



# B.O.C.O.N.E.O. NEWS

The Newsletter of the Building Officials Conference of North East Ohio  
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## January 16 Meeting & Seminar

BOCONEO in cooperation with Dominion East Ohio Gas present a two (2) hour continuing education seminar entitled "Basics of Natural Gas" by Don McBride.

11:30 am Registration  
12:00 pm Lunch  
1:00 pm Seminar

Registration form on Page 3

## Positions available:

Brooklyn  
North Royalton

See the want ads on page 3.

## Don't have access to the internet???

Most libraries and senior centers have free internet access and people to help out. The BOCONEO web site has up-to-date information and other information not included in the Newsletter. Just type in [www.boconeo.org](http://www.boconeo.org) and you are on your way.

## Renew your membership now.

2008 Membership Application is included with this newsletter for your convenience.

Applications are also available at the web site <http://www.boconeo.org>

## B.O.C.O.N.E.O. Officers

(Effective January 19, 2008)

President: Phil Seyboldt  
Bedford, Ohio

First Vice President: Bill Griswold  
Beachwood, Ohio

Second Vice President: Ray Sack  
Wickliffe, Ohio

Secretary: Dave Hocevar  
South Russell, Ohio

Treasurer: Dale Grabfelder  
Geauga County Building Department

Past President: Bill Desvari  
Lorain, Ohio



## Make plans for dinner

BOCONEO's installation dinner is scheduled for Friday, January 18, 2008

at Maggiano's Little Italy at the Beachwood Mall.

Details and reservations on page 3.

## Prez Dez Sez . . .

*Well it's December and my tenure as Boconeo President is almost over.*

*I have had the pleasure of working with, and for, the best of the best. That is all of you.*

*Your words of encouragement, support and helping nature have been inspirational and welcome. I truly thank each and every one of you for allowing me to serve as your representative president for this past year.*

*Many things have happened since 06', we have grown as an organization to almost doubling our size. Our educational program is paralleled by none and keeps getting better. Residential building certifications are here. The Manufactured Housing Commission has new certifications.*

*We have some of the greatest minds from our profession within our ranks and we're not done yet. People like Richard Smith, Phil Seyboldt, Dan Kaczor, Dave Hocevar, Dale Grabfelder, Bill Griswold, Ray Sack, Jim Mc Reynolds and Robert Vilkas, these fine people that come forward to volunteer many, many hours of time for the good of the Order.*

*You do not know what an honor this has been for me, to have been involved and to try to do good for people who don't even know who or what we are and do.*

*I thank you all from the bottom of my heart and I shall always remember the membership of Boconeo as Friends. You are all welcome always at my door. And if I can help any of you, in any way, to convince you of the many wonderful things volunteering for this organization does for your self-esteem, please call me.*

*May all of you have a safe and prosperous holiday season and May God Bless Boconeo and the United States of America!*

Thanks Again

Kindest Regards,  
Prez Dez

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## **OBOA Report from Phil Seyboldt . . .**

