



# Board of Building Standards

## RESIDENTIAL CONSTRUCTION ADVISORY COMMITTEE MEETING AGENDA

DATE: APRIL 24, 2024  
TIME: 9:00 AM  
LOCATION: TRAINING RM 2, 6606 TUSSING RD, REYNOLDSBURG, OHIO 43068  
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### ORGANIZATIONAL MEETING

Call to order.  
Roll call.  
Organizational Meeting.  
Adjourn.

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### REGULAR MEETING

#### Call to Order

#### Roll Call

#### Agenda – Changes or Additions

#### Consideration of Minutes

[MIN-1](#) November 8, 2023 Meeting Minutes

#### Old Business

OB-1 2019 RCO Amendments Update

#### New Business

NB-1 NEC ACI Requirements - Refer from Code Committee  
NB-2 2024 IRC Chapter 3 Review

#### Reports from Chairperson

#### Reports from Executive Secretary

#### Public Comments

#### Comments from Committee Members

## **Future Meeting Schedule**

May 29  
August 14  
September 25  
November 13  
December 18

## **Motion to Adjourn**

MINUTES  
RESIDENTIAL CONSTRUCTION ADVISORY COMMITTEE MEETING  
NOVEMBER 8, 2023

**Call to Order**

Mr. Phillips called the meeting to order at 9:00 am on November 8, 2023 at 6606 Tussing Rd, Reynoldsburg.

**Roll Call**

Committee members present: Don Phillips, Ric Johnson, Lindsay Bott, Andre Frasier, Bill Kaufholz and Dan Spada.

Staff members present: Jay Richards, Regina Hanshaw, Bruce Culver, Laura Borso, Rob Johnson

Visitors present: Kris Klaus, OHBA, Mark Patterson (virtual), John Applegate, City of Union (virtual), Joseph Moore, City of Union (virtual), Andrew Switzer, City of Union (virtual)

**Agenda – Changes or Additions**

Mr. Ric Johnson moved and Mr. Frazier seconded to approve the agenda. Motion passed unanimously.

**Consideration of Minutes**

MIN-1 August 9, 2023 Meeting Minutes

Mr. Ric Johnson and Mr. Frazier seconded to approve the August 9, 2023 meeting minutes. Motion passed unanimously.

**Old Business**

There was no old business.

**New Business**

NB-1 City of Union Determination of Conflict

Ms. Hanshaw summarized the process when the Board receives a request for determination of conflict with the residential code pursuant to Revised Code 3781.01 and recent examples of how ordinance conflicts have been resolved. Mr. Robert Johnson explained that the Board was contacted by Tim Shallenberger from Arcon Builders regarding City of Union's ordinance limiting the use of CMU. Mr. Johnson explained that he contacted the City's building official Andrew Switzer to discuss the purpose of the ordinance who explained that the City has many homes built in the '60s and '70s where they have property maintenance issues particularly with porches where CMU was involved. Ms. Hanshaw stated that pictures were provided by the City and forwarded to the Committee.

Ms. Hanshaw stated that she asked Mr. Richards to research at ICC whether there were concerns at the national level regarding the use of these material and he did not find any, and that she contacted the structural engineer member on the Board who responded in an email that the Committee has who indicated that while there are benefits to cast in place foundations as opposed to CMU, she does not think CMU should be limited for residential construction. Ms. Hanshaw stated that the Committee has a copy of the email.

Mr. Ric Johnson stated that we did have problems in the '60s with block foundations, but in the '70s the model building code added reinforcement and that the all the problems in the pictures are maintenance issues and two of them are with problems with the earth around the porch that was moved or cut away and caused the foundation to slip. Mr. Johnson stated that he probably has over 400 foundations he built around the state with block foundation, and he has not had one issue, but he follows the code.

Mr. Phillips stated that there are two other foundations that are permitted by the RCO, wood and insulated concrete form that it appears that the ordinance would not permit. Mr. Kaufholz asked if this would apply to slab home foundations and that Fischer Homes does hundreds of homes throughout the Midwest region of 2-3 block high and slab.

Mr. Rob Johnson stated that in his conversations with the building official it appears to be more of an issue with porches and that foundations are mostly fine. Mr. Ric Johnson responded that the ordinances address foundations as well. Mr. Kaufholz stated that as an architect in his experience is the block is just as good as poured but block tends to be a little less expensive.

Mr. Richards stated that he did research on code changes, but none had to do with the issues of materials, but the changes he did find had to do with coordination of references and classification of soils which have not moved forward. Currently, the IRC recognizes unreinforced masonry, poured in place concrete, precast concrete, wood foundations and the placement of reinforcement has to do with the design of foundation and how much it is serving as a retaining wall versus just a foundation. Mr. Spada stated that he agrees that this is more of a maintenance issue.

Mr. Phillips asked to hear from representatives from the City of Union. Mr. Applegate stated that he is the City Manager and with him is building official Andrew Switzer and Law Director Joe Moore. Mr. Applegate stated that looking at the ordinance what their concern is that if the home is not built correctly with materials that will last they are creating future blighted areas in the city. He stated that they are a blue collar, low-middle income, and that people do just not have the money to make repairs. What he sees that the code wasn't where it should have been, no inspections were done, they were FHA and they did a shoddy job, that is why they took over building inspections. He stated that because one of the most expensive purchase a homeowner makes is their home, and he thinks it should have poured concrete, because of the deterioration of block having to do with salt they use on their front steps, and how they trim around their house, that water gets in creating cracks but with poured concrete you do not have that. He stated that his home is an example, it will be there for another 150 years. He stated that they want to protect housing stock and not create future problems.

Mr. Switzer stated that the foundations made of poured concrete are holding up well and they are not seeing the problems and that they have with block foundations.

Mr. Phillips asked whether there were any special soil conditions that could be aggressive on the concrete block. Mr. Applegate responded none that he knows of other than old springs but nothing corrosive. Mr. Spada asked if they had expansive clay. Mr. Applegate responded yes, they have some clay. Mr. Phillips asked whether that could be causing the problems with the porches. Mr. Switzer responded that if that was the cause same issue with the main foundation of the house, but they are not seeing that.

Mr. Phillips asked if they have a property maintenance code and how is it enforced. Mr. Applegate responded that they are proactive in its enforcement. Mr. Applegate also stated that they require inspections prior to selling a house. Mr. Switzer stated that that is when he typically asked people to fix this problem is during presale inspection, but they can't find a mason to do the work because the job is too small, and it is expensive, \$8,000 and they can't afford that so that is when they the porch covered up with a deck.

Mr. Ric Johnson asked about problems with house foundations with block or just porches. Mr. Applegate responded it is primarily with porches but minor problems with foundations as well.

Mr. Phillips stated that a lot of times that porches are added at the end of a project and backfill has not been properly compacted to support the porch weight and asked whether that could be contributing to the problem. Mr. Applegate responded that is why they got into doing inspections. Mr. Switzer stated that concrete porches are constructed at the same time.

Mr. Phillips asked when they started performing inspections, Mr. Applegate responded in the late '70s – 1977.

Mr. Phillips asked whether they have problems with porches constructed after they started performing inspections. Mr. Applegate responded no. Mr. Phillips stated that whether the ordinance is trying to solve a problem that does not exist now because the problem pre-dates the inspection process. Mr. Applegate responded that he can't disagree but with looking to the future he thinks that we can all agree that the poured foundation is the best way to go, and that he would not build a house without it being poured, and that the best construction techniques are being used.

Mr. Applegate closed with hoping that the Committee looks favorably on what they are doing trying to maintain their community and thanked them for their time.

Ms. Hanshaw explained that the RCAC makes recommendation to the Board which is heard by the Board's Code Committee, and she will notify the City of those meetings with this issue will be discussed.

Mr. Moore asked that the legislative intent listed in ordinance, which was passed in 2022, be noted that the amendment to section 1312.03 is necessary and desirable in order to prevent deterioration of the building foundations which will enhance and protect the physical appearance of the city and reduce ongoing maintenance costs to its residents. Mr. Phillips responded that is why he asked about a property maintenance code because that is the purpose of that code.

Mr. Spada stated that he believes this is a maintenance issue and he is Geauga County and has expansive clay, frost heave, and snow loading issues, and there is an Amish community and that is all they build out of is block and their structures have been standing for years and one of the best-looking foundations you will see. Mr. Ric Johnson stated that he agrees with Mr. Spada and looking at the pictures all he sees is maintenance issues or water intrusion due to be improperly maintained. Mr. Ric Johnson stated that he has not heard anything about problems with foundations and that there is nothing wrong with concrete block. He stated maintenance that does not cost much if you do it as you go, but if you wait, then yes it can be \$8000.

Ms. Bott stated that they already solved their problem and now they are overstepping. She stated that they can't go back to the 1960s to change how the porch was constructed then but have since solve their problem.

Mr. Frazier stated that he understands where the City of Union is coming from and that they want to build homes that will stand the test of time, but he has a problem with designating what builders can use if CMU works. He stated that if the City would do a better job of enforcing proper installation at the onset you will not have these problems in the future, and CMU is cheaper and there are some people cannot afford poured foundation but can afford block.

Mr. Phillips stated that this country has a problem with affordable housing, prices keep going up, materials keep going up, labor keep going up so home prices keep going up. The building code is not intended to provide no options that is what this ordinance does, it provides no options to a builder trying to build an affordable house, you have taken away builder's ability to save a homeowner \$3-5K, because they are being forced to do one method when the building code says there are other methods that are equal. The building code is a minimum standard and we do not want to tell people how to spend their money, but that it is safe.

Mr. Johnson moved to recommend that the ordinance is conflict with the RCO and that is not safety-related issue. Mr. Kaufholz seconded. Motion passed unanimously by roll call vote.

### **Reports from Chairperson**

Mr. Phillips stated that he and Mr. Spada were in Cleveland for the 33<sup>rd</sup> Annual Joint Conference and that it was a great event. He also also stated that March 1 a lot of changes are coming with the new building code including new existing building code and three new construction types, Type 4 A, B & C heavy timber.

### **Reports from Executive Secretary**

Ms. Hanshaw stated that the Board is preparing for the March 1 building code update taking effect and looking to next year for this Committee, she expects it so be a busier year. We expect the 2024 IRC to be available in January and hope to begin presenting the changes to the Committee in March with the expectation that the 2024 edition will be the basis for the next residential code. The 2024 IECC is trailing so we do not expect to begin looking at that until the second half of next year. Mr. Phillips stated that like the commercial code we expect the next code to adopt the model code by reference and that only the changes will be listed in the administrative code, but the end product will look the same.

### **Public Comments**

Ms. Klaus asked about upcoming meeting schedule and the existing building code mentioned by Mr. Phillips.

Mr. Patterson stated that he was going to be retiring soon and looking for ways to get involved so he wanted to listen in on the Committee discussion.

### **Comments from Committee Members**

Mr. Ric Johnson updated the Committee on 2024 IECC.

### **Future Meeting Schedule**

December 20

Proposed 2024 Meeting Schedule

January 24

March 20

April 24

May 29

August 14

September 25

November 13

December 18

Mr. Phillips stated that the December meeting will be cancelled unless something comes up and that the 2024 meeting schedule is accepted.

Prior to adjournment, Ms. Hanshaw introduced new BBS technical staff member Bruce Culver.

### **Motion to Adjourn**

Mr. Johnson moved to adjourn. Motion passed unanimously.

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Don Phillips, Chair  
Residential Construction Advisory Committee

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Regina Hanshaw, Executive Secretary  
Board of Building Standards

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