Building Official

**Timothy Galvin, Chairman**

Ohio Board of Building Standards  
6606 Tussing Road  
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9072	Whatley, Thomas	Fire Protection Inspector Fire Protection Plans Examiner
8951	Wilkes Jr., Glen	Plumbing Plans Examiner
9057	Wylie, James	Plumbing Inspector
6105	Young, Chris	Residential Building Official
5767	Dover, Jeremy	Residential Building Official
9086	Jeter, Jerry	Automated Sprinkler System Designer
5655	Hillier, Patrick	Residential Building Official
8982	Jamison, Jamie	Residential Building Official

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

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

**Building Department Certifications, Manufactured Homes Inspection Agency/Inspectors**

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

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

**Personnel Certification Applications**

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

Kirkpatrick, Robert - PI  
Certification ID# 8449  
Current certifications- RBO, ESI, EPE  
Committee Recommendation: Recommend approval of PI Trainee administratively upon receipt.

Anicic, Zoran - BO  
Certification ID: 5685  
Current certifications- RBI, MI, PI, ESI approved to test  
Committee Recommendation: Request additional information on experience for Building Official certification.

Cobourn, Nicholas - BO  
Certification ID: 6277  
Current certifications- BI, ESI, RBO, RBI, RMI  
Committee Recommendation: Request additional information on qualifying experience for Building Official certification

**Timothy Galvin, Chairman**

Ohio Board of Building Standards  
6606 Tussing Road  
Reynoldsburg, OH 43068-9009

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Dawson, Dan - BO  
Certification ID: 5441  
Current certifications: ESI, RBI  
Committee Recommendation: Request additional information on qualifying experience for Building Official certification

Fisher, Kyle - ESI  
Certification ID: 9068  
Current certifications: none  
ESIAC Recommendations: No consensus reached.  
Committee Recommendation: Request additional information on journeyman level electrician experience, applicant is invited to attend May 11 meeting to discuss application.

Golden, Tim - BO  
Certification ID: 540  
Current certifications- BI, RBO, ESI  
Committee Recommendation: Applicant is invited to May 11 meeting to discuss application, prior Building Official interims without completion of requirements.

Hughes, Steven - PI  
Certification ID: 6335  
Current certifications- RBO  
Committee Recommendation: Request additional information on inspected code compliant plumbing installation totaling 7 years, or applicant is invited to submit a plumbing inspector trainee application, which would be granted administratively.

Kalevakis, Peter - FPI  
Certification ID: 9053  
Current certifications- None  
Committee Recommendation: Request additional information on qualifying fire Inspection work, since FSI granted 2019.

Kovacic, Andrew - FPI  
Certification ID: 9040  
Current Certifications: None  
Committee Applicant is invited to May 11 meeting to discuss other experience which may qualify for FSI certification.

McCarthy, Adam - PI  
Certification ID: 9076  
Current certifications- none  
Committee recommendation: Request additional information on specific plumbing installation experience.

**Timothy Galvin, Chairman**

Montgomery, Lee - BO  
Certification ID: 1031  
Current certifications- BI, RBO  
Committee Recommendation: Applicant is invited to May 11 meeting to discuss application, prior Building Official interims without completion of requirements.

Oliver, Christopher - BI Additional Information.  
Certification ID: 8980  
Current certifications- ESI  
Committee recommendation: Applicant is invited to discuss structural experience at May 11 committee meeting, or submit BI Trainee application, which would be granted administratively.

Peleras, Shane - BI  
Certification ID: 9055  
Current certifications- none  
Committee Recommendation: Request additional information on commercial structural experience.

### **Old Business**

Investigation Report - Perram  
Review staff investigation report, recommend Board approval

### **New Business**

City of Columbus BZS - Alternative BI MI Trainee Plan  
Submitted and discussed with Board Staff March 28, 2023  
Columbus BO Amit Ghosh and Director of Inspections Dave Daniel attended virtually to discuss submitted plan.  
Committee Recommendation: Recommend approval of City of Columbus Alternative Trainee Plan, with the condition that any trainee within the plan that completes the trainee program less than two years after beginning the program will be reviewed by the committee before receiving full certification.

**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 March 30<sup>th</sup>, 2023 at 10:00 AM in the BBS Library, 6606 Tussing Road, with the following members present: Mr. McCafferty, Mr. Stanbery, Ms. Cromwell, Mr. Samuelson, Ms. Ward, and Mr. Warner. Board Chairman Timothy Galvin was also present. The Committee makes the following recommendations, included in the March 31<sup>st</sup>, 2023 Board Packet at Tab CR-2, for the Board's consideration.

BBS Staff Megan Foley was present for the meeting, and Charles Huber attended virtually to observe.

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

2024 IBC, IRC, IFC Sneak Peak (ICC)

All certifications (4 hours)

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

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

All certifications (five 2-hour sessions)

ESIAC Recommendation: Recommend approval.

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

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

All certifications (five 2-hour sessions)

ESIAC Recommendation: Recommend approval

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

#### **Course applications approved without alteration:**

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

All certifications (4 hours)

2021 IBC Fire-Resistance-Rated Walls (ICC)

All certifications (4 hours)



2021 IBC Means of Egress (ICC)  
All certifications (4 hours)

2021 IBC Occupancy Classification and Mixed Occupancies (ICC)  
All certifications (4 hours)

2021 IBC, IRC, IFC Update (ICC)  
All certifications (4 hours)

2021 IECC Update (ICC)  
All certifications (2 hours)

2021 Plumbing, Mechanical, and Gas Update (International Code Council)  
All certifications (2 hours)

An Overview of Changes from ACI 318-14 to ACI 318-19 (ICC)  
All certifications (2 hours)

Electric Vehicle Power Transfer Systems and the 2020 NEC Part 2 (Matthews Electrical Services)  
All certifications (4 hours)

Ever-Changing Structural Provisions of Our Building Codes: Wind (ICC)  
All certifications (2 hours)

Firestop Plan Review and Inspection (Northwest Ohio Fire Prevention Association)  
All certifications (8 hours)

Surfside, Florida Building Collapse and ACI 318 Requirements for Structural Concrete (ICC)  
All certifications (4 hours)

Understanding Emergency Responder Communication Enhancement Systems Codes and Technology (Koorsen Fire and Security)  
All certifications (1 hour)

BlazeMaster Fire Protection Installation Training (Lubrizol Advanced Materials)  
All certifications (2 hours)

FlowGuard Gold/Corzan Installation Training (Lubrizol Advanced Materials)  
All certifications (2 hours)

Updating Ohio's Codes for 2024 Round Table (Molnar)  
All certifications (1 hour)  
1 hour Code Administration

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

**Old Business:**

None this month

**New Business:**

None this month

**File Attachments for Item:**

CR-3 Code Committee Report



# Board of Building Standards

## CODE COMMITTEE RECOMMENDATIONS

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

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

### **March 30, 2023 Code Committee Meeting**

#### **Call to Order**

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

#### **Approval of Minutes**

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

#### **Petitions**

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

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

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

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

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

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

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

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

#### **Recommendations of the Residential Construction Advisory Committee**

No items for consideration

#### **Old Business**

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

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

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

**New Business**

No items for consideration

**Adjourn**

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

**File Attachments for Item:**

RE-1 March Building Department Report

# Building Department Support and Oversight

## March 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 Board update:

Alliance  
Amherst  
Ashland – Site Visit  
Bentleyville  
Cleveland  
Fairview Park  
Forest Park  
Licking County  
Lorain  
Mansfield  
Muskingum County  
Ottawa County  
Portsmouth  
Strongsville

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

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

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

**File Attachments for Item:**

RE-3 Investigation Report 22-03 - John Perram





# Ohio Board of Building Standards

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## John Perram Investigation

### Staff Report

Number: 22-03

Personnel Involved: John Perram Plumbing Inspector (Cert # 1153)

Allegation: Violations of Duties and Responsibilities

Date Investigation Ordered: November 18, 2022

Date of Report: March 31, 2023

## 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 of 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 Board's 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 October 28, 2022, a formal complaint [Exhibit 1] was received from Mr. Scott Schulke, owner of S & S Contracting LLC, of Columbia Station, Ohio indicating that Mr. Perram was unprofessional while performing a required plumbing inspection for a residential project located at 327 W. River Road, Valley City, Ohio. Mr. Schulke indicated that other contractors have experienced similar behavior and are now avoiding doing work in Medina County. Mr. Perram is employed with the Medina County Health Department, (MCHD) and holds OBBS certifications for Plumbing Inspector and Plumbing Plans Examiner. \*

A separate complaint [Exhibit 2] was received on October 26, 2022, from the homeowner, Mr. Adam Piovarchy.

At its November 18, 2022, Conference Meeting, the Ohio Board of Building Standards, ordered an investigation of John Perram for his actions related to his duties and responsibilities associated with the inspection of the residential project owned by Mr. Piovarchy as described in the complaints.

\*Note: Mr. Perram's Plumbing Plans Examiner certification is not considered part of this investigation as it is not related to the allegations found in the complaints received by the Board.

## Background

Adam Piovarchy, Owner of the residence located at 327 West River Road proposed a two story, three bay garage addition to his existing residential building. The application [Exhibit 3] indicates that the second story would be used as storage space. Construction documents [Exhibit 4] were initially approved and permitted [Exhibits 5 and 6] on 9/23/2021 by the Medina County Building department by Residential Building Official Thomas Virosteck. The scope of the plumbing system in the first submittal of construction documents identified one floor drain for each of the three garage bays. The documents were revised on 1/12/2022 for changes to add an outside rear fireplace, an inside

fireplace on the second floor, a rear garage door, a first-floor bathroom and laundry room and a work sink in the garage. There were other changes to the design that appear to not have been approved in the buildout of the second floor for additional rooms, some containing plumbing systems which appear to have been accounted for by the plumbing inspectors in their inspection notes. There is no indication that these changes were approved by the building or the health department.

The plumbing permit [Exhibit 7] was issued 6/24/2022 by the Medina County Health department. There were no construction documents associated with this plumbing application. The plumbing permit was amended by MCHD as the owner added fixtures to the project. This was documented on the back of the permit form indicating field observations of the systems. [Exhibit 8] Sketches were added to the record by the inspector(s) to document the system as it was being installed.

### Investigation Findings & Observations

Board staff interviewed Mr. Schulke and Mr. Piovarchy at the job site on 2/8/2023. Mr. Schulke indicated that Mr. Perram came to the job site to perform a plumbing inspection on 7/1/2022, and immediately began to argue with him for being ‘a plumber working on the job’. Mr. Schulke indicated that he had driven his company vehicle to the job site that day and that he was helping/assisting his friend, Mr. Piovarchy with the construction under a ‘homeowner’ permit. Mr. Schulke indicated he was not there performing work on behalf of his company. Medina County does regulate contractor registration, and thus the inspector would be aware of that local requirement to communicate any issue to the applicable agent of the County. However, this issue is outside of the specific duties and responsibilities of certified plumbing code enforcement.

While interviewing Mr. Perram on 2/28/2023, he denied having the verbal confrontation with Mr. Schulke and claimed that Mr. Schulke attacked him. Board staff could not establish the facts regarding the confrontation on 7/1/2022 since it is one man’s word against another. However, both Mr. Schulke and Mr. Piovarchy indicated that Mr. Perram was no longer able to communicate in a professional manner that day or on the second requested inspection on 10/17/2022. Between these two inspections, a consultation request was completed by MCHD on 7/13/2022 with the owner to discuss the sanitary system installed at the residence. Mr. Perram was accompanied by MCBP plumbing supervisor Steve Mazak at the job site. Mr. Mazak indicated that Mr. Perram was cooperative and explained everything well regarding the system to the owner. He also added that there was no ‘drama’ during the visit. Mr. Mazak also mentioned that Mr. Schulke was not in attendance that day.

A third plumbing site visit, which was the second requested plumbing inspection, was completed by Mr. Perram on 10/17/2022. Mr. Piovarchy, the homeowner, indicated that during the visit, Mr. Perram was unprofessional and spoke to him in a condescending and disrespectful way. [Exhibit 2] He also indicated that Mr. Perram was being arbitrary in communicating the results of the inspection where he was initially told the inspection did not ‘pass’. Then Mr. Perram communicated to the owner that it would pass if a shower valve was installed in the first-floor shower: Mr. Piovarchy agreed to address that request. According to Mr. Piovarchy, Mr. Perram then called him back later in the day to say that the inspection would not pass. This information by Mr. Perram was confusing and contradictory since he already gave a ‘partial plumbing’ inspection sticker indicating ‘compliant’ [Exhibit 9] to the owner. The sticker, however, did not indicate what was said about the shower valve. There were notes written on the reverse side of the permit which indicated “build drop, Shower valve added.” Unfortunately, many of the notes related to the inspections do not clearly communicate the resulting action and thus made the issues confusing to the owner. [Exhibit 8] The inspection process as performed by Mr. Perram is not an effective means of communication for the purpose of an on-site inspection record. Mr. Perram did not provide an explanation for these practices.

Board staff observed that there were no approved construction plumbing drawings, or other required documentation that was approved, on the job site for the owner to build from and the inspector to inspect to. Verification of the approved design is required to establish compliance of the work. This is a major deficiency in the code enforcement process for plumbing systems, making it difficult for the plumbing inspectors to perform their duties and therefore enables the work to be directed in the field. Board staff explained this issue to the owner, and to the inspector, to encourage proper communication of non-compliance of the approved design.

According to the record, a third inspection was conducted on 11/17/2022 by interim plumbing inspector, L. Michael Miller, resulting in partial plumbing compliance. The note added to the inspection sticker indicated that non-compliance was related to a 4" tie-in required at the sanitary ejector crock (pit). [Exhibit 10] The owner indicated that the inspection sticker was affixed to the non-visible side of a cleanout in the corner of the garage. [Exhibit 11] The owner removed it and placed it in a window to see the comment on the sticker.

Board staff made a public records request [Exhibit 12] of Mr. Perram's human resource records at MCBH. Though this investigation was initially related to the complaints, it was established that during the same period of these events, there were similar complaints made to MCBH by other owners of other projects stating they were adversely affected by Mr. Perram's behavior during inspections. According to the records, Mr. Perram was reprimanded and was required to address these issues by completing educational classes to improve his interpersonal skills. [Exhibit 13] He was making progress prior to new complaints, but unfortunately regressed during the period of June 2021 to October 2022 when an additional complaint was made. [Exhibit 14]

To be equitable to Mr. Perram, it has also been established that the processes and protocols for plumbing enforcement appear to be deficient for residential plumbing projects enforcement by MCBH. This was evidenced in the lack of code compliant and approved construction documents for this residential project, which may also be true of other residential projects currently being enforced. There is also a deficiency of inspection forms, protocol and process that makes it inevitable for plumbing inspectors to direct the work in the field, thus relying on their own knowledge and interpretation of the plumbing codes to figure out compliance. This process is not in accordance with the Ohio Board of Building Standards Chapter 1 Administration rules for Building Code enforcement and is specifically inconsistent with Section 108 of the building codes for the required inspection process.

## Code Requirements

OAC 4101:7-3-01 § (F) (7) (I) Residential and non-residential building department personnel certification.

(I) Grounds for revocation or suspension. The board shall revoke or suspend an individual's certification if the board concludes that the individual has committed one or more of the following:

(v) *Violation of the duties described in section 104 of rule 4101:1-1-01 of the Administrative Code for non-residential certifications and section 104 of rule 4101:8-1-01 of the Administrative Code for residential certifications.*

(e) *Probationary status.* In the event of an investigation in which the board decides not to immediately suspend or revoke an individual's certification, the board may place the individual on probationary status for a period of time and require remedial action as the board deems appropriate. During this time the certificate holder shall comply with the training, reporting, auditing, or other remedial action required by the board. In addition to such other authority the board may have, the board is authorized to revoke or suspend the certificate holder's certification for failure to comply with such remedial requirements.

4101:1-1-01, 104.2.3 Inspectors. An inspector is responsible for performing inspections and determining that work, for which they are certified to make inspections, is performed in compliance with the approved construction documents. All inspectors shall inspect the work to the extent of the approval given when construction documents were approved by the building official and for which the inspection was requested. All inspectors shall effectively communicate the results of their inspections as required by section 108, and shall conduct themselves in a professional, courteous, impartial, responsive, and cooperative manner.

4101:1-1-01, 104.2.3.2 Plumbing inspector. A plumbing inspector is responsible to determine plumbing system compliance with approved construction documents in accordance with section 108.

## Conclusion

The complainants indicated that Mr. Perram was not conducting himself in a professional, courteous, impartial, and cooperative manner. It is imperative that individuals certified by the Board are meeting this standard to ensure a positive experience for constituents who are required to engage building and health departments in ensuring that their proposed building and system designs comply with the Ohio Building, Residential, Mechanical and Plumbing codes. It has been established that Mr. Perram represented himself in ways inconsistent with the Board's rules for conduct based on current and past complaints as indicated in his county employee performance evaluation records. Mr. Perram is knowledgeable of the requirements of the Plumbing code. Board staff are of the opinion that if the inspection process would be brought into conformance with Chapter 1 of the building codes, that Mr. Perram would not be prone to arbitrary ways of enforcing residential projects as they appear to be currently administered. We also acknowledge that Mr. Perram has been taking initiative with soft skill development in the past and encourage him to continue to improve to mitigate conflicts.

## Recommendations

Board Staff recommends closure of the investigation. Board staff recommends Mr. Perram's plumbing inspector certificate to be put on probation in accordance with OAC 4101:7-3-01 § (F) (7) (I) (e) for a period of 6 months beginning April 1, 2023. During the probationary period, Mr. Perram is required to complete 6 hours of continuing education in addition to the required 30 hours required to renew his plumbing inspector certification to include 3 hours inspector training and 3 hours Chapter 1 training that can be completed either online or in-person.

*A draft of this report will be as provided to Mr. Perram for review and comment. Any comments received will be attached as Appendix A.*

**File Attachments for Item:**

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

Ohio Building Code - Application for Rule Change  
Charles H. Moore  
Framery Acoustics  
3/13/2023

Acoustic Privacy Pod/Booths are becoming more popular. These are a necessary addition to most open office environments. They provide a space for a person to take a phone call, video call, or a quiet space to concentrate on a given task or assignment.

This proposal provides a means for building officials to approve these installations and allow the use of these prefabricated structures. This proposal treats Privacy Pod/booths, as products that can be installed in a building, and not as building construction, while not losing applicable code requirements. The proposal covers: Section 427.1 places limitations on the size of Privacy Pod/booths that are more appropriate for listed products. Privacy Pod/booths that exceed these size limitations will not fall under Section 427, and will be addressed with other building code requirements, including internal wirings, lighting, and other construction. Section 427.2 - The UL 962 listing covers the fabrication and safety of the modular room. UL 962 includes requirements for insulation, finish materials, internal wiring, lighting, ventilation, and other construction features. Markings are to be provided on the listed products to document the Chapter 8 and 26 ratings, such as the ASTM E84 (UL 723) flame spread and smoke developed indexes. This makes it easy to determine their suitability for use in the specific areas of the building. Section 427.3 allows the building official to approve the installation locations, to make sure the means of egress is not compromised and other code requirements are not adversely impacted. Section 427.4 addresses potential tripping hazards, and is based on Section 3.1.3, Item D in ICC ES AC519, "Enclosed Booths for Installation Inside New and Existing Buildings".

## **2022 OHIO BUILDING CODE**

Add new definition as follows:

**Privacy Pod/Privacy Booth.** An occupiable prefabricated structure, consisting of walls and a ceiling, with or without an integrated floor, designed and intended for use as an office or privacy space, which may include integral electrical wiring, ventilation, and furnishings

### **SECTION 427** **PRIVACY PODS / BOOTHS**

#### **427.1 General.**

Definition:

Privacy Pod/Booth: 100 square feet (9.3 m<sup>2</sup>) or less in floor area and 8ft (2438mm) or less in height.



Privacy Pods exceeding these dimensions shall comply with all applicable requirements in this code.

#### **427.2 Listing.**

Privacy pod/booths shall be listed and labeled in accordance with UL 962 and installed in accordance with the listing and the manufacturer's instructions.

#### **427.3 Locations.**

Privacy pod/booths shall only be installed in approved locations and shall not obstruct required means of egress.

#### **427.4 Elevation change.**

Privacy pod/booths with integral floors shall be permitted to have an elevation change measured from the finished floor that is a maximum of 5 inches (127 mm) higher than the floor of the existing structure outside the modular booth.

#### **427.5 Fire suppression.**

Sleep pods shall be installed in rooms or spaces equipped with an automatic sprinkler system in accordance with Section 903.3.1.1. Installation of booths must not interfere with clearances of existing sprinkler heads.

#### **Exceptions:**

1. Booth installations that meet the requirements of Section 9.2.10, NFPA 13, 2022 Edition and the following:

a. Where multiple booths are proposed, the booths are separated by a distance of 18 inches from one another.

b. The clearance between the top of the booth(s) and ceiling sprinklers is a minimum of 18 inches.

c. Per Section 9.2.10.2 of NFPA 2022 Edition, the area of any booth does not exceed 24 square feet. The area is to be the interior area of the booth, excluding the area of the enclosing walls.

2. Booth installations where the top of the booth has louvers that open automatically on the activation of the fire alarm or with the loss of power.

3. Where the booth has an applicable testing report accompanied by full-scale fire testing report showing that ceiling sprinklers control a fire originating from inside the booth, as allowed by ICC-ES Acceptance Criteria 519 section 6.8 D.

#### **429.5.1 Smoke detection.**

An automatic smoke detection system complying with Section 907 shall be provided in the rooms or spaces in which the privacy pod/booth's are located. The system shall activate the occupant notification system in accordance with Section 907.5.

#### **429.5.2 Smoke alarms.**

Audibility requirements of NFPA 72 and IFC 907.5.2.1 apply to the privacy pod/booth's. If these requirements are not met, an alarm should be placed inside the pod.

# G101-21

## **Proposed Change as Submitted**

Proponents: Jonathan Roberts, representing UL LLC (jonathan.roberts@ul.com)

### **2021 International Building Code**

Add new definition as follows:

**MODULAR ROOM.** An occupiable prefabricated structure, consisting of walls and a ceiling, with or without an integrated floor, designed and intended for use as an office or privacy space, which may include integral electrical wiring, ventilation, and furnishings.

**SLEEP POD.** A modular room that is designed and used for sleeping purposes.

Add new text as follows:

### **SECTION 429** **MODULAR ROOMS AND SLEEP PODS**

#### **429.1 General.**

Modular rooms and sleep pods shall comply with Sections 429.2 through 429.5.5 and other applicable requirements in the code. Modular rooms and sleep pods shall comply with one of the following:

1. Modular rooms 100 square feet (9.3 m<sup>2</sup>) or less in floor area and 8 feet (2438 mm) or less in height.
2. Sleep pods 36 square feet (3.3 m<sup>2</sup>) or less in floor area, 8 feet (2438 mm) or less in height and 4 feet (1219 mm) or less in width.

Modular rooms and sleep pods exceeding these dimensions shall comply with all applicable requirements in this code.

#### **429.2 Listing.**

Modular rooms and sleep pods shall be listed and labeled in accordance with UL 962 and installed in accordance with the listing and the manufacturer's instructions. Modular rooms and sleep pods shall be marked with the following ratings:

1. Wall and ceiling interior finish ratings as established in accordance with Chapter 8.
2. Plastic material ratings as established in accordance with Chapter 26.

#### **429.3 Locations.**

Modular rooms and sleep pods shall only be installed in approved locations and shall not obstruct required means of egress.

#### **429.4 Elevation change.**

Modular rooms and sleep pods with integral floors shall be permitted to have an elevation change measured from the finished floor that is a maximum of 5 inches (127 mm) higher than the floor of the existing structure outside the modular booth provided a sign is installed on each side of the door warning about the elevation change, and a distinctive marking stripe is installed across the threshold having a width of not less than 1 inch (25 mm) but not more than 2 inches (51 mm).

#### **429.5 Sleep pods.**

The installation of sleep pods shall comply with Sections 429.5.1 through 429.5.5.

##### **429.5.1 Locations.**

Where approved, sleep pods shall be permitted to be installed in all occupancies. Individual sleep pods exceeding the dimensions in Section 429.1 shall be treated as sleeping units and shall only be installed in locations in which sleeping units are allowed.

##### **429.5.2 Multiple sleep pod installations.**

The installation of more than one sleep pod in a room or space shall comply with the following:

1. The area in which sleep pods are installed shall not exceed 10 percent of the building area of the story in which they are located.
2. A maximum of four sleep pods can be located adjacent to each other, and each group of sleep pods shall be separated from other groups by a minimum of 10 feet (3048 mm).
3. Stacking of sleep pods shall only be done in accordance with the manufacturer's instructions and the listing.

#### **Exception:**

Installations exceeding these limitations shall be permitted based on an approved risk assessment of the installation.

#### **429.5.3 Fire suppression.**

Sleep pods shall be installed in rooms or spaces equipped with an automatic sprinkler system in accordance with Section 903.3.1.1.

#### **429.5.4 Smoke detection.**

An automatic smoke detection system complying with Section 907 shall be provided in the rooms or spaces in which sleep pods are located. The system shall activate the occupant notification system in accordance with Section 907.5.

#### **429.5.5 Smoke alarms.**

Smoke alarms shall be provided in sleep pods in accordance with Section 907.2.11. Where multiple sleep pods are located in the same room or space, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate alarms in all of the sleep pods in the group that is installed in accordance with Section 429.5.2.

**Reason:** Modular rooms and sleep pods are becoming increasingly popular, and are showing up in a variety of different occupancies. This proposal provides a means for building officials to approve these installations and allow the use of these prefabricated structures.

This proposal treats modular rooms and sleep pods, such as those shown in the attached pictures, as products that can be installed in a building, and not as building construction, while not losing applicable code requirements. The proposal covers:

Section 429.1 places limitations on the size of modular rooms and sleep pods that are more appropriate for listed products. Modular rooms and sleep pods that exceed these size limitations will not fall under Section 429, and will be addressed with other building code requirements, including internal wirings, lighting, and other construction.

Section 429.2 - The UL 962 listing covers the fabrication and safety of the modular room. UL 962 includes requirements for insulation, finish materials, internal wiring, lighting, ventilation, and other construction features. Markings are to be provided on the listed products to document the Chapter 8 and 26 ratings, such as the ASTM E84 (UL 723) flame spread and smoke developed indexes. This makes it easy to determine their suitability for use in the specific areas of the building.

Section 429.3 allows the building official to approve the installation locations, to make sure the means of egress is not compromised and other code requirements are not adversely impacted.

Section 429.4 addresses potential tripping hazards, and is based on Section 3.1.3, Item D in ICC ES AC519, "Enclosed Booths for Installation Inside New and Existing Buildings".

Section 429.5 includes additional requirements that are applicable to sleep pods, a type of modular room that are showing up in occupancies such as airports and office buildings. The proposal provides protection for these products by requiring the room or space in which they are installed to be provided with fire suppression and fire detection, smoke alarms in the units, and addresses multiple sleep pod installations.

These come in a variety of forms. For some examples see these links:

- <https://www.sleepinginairports.net/blog/airport-sleeping-pods.htm>
- <https://www.aviationpros.com/airports/press-release/12339876/dubai-airports-airport-sleep-lounge-sleep-n-fly-opens-at-dxb>
- <https://www.flightcentre.com.au/travel-news/destinations/airport-sleeping-options>
- <https://www.pinterest.com/pin/340584790540317201/>
- <https://dickinsonstatenews.com/dickinson-state-is-making-life-a-little-easier-for-parents-of-young-children/>

**Cost Impact:** The code change proposal will increase the cost of construction  
The cost of these construction will increase since these products are not currently regulated.

G101-21

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## **Public Hearing Results**

This proposal includes the following errata

Chapter 35:

UL 962 -2014 Includes all amendments and changes through Revision Page(s) , January 12, 2021 - UL Standard for Safety Household and Commercial Furnishings

Review of the standard is as follows:

Appears to be written in enforceable language. Does not appear to require proprietary materials or agencies. Promulgation by a consensus process

stated in preface

**Committee Action:**

**Disapproved**

**Committee Reason:** This proposal was disapproved. The referenced standard, UL962, was not provided to the committee. What is required for risk assessment? It is not clear if modular rooms and sleep pods were considered rooms or furniture. The 5 inch step up permitted is an issue for accessibility requirements. If the sleep pods are stacked, there is an egress issue that is not currently addressed. There was concern that these would be permitted in all occupancies. Criteria is needed for what would be an approved location. The installation limits in Section 429.5.2 is unclear and does not address modular rooms, only sleep pods. There is a concern about seismic anchorage if the sleep pods are stacked. There is a concern about fire alarm notification in the enclosed sleep pods and modular rooms. Do these need to be sprinklered? (Vote: 13-0)

G101-21

## **Individual Consideration Agenda**

### **Public Comment 1:**

IBC: 429.1, 429.4, 429.5, 429.5.1, 429.5.2, 429.5.3, 429.5.4, 429.5.5, [F] 903.3.3 (IFC: 903.3.3), UL Chapter 35

**Proponents:** Jonathan Roberts, representing UL LLC (jonathan.roberts@ul.com) requests As Modified by Public Comment

**Modify as follows:**

## **2021 International Building Code**

**MODULAR ROOM .** An occupiable prefabricated structure , consisting of walls and a ceiling, with or without an integrated floor. It is typically intended for use as an indoor privacy space, and may include integral electrical wiring, ventilation, and furnishings.

**SLEEP POD .** A modular room that is designed and used for sleeping purposes.

### **SECTION 429 MODULAR ROOMS AND SLEEP PODS**

**429.1 General .** Modular rooms and sleep pods installed in indoor locations shall comply with Sections 429.2 through 429.5 429.5.5 and other applicable requirements in the code. Modular rooms and sleep pods shall ~~comply with one of the following:~~ not exceed the following dimensions:

1. Modular rooms 100 square feet (9.3 m<sup>2</sup>) or less in floor area and 8 feet (2438 mm) or less in height.
2. Sleep pods 36 square feet (3.3 m<sup>2</sup>) or less in floor area, 8 feet (2438 mm) or less in height and 4 feet (1219 mm) or less in width.

~~Modular rooms and sleep pods exceeding these dimensions shall comply with all applicable requirements in this code.~~

#### **Exceptions:**

1. Precast concrete construction in accordance with Chapter 17 and Chapter 19 shall not be required to comply with this section.
2. Modular rooms constructed under an off-site or modular construction program approved by the Building Official shall not be required to comply with this section.

**429.2 Listing .** Modular rooms and sleep pods shall be listed and labeled in accordance with UL 962 and installed in accordance with the listing and the manufacturer's instructions. Modular rooms and sleep pods shall be marked with the following ratings:

1. Wall and ceiling interior finish ratings as established in accordance with Chapter 8.
2. Plastic material ratings as established in accordance with Chapter 26.

**429.3 Locations .** Modular rooms and sleep pods shall only be installed in approved locations and shall not obstruct required means of egress.

~~**429.4 Elevation change .** Modular rooms and sleep pods with integral floors shall be permitted to have an elevation change measured from the finished floor that is a maximum of 5 inches (127 mm) higher than the floor of the existing structure outside the modular booth provided a sign is installed on each side of the door warning about the elevation change, and a distinctive marking stripe is installed across the threshold having a width of not less than 1 inch (25 mm) but not more than 2 inches (51 mm).~~

~~**429.5 Sleep pods .** The installation of sleep pods shall comply with Sections 429.5.1 through 429.5.5.~~

~~429.5.1 Locations . Where approved, sleep pods shall be permitted to be installed in all occupancies. Individual sleep pods exceeding the dimensions in Section 429.1 shall be treated as sleeping units and shall only be installed in locations in which sleeping units are allowed.~~

~~429.5.2 Multiple sleep pod installations . The installation of more than one sleep pod in a room or space shall comply with the following:~~

- ~~1. The area in which sleep pods are installed shall not exceed 10 percent of the building area of the story in which they are located.~~
- ~~2. A maximum of four sleep pods can be located adjacent to each other, and each group of sleep pods shall be separated from other groups by a minimum of 10 feet (3048 mm).~~
- ~~3. Stacking of sleep pods shall only be done in accordance with the manufacturer's instructions and the listing.~~

**Exception:-**

~~Installations exceeding these limitations shall be permitted based on an approved risk assessment of the installation.~~

~~429.5.3 Fire suppression . Sleep pods shall be installed in rooms or spaces equipped with an automatic sprinkler system in accordance with Section 903.3.1.1.~~

~~429.5.4 Smoke detection . An automatic smoke detection system complying with Section 907 shall be provided in the rooms or spaces in which sleep pods are located. The system shall activate the occupant notification system in accordance with Section 907.5.~~

429.4 Fire alarm notification . Where modular rooms or sleep pods are provided in areas with occupant notification systems, the required audible and visible signal shall be extended into the interior of these units in accordance with Section 907.5.

~~429.5 429.5.5 Smoke alarms . Smoke alarms shall be provided in sleep pods in accordance with Section 907.2.11. Where multiple sleep pods are located in the same room or space, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate alarms in all of the sleep pods in the room or space group that is installed in accordance with Section 429.5.2.~~

Exception: Smoke alarms are not required where smoke detection systems complying with Section 907.4 provide alarm notification in the sleep pods.

**[F] 903.3.3 Obstructed locations .** Automatic sprinklers shall be installed with regard to obstructions that will delay activation or obstruct the water distribution pattern and shall be in accordance with the applicable automatic sprinkler system standard that is being used. Automatic sprinklers shall be installed in or under covered kiosks, displays, booths, concession stands, modular rooms, sleep pods, or equipment that exceeds 4 feet (1219 mm) in width. Not less than a 3-foot (914 mm) clearance shall be maintained between automatic sprinklers and the top of piles of combustible fibers.

**Exception:** Kitchen equipment under exhaust hoods protected with a fire-extinguishing system in accordance with Section 904.

**UL**

UL LLC  
333 Pfingsten Road  
Northbrook, IL 60062

UL 962 - 2014

Household and Commercial Furnishings - with Revisions through 2020

**Commenter's Reason:** At the committee action hearings there was strong support for the concept of covering modular rooms and sleep pods, but concerns with how the original proposal was crafted. This public comment addressed the major concerns raised including the following:

1. Clarified that the requirements do not cover precast concrete construction in accordance with Chapter 17 and Chapter 19, including units used in detention facilities.
2. Clarified that the requirements do not cover off-site or modular construction where the program is approved by the Building Official.
3. Deleted the confusing reference to elevation change for door sills.
4. Deleted criteria for the percentage of floor area that can be devoted for sleep pod installation.
5. Removed occupancy criteria for acceptable sleep pod installation. The 429.3 criteria allows the building official to evaluate and approve the intended locations.
6. Removed the criteria for sleep pods to only be provided in rooms containing automatic sprinklers.
7. Removed unnecessary criteria related to the maximum number and stacking of sleep pods. Existing Code requirements address these concerns.
8. Clarified that where alarm notification is provided in the room or area in which the units are installed, that it shall extend into the privacy room and sleep pod, since the sound insulation in these units would typically obstruct the notification.
9. Added references to modular rooms and sleep pods to the Section 903.3.3 obstructed location section.
10. Added the referenced standard that was provided to the committee, UL 962, into Chapter 35.

**Cost Impact:** The net effect of the public comment and code change proposal will increase the cost of construction. Since modular rooms and sleep pods are not currently covered by the Code the public comment could increase the cost to install these products in a building.



## **CRITERIA FOR SUBMITTING RULE CHANGES TO THE BOARD OF BUILDING STANDARDS**

The Ohio Board of Building Standards processes all petitions for changes to the rules of the Board of Building Standards (Building, Mechanical, Plumbing, Boiler, Elevator, or Residential Codes) pursuant to ORC Chapter 119.

When anyone desires to petition the Board of Building Standards to adopt, amend, or annul a provision of rules of the Board, they must complete an application and provide supporting information submitted to the Secretary of the Board of Building Standards.

The application must include the following:

- (1) The date the application is prepared;
- (2) The rule number or section that is proposed for amendment, adoption, or annulment;
- (3) The rule numbers of all other rules that will be affected by the matter proposed;
- (4) The name, address, contact information, affiliation of the applicant, and of any representative;
- (5) The provisions that are proposed for adoption, amendment, or annulment;
- (6) The reason and technical justification for the proposed change;
- (7) All text to be eliminated shall be shown deleted by means of strikethrough, e.g., ~~matter to be eliminated~~;
- (8) All proposed new text to be inserted into a rule shall be shown as underlined, e.g., proposed new matter; and
- (9) One copy of the completed application and attachments.
- (10) An estimate of the increase or decrease in cost that would occur with the adoption of the proposed code change.

When the Secretary of the Board of Building Standards receives a completed application for an adoption, amendment, or annulment of rules of the Board, the Secretary will promptly deliver or mail a copy of the application to each member of the Board.

After receiving an application for the adoption, amendment, or annulment of rules of the Board, the Board of Building Standards shall proceed under sections 3781.101 and 3781.12 of the Revised Code.

# APPLICATION

FOR  
RULE CHANGE



## BOARD OF BUILDING STANDARDS

6606 Tussing Road, P.O. Box 4009  
 Reynoldsburg, Ohio 43068-9009  
 (614) 644-2613  
 bbs@ohio.gov

www.com.state.oh.us/dico/bbs/default.aspx

Pursuant to section 3781.12 of the Revised Code and rules adopted by the Board of Building Standards, application is herewith submitted to adopt, amend, or annul a rule adopted by the Board pursuant to section 3718.10 of the Revised Code.

For BBS use:	
Petition #:	<b>23-02</b>
Date Recv'd:	<b>March 14, 2023</b>

**Submitter:** Charles H. Moore Framery Acoustics  
(Contact Name) (Organization/Company)  
**Address:** 44 W. Zane Ave.  
(Include Room Number, Suite, etc.)  
Salt Lake City UT 84103  
(City) (State) (Zip)  
**Telephone Number:** 801-386-2762 **Fax Number:** \_\_\_\_\_  
**Date:** 3/13/2023 **E-mail Address:** charles.moore@framery.fi

**Code Section:** 427 (new section)

**General Explanation of Proposed Change (attach additional sheets if necessary):**

see attached sheet.

**Explanation of Cost Impact of Proposed Code Change\*:** N/A, Not currently covered in Building Code  
N/A, Not currently covered in Building Code  
N/A, Not currently covered in Building Code

\*Attach additional cost information as necessary to justify any statement of cost increase or cost decrease.



<b>Information on Submittal</b> (attach additional sheets if necessary):	
<b>1. Sponsor:</b>	Framery Acoustics, Inc.  <small>Organization sponsoring or requesting the rule change (if any)</small>
<b>2. Rule Title:</b>	Section 427, Privacy Pods / Booths  <small>Title of rule change</small>
<b>3. Purpose/ Objective:</b>	This proposal provides a means for building officials to approve these installations and allow the use of these prefabricated structures. This proposal treats Privacy Pod/booths, as products that can be installed in a building, and not as building construction, while not losing applicable code requirements. The proposal covers: Section 427.1 places limitations on the size of Privacy Pod/booths that are more appropriate for listed products. Privacy Pod/booths that exceed these size limitations will not fall under Section 427, and will be addressed with other building code requirements, including internal wirings, lighting, and other construction. Section 427.2 - The UL 962 listing covers the fabrication and safety of the modular room. UL 962 includes <small>Technical justification for the proposed rule change</small>
<b>4. Formatted Rule Language</b>  (Using Strike-out for Deleted Text and Underline for Added Text)	<b><u>SECTION 427</u></b> <b><u>PRIVACY PODS / BOOTHS</u></b>  <b><u>427.1 General.</u></b> <b><u>Definition:</u></b> <b><u>Privacy Pod/Booth: 100 square feet (9.3 m<sup>2</sup>) or less in floor area and 8ft (2438mm) or less in height.</u></b>  <b><u>Privacy Pods exceeding these dimensions shall comply with all applicable requirements in this code.</u></b>  <b><u>427.2 Listing.</u></b> <b><u>Privacy pod/booths shall be listed and labeled in accordance with UL 962 and installed in accordance with the listing and the manufacturer's instructions. Privacy pod/booths shall be marked with the following ratings:</u></b> <small>Use strike-out for deleted text and underline for added text</small>
<b>5. Notes:</b>	<ol style="list-style-type: none"> <li>1. To encourage uniformity among states using model codes, it is recommended that the submitter first submit any code change directly to ICC and participate in the national model code development process.</li> <li>2. Please provide a copy of application and documentation.</li> <li>3. Use a separate form for each code change proposal.</li> </ol>

**File Attachments for Item:**

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

# S174-22

IBC: 1901.2, 1901.2.1 (New), ACI Chapter 35 (New), ASTM Chapter 35 (New)

## Proposed Change as Submitted

**Proponents:** Stephen Szoke, representing American Concrete Institute (steve.szoke@concrete.org); Jerzy Zemajtis, representing NEx, An ACI Center of Excellence for Nonmetallic Building Materials (jerzy.zemajtis@nonmetallic.org); John Busel, representing American Composites Manufacturers Association (jbusel@acmanet.org); Scott Campbell, representing NRMCA (scampbell@nrmca.org); Doug Gremel, representing Owens Corning Infrastructure Solutions (douglas.gremel@owenscorning.com); Carl Larosche, representing ACI (clarosche@wje.com); William O'Donnell, representing DeSimone Consulting Engineers (william.odonnell@de-simone.com); Matthew D'Ambrosia, representing MJ2 Consulting (matt@mj2consulting.com); Keith Kesner, representing CVM (kkesner3006@gmail.com); antonio de luca, representing Thornton Tomasetti

### 2021 International Building Code

**1901.2 Plain and reinforced concrete.** Structural concrete shall be designed and constructed in accordance with the requirements of this chapter and ACI 318 as amended in Section 1905 of this code. Except for the provisions of Sections 1904 and 1907, the design and construction of slabs on grade shall not be governed by this chapter unless they transmit vertical loads or lateral forces from other parts of the structure to the soil.

**Add new text as follows:**

**1901.2.1 Structural concrete with GFRP reinforcement.** Cast-in-place structural concrete internally reinforced with glass fiber reinforced polymer (GFRP) reinforcement conforming to ASTM D7957 and designed in accordance with ACI CODE 440 shall be permitted only for structures assigned to Seismic Design Category A.

**Add new standard(s) as follows:**

## ACI

American Concrete Institute  
38800 Country Club Drive  
Farmington Hills, MI 48331-3439

CODE 440-22

Structural Concrete Buildings Reinforced Internally with Fiber Reinforced Polymer (FRP) Bars – Code Requirements

## ASTM

ASTM International  
100 Barr Harbor Drive, P.O. Box C700  
West Conshohocken, PA 19428

D7957/D7957M-17

Standard Specification for Solid Round Glass Fiber Reinforced Polymer Bars for Concrete Reinforcement

**Reason:** This proposal adds a new referenced standard: ACI CODE 440-22: Structural Concrete Buildings Reinforced Internally with Fiber Reinforced Polymer (FRP) Bars – Code Requirements.

The addition of this new standard allows the design and construction of cast-in-place reinforced concrete using non-metallic reinforcement bars. Currently the design and construct requirements contained in the standard are limited to use in Seismic Design Category A. ACI Committee 440 developed this standard to provide for public health and safety by establishing minimum requirements for strength, stability, serviceability, durability, and integrity of GFRP reinforced concrete structures.

The standard not only provides a means of establishing minimum requirements for the design and construction of GFRP reinforced concrete, but for acceptance of design and construction of GFRP reinforced concrete structures by the building officials or their designated representatives.

The standard applies to GFRP reinforced concrete structures designed and constructed under the requirements of the general building code.

GFRP reinforced concrete is especially beneficial for satisfying a demand for improved resistance to corrosion in highly corrosive environments, such as reinforced concrete exposed to salt water, salt air, or de-icing salts.

This standard establishes minimum requirements for GFRP reinforced concrete in a similar fashion as ACI 318 Building Code Requirements for Structural Concrete establishes minimum requirements for structural concrete reinforced with steel reinforcement. A separate standard is needed, as GFRP reinforcement behaves differently than steel reinforcement.

Currently GFRP is accepted for use to reinforce highway bridge decks. Acceptance is primarily in areas where deicing salts are used on the roads and cause severe corrosion to conventional steel reinforcement. This proposed change provides minimum requirements for other applications where GFRP reinforced concrete is being considered, such as marine and coastal structures, parking garages, water tanks, and structures supporting MRI machines. Design reasons to use GFRP bars in structures are: resistance to corrosion in the presence of chloride ions, lack of interference with electromagnetic fields, and low thermal conductivity.

Currently the standard prohibits the use concrete internally reinforced with GFRP for applications where fire resistance ratings are required. Chapter 6 of the International Building code cites applications for floors, roofs, walls, partitions and primary and secondary structural frames where a fire resistance ratings are not required.

The code requirements may be viewed at: <https://www.concrete.org/publications/standards/upcomingstandards.aspx>

**Cost Impact:** The code change proposal will not increase or decrease the cost of construction. This proposal adds alternative materials for the design and construction of reinforced structural concrete in Seismic Design Category A and does not preclude the use of conventional reinforced concrete. Thus there is no cost impact.

**Staff Analysis:** A review of the standard proposed for inclusion in the code, ACI CODE 440-22 Structural Concrete Buildings Reinforced Internally with Fiber Reinforced Polymer (FRP) Bars – Code Requirements, with regard to some of the key ICC criteria for referenced standards (Section 3.6 of CP#28) will be posted on the ICC website on or before March 16, 2022.

A review of the standard proposed for inclusion in the code, ASTM D7957/D7957M-17 Standard Specification for Solid Round Glass Fiber Reinforced Polymer Bars for Concrete Reinforcement, with regard to some of the key ICC criteria for referenced standards (Section 3.6 of CP#28) will be posted on the ICC website on or before March 16, 2022.

S174-22

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## **Public Hearing Results**

**Committee Action:**

**Disapproved**

**Committee Reason:** Disapproved as the proposed new standard, ACI Code 440-22, is not complete and was submitted in draft format only. The committee commented that testimony indicated the final version of the standard, ACI Code 440-22, may have substantive changes related to fire resistance of FRP. (Vote: 14-0)

S174-22

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## **Individual Consideration Agenda**

### **Public Comment 1:**

**IBC: 1901.2.1, ACI Chapter 35**

**Proponents:** Stephen Szoke, representing American Concrete Institute (steve.szoke@concrete.org); John Busel, representing American Composites Manufacturers Association (jbusel@acmanet.org); Doug Gremel, representing Owens Corning Infrastructure Solutions (douglas.gremel@owenscorning.com); Keith Kesner, representing CVM (kkesner3006@gmail.com); Antonio Nanni, representing University of Miami (nanni@miami.edu); William O'Donnell, representing DeSimone Consulting Engineers (william.odonnell@de-simone.com) requests As Modified by Public Comment

**Modify as follows:**

### **2021 International Building Code**

**1901.2.1 Structural concrete with GFRP reinforcement.** Cast-in-place structural concrete internally reinforced with glass fiber reinforced polymer (GFRP) reinforcement conforming to ASTM D7957 and designed in accordance with ACI CODE 440.11 shall be permitted where fire resistance ratings are not required and only for structures assigned to Seismic Design Category A.

**ACI**

American Concrete Institute  
38800 Country Club Drive  
Farmington Hills, MI 48331-3439

CODE 440.11-22

Structural Concrete Buildings Reinforced Internally with Fiber Reinforced Polymer (FRP) Bars – Code Requirements

**Commenter's Reason:** The committee voted for disapproval for two reasons: 1) the ACI CODE 440.11 Structural Concrete Buildings Reinforced Internally with Fiber Reinforced Polymer (FRP) Bars - Code Requirements was in public review draft and 2) there was concern about application where fire resistance ratings are required. ACI CODE 440.11-22 has been completed and the revised designation is reflected in this public comment. Further, this public comment adds clear language precluding design of structural concrete in accordance with ACI CODE 440.11 where

fire resistance ratings are required. This public comment addresses both concerns expressed by the committee. There are many applications where the use of GFRP reinforcement in concrete can enhance durability and long term life safety.

**Cost Impact:** The net effect of the public comment and code change proposal will not increase or decrease the cost of construction. This proposal as modified with public comment provides an additional option for the design and construction of reinforced structural concrete.

**Staff Analysis:** In accordance with Section 3.6.3.1.1 of ICC Council Policy 28, the new referenced standard ACI Code 440-22, must be completed and readily available prior to the Public Comment Hearing in order for this public comment to be considered.

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Public Comment# 3212





## **CRITERIA FOR SUBMITTING RULE CHANGES TO THE BOARD OF BUILDING STANDARDS**

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The application must include the following:

- (1) The date the application is prepared;
- (2) The rule number or section that is proposed for amendment, adoption, or annulment;
- (3) The rule numbers of all other rules that will be affected by the matter proposed;
- (4) The name, address, contact information, affiliation of the applicant, and of any representative;
- (5) The provisions that are proposed for adoption, amendment, or annulment;
- (6) The reason and technical justification for the proposed change;
- (7) All text to be eliminated shall be shown deleted by means of strikethrough, e.g., ~~matter to be eliminated~~;
- (8) All proposed new text to be inserted into a rule shall be shown as underlined, e.g., proposed new matter; and
- (9) One copy of the completed application and attachments.
- (10) An estimate of the increase or decrease in cost that would occur with the adoption of the proposed code change.

When the Secretary of the Board of Building Standards receives a completed application for an adoption, amendment, or annulment of rules of the Board, the Secretary will promptly deliver or mail a copy of the application to each member of the Board.

After receiving an application for the adoption, amendment, or annulment of rules of the Board, the Board of Building Standards shall proceed under sections 3781.101 and 3781.12 of the Revised Code.

# APPLICATION

FOR  
RULE CHANGE



## BOARD OF BUILDING STANDARDS

6606 Tussing Road, P.O. Box 4009  
Reynoldsburg, Ohio 43068-9009  
(614) 644-2613  
bbs@ohio.gov

www.com.state.oh.us/dico/bbs/default.aspx

Pursuant to section 3781.12 of the Revised Code and rules adopted by the Board of Building Standards, application is herewith submitted to adopt, amend, or annul a rule adopted by the Board pursuant to section 3718.10 of the Revised Code.

For BBS use:	
Petition #:	<b># 23-03</b>
Date Recv'd:	<b>March 21, 2023</b>

**Submitter:** Kerry Sutton, PE American Concrete Institute  
(Contact Name) (Organization/Company)

**Address:** 38800 Country Club Drive  
(Include Room Number, Suite, etc.)

Farmington Hills Michigan 48331  
(City) (State) (Zip)

**Telephone Number:** 734-673-2195 **Fax Number:** 248-848-3161

**Date:** 03-15-2023 **E-mail Address:** kerry.sutton@concrete.org

**Code Section:** New Section to amend the 2021 IBC: 1901.2.1 Structural concrete with GFRP reinforcement.

**General Explanation of Proposed Change (attach additional sheets if necessary):**

See attached Background and rationale.

**Explanation of Cost Impact of Proposed Code Change\*:** The proposal will not increase or decrease the cost of construction.

The proposal will not increase or decrease the cost of construction.

The proposal will not increase or decrease the cost of construction.

\*Attach additional cost information as necessary to justify any statement of cost increase or cost decrease.





**ATTACHMENT**

**2021 IBC Option for ACI 440.11**

**Chapter 19 – Concrete**

**Section – 1901 General**

**1901.2 Plain and reinforced concrete.** Structural concrete shall be designed and constructed in accordance with the requirements of this chapter and ACI 318 as amended in Section 1905 of this code. Except for the provisions of Sections 1904 and 1907, the design and construction of slabs on grade shall not be governed by this chapter unless they transmit vertical *loads* or lateral forces from other parts of the structure to the soil.

Add new text as follows:

**1901.2.1 Structural concrete with GFRP reinforcement.** *Cast-in-place structural concrete internally reinforced with glass fiber reinforced polymer (GFRP) reinforcement conforming to ASTM D7957 and designed in accordance with ACI CODE 440.11 shall be permitted where fire resistance ratings are not required and only for structures assigned to Seismic Design Category A.*

Add new standard(s) as follows:

<b>ACI</b>		American Concrete Institute 38800 Country Club Drive Farmington Hills, MI 48331
Standard reference number	Title	Referenced in code section number
<u>440.11-22</u>	<u>ACI CODE-440.11-22: Structural Concrete Buildings Reinforced Internally with Glass Fiber Reinforced Polymer (GFRP) Bars – Code Requirements</u>	<u>1901.2.1</u>

<b>ASTM</b>		ASTM International 100 Barr Harbor Drive, PO Box C700 West Conshohocken, PA 19428
Standard reference number	Title	Referenced in code section number
<u>D7957/D7957M-17 Reinforcement</u>	<u>Standard Specification for Solid Round Glass Fiber Reinforced Polymer Bars for Concrete</u>	<u>1901.2.1</u>

**Background and rationale** - This proposal adds a new referenced standard: ACI CODE 440.11-22: Structural Concrete Buildings Reinforced Internally with Glass Fiber Reinforced Polymer (GFRP) Bars – Code Requirements. The addition of this new standard allows the design and construction of cast-in-place reinforced concrete using non-metallic reinforcement bars. While the design and construct requirements contained in the standard are limited to use in structures assigned to Seismic Design Category A and structural elements not part of seismic force-resisting systems in SDC B and C, for simplicity this proposal limits the use to structures assigned to SDC A. ACI Committee 440 developed this standard to provide for public health and safety by establishing minimum requirements for strength, stability, serviceability, durability, and integrity of GFRP reinforced concrete structures.

The standard not only provides a means of establishing minimum requirements for the design and construction of GFRP reinforced concrete, but for acceptance of design and construction of GFRP reinforced concrete structures by the building officials or their designated representatives.

Due to the performance of other types of FRP reinforcement and the lack of research and testing of other types, the standard only applies to reinforced concrete structures designed and constructed with GFRP manufactured in accordance with ASTM D7957 Standard Specification for Solid Round Glass Fiber Reinforced Polymer Bars for Concrete

GFRP reinforced concrete is especially beneficial for satisfying a demand for improved resistance to corrosion in highly corrosive environments, such as reinforced concrete exposed to water and de-icing salts.

This standard establishes minimum requirements for GFRP reinforced concrete in a similar fashion as ACI CODE 318 Building Code Requirements for Structural Concrete establishes minimum requirements for structural concrete reinforced with steel reinforcement. A separate standard is needed, as GFRP reinforcement behaves differently than steel reinforcement. Results of the ICC Online Governmental Consensus Voting show approval of the inclusion of ACI CODE 440.11 in the 2024 International Building Code.

Currently GFRP is accepted for use to reinforce highway bridge decks. Acceptance is primarily in areas where deicing salts are used on the roads and cause severe corrosion to conventional steel reinforcement. This proposed change provides minimum requirements for other applications where GFRP reinforced concrete is being considered, such as parking garages, water tanks, marine structures and structures supporting MRI machines. Design reasons to use GFRP bars in structures are: resistance to corrosion in the presence of chloride ions, lack of interference with electromagnetic fields, and low thermal conductivity. The use of GFRP reinforcement is accepted by the State of Ohio Department of Transportation and its use is specified in the January 1, 2023 online version of the **ODOT Construction and Materials Specification**.

**Cost Impact:** The code change proposal will not increase or decrease the cost of construction. This proposal adds alternative materials for the design and construction of reinforced structural concrete in Seismic Design Category A and does not preclude the use of conventional reinforced concrete. Thus, there is no cost impact.