**The following are my notes from the Thursday, December 13th OBOA meeting held at the BBS Offices in Reynoldsburg:**

- 1.** As I have written in previous notes, the education of code officials is one of the foremost missions of both OBOA and BOCONEO. If education is most important, following close behind that mission is that of helping our members get certified in whatever ways that are available to us. OBOA put its best foot forward this week when Billy Phillips of the BBS distributed through OBOA to the Regional Chapters sets of training manuals and code books that our membership can use to prepare themselves for certification exams. If anyone has ever had to go out and buy books with which to study for exams, you would see immediately that they can be very expensive. ACI-318, for example, which contains the requirements for Structural Concrete, costs \$140 by itself, and that is only one of many books that is required to take the tests for BI certification. BOCONEO now owns 4 sets of these code books, standards and study manuals that are available for borrowing. Ray Sack of Wickliffe is our new Librarian (440-943-7115) and the procedures will be published on the website soon. I hope that our membership makes good use of these books, and take the time to thank Billy if you see him. He is a good friend of us all at the BBS.
- 2.** Time has nearly run out for making your arrangements for the 2008 Joint Conference in Toledo. The forms are on the web at [www.ncoboa.org](http://www.ncoboa.org). There are many offerings for fire inspectors this year also, so invite your fire inspectors to the conference as well. It's going to be a great time.
- 3.** The report on the Residential Code of Ohio included a few items of interest. The proposal from OBOA to take the maximum size of an accessory building requiring frost-depth footings down to 120 square feet has been defeated and withdrawn. The current maximum size of 400 square feet will remain at least for now. The requirement for the 7-years of experience for residential plumbing inspectors was not voted on and was tabled until another meeting. The Board also ruled that the effective dates for both the 2006 IECC (Energy Code) and the 2008 NEC will be January 1, 2008. Drawings accepted for review after that date must conform to the new requirements. The BBS also reported that the amount of money taken in during the second half of 2007 from the 1% fee amounted to about \$134,000. There were many factors that contributed to the relatively low number, not the least of which is the terrible housing market. We will monitor that number in 2008.
- 4.** The ICC Chapter Rewards Program was discussed briefly. All ICC Chapters, including BOCONEO, get certain benefits for generally being good at what we do. We will receive additional free ICC classes for our Joint Conference in 2009 as well as some free registrations to the ICC code hearings.
- 5.** Roy Baver made a short report on the Fire Service Ad Hoc Committee that was recently convened. The purpose of this committee, made up of representatives of the Fire Marshal's office, the BBS, the Regional Chapters and the Ohio Fire Chief's Assn, is to foster cooperation between the building and fire services. An interesting observation brought to light is that while Building Officials are generally regulated by the BBS and can be disciplined by the BBS for improper use of authority, the Fire Chiefs in Ohio do not answer to the State Fire Marshal, nor does the Fire Marshal have any regulatory authority over them. They can pretty much do as they please in spite of what the Fire Marshal says. That is why it is important to cultivate a relationship between the building and fire departments in each of our local jurisdictions. Good luck to the effort at the State level.
- 6.** OBOA has purchased the rights on behalf of all of the Regional Chapters to advertise our education program as AIA-Approved. Our classes, which are all approved anyway by the OBBS, were always acceptable to the Ohio Board of Examiners for Architects, but now they will also receive credit toward their National AIA license. This is just one more reason among many for architects that work in our area to join BOCONEO and enjoy the benefits thereof. Take the opportunity whenever possible to invite the design professionals with which you work to join our organization.
- 7.** A long discussion took place regarding the efforts of the Board of Building Standards to promote and clarify Section 1704 of the OBC regarding Special Inspections. The consensus was that it is the duty of the design professional on any particular project to specify the requirement for special inspectors for structural steel, poured-in-place concrete, EIFS systems, and a host of other things, as well as to specify the details of what inspectors should be looking for. It is the Plans Examiner's duty, however, to check the specifications for these arrangements, to insure that the necessary inspections have been required. The Building Official must then review the credentials of the special inspectors in question, and review the results of the inspections. BOCONEO will plan a class during 2008 on special inspections.
- 8.** The Ohio Building Code Academy went well during December, with 80 out of a possible 127 individuals attending the academy. The most common complaint among attendees at the academy we are told is that it is a "boot camp" mentality. Billy explained that the academy is intense in its offerings as much as to see if the attendees are ready to be inspectors as it is to teach them something. It may be said that individuals that find the academy overwhelming in its subject matter should probably not be there at all. This is evidenced by the fact that one cannot really fail the academy, but can only be awarded extra studies in areas where they are found to be lacking in necessary background. At any rate, the academy is getting national attention, with several states planning to emulate it in some way.

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## BOCONEO Dinner Banquet 2008 Officer Installation Friday January 18, 2008

Join us for the 2008 officer installation dinner  
banquet hosted at

*Maggiano's Little Italy*  
26300 Cedar Road  
Beachwood, Ohio 44122

Family style dinner with three different pastas, meats, and  
salads.

Program (Tentative)

6:30 p.m. - 7:30 p.m. Social Hour

7:30 p.m. - 8:30 p.m. Dinner

Moment of silence for meal blessing (each in their own way)

8:30 p.m. Introduction by Past President

Special Guest

Past President Awards Ceremony

2006-2007 Officers Installation

President closes ceremony with door prizes raffle.

Note: Program is subject to modification.

\$50.00/person \$100.00/couple  
(cost includes 2 beverage tickets/person)

Please complete the form below and fax to  
Dave Hocevar @ 440-338-1606 or mail with  
payment to  
Dale Grabfelder  
P.O. Box 1008  
Chesterland, Oh 44026

PLEASE MAKE CHECKS PAYABLE TO BOCONEO  
Registration deadline is January 11, 2008

Name: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Please reserve \_\_\_\_ seats for me/my guests at \$50.00 each.

My check is enclosed \_\_\_\_\_ Will pay at the door \_\_\_\_\_

**Reservation for Lunch + Business Meeting + Education Seminar - January 16, 2008 @ 11:30 am**  
**"Basics of Natural Gas" presented by BOCONEO and Dominion East Ohio Gas.**  
**2 hours for all certifications except ESI and EPE.**

Name:	
Jurisdiction:	
Address:	
City:	OH, Zip:
Telephone:	Fax:
Email:	

Fill out the form and fax to:  
**(440) 338 - 1606**

Or mail to:  
**BOCONEO**  
**P.O. Box 1008**  
**Chesterland, Ohio**  
**44026**

Or call Dave at  
440-338-6700 ext 234  
for other arrangements.

All reservations must be received by 5:00pm, Friday January 11, 2008.

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<b>Building Officials Conference of Northeast Ohio</b>	
<b>Financial Report</b>	
<b>November 2007</b>	
<u>Credits</u>	
Membership	\$2,210.00
Bedford Ed.	\$3,815.00
Total	\$6,025.00
<u>Debits</u>	
Bank fee	\$3.50
Office Supplies	\$251.77
Banquet	\$800.00
Refund Bedford Class	\$400.00
OCLIB	\$115.00
Food Nov. Mtg.	\$1,400.00
Dave Nix	\$1,547.00
Total	\$4,510.27
Checking Balance	\$12,214.63
CD's	\$20,078.36
Total	\$32,292.99
Dale R. Grabfelder Treasurer	

<b>Building Officials Conference of Northeast Ohio</b>	
<b>Financial Report</b>	
<b>December 2007</b>	
Begin Balance	\$12,914.71
<u>Credit:</u>	
Membership	\$2,390.00
30 hr. Class	\$315.00
Total	\$2,705.00
<u>Debits:</u>	
Sec. Fees	\$250.00
Trea.. Fees	\$250.00
Web Fees	\$727.40
Bank fee	\$3.50
Ex. Comm.	\$60.00
30 Hr. Class	\$710.00
Banquet	\$170.36
Total	\$2,173.26
Checking Total	\$13,446.45
CD's	\$22,970.59
Total	\$36,417.04
Dale R. Grabfelder Treasurer	

**City of Brooklyn, Ohio      Assistant Building Inspector**

The City of Brooklyn is seeking a qualified individual in the Building Department. The successful applicant will be responsible for enforcement of State of Ohio Building Codes, as well as the City of Brooklyn Codified Ordinances. Qualifications include a minimum of a high school diploma, a valid Ohio motor vehicle operator's license along with current State of Ohio Certifications: Building Inspector and Plumbing Inspector or Building Inspector and Electrical Safety Inspector; and Residential Certifications. (Ohio B.B.S. trainee certification in one required field may be considered). Possession of additional State of Ohio Certifications or the ability to obtain multiple State of Ohio Certifications is desirable. The City of Brooklyn provides an exceptional work environment with an excellent benefits package, including medical and PERS retirement. The City of Brooklyn is an equal opportunity employer.

Salary will be commensurate with ability and experience. Submit resumes with cover letter no later than January 18, 2008 to:

CONFIDENTIAL, Building Commissioner  
City of Brooklyn  
7619 Memphis Avenue  
Brooklyn, OH 44144

**City of North Royalton, Ohio      Electrical/Building Inspector**

The City of North Royalton is seeking a part-time Electrical/ Building Inspector for the Building Inspections Department. Qualified applicants shall have working experience and knowledge in the inspections of commercial and residential buildings and the State of Ohio building codes.

Applicants must possess, as a minimum, the following State of Ohio certifications: (1) Electrical Safety Inspector, ESI and (2) Commercial Building Inspector. Applicants must be able to perform field inspections and possess good people skills. Valid Ohio Driver's license required.

Candidates should send resumes to:  
Rito Alvarez, Building Commissioner  
The City of North Royalton Building Department  
11545 Royalton Rd.  
North Royalton, OH 44133  
Ph. (440) 582-3000  
Fax (440) 582-3089

**2008 BOCONEO MEMBERSHIP APPLICATION**  
**BUILDING OFFICIALS CONFERENCE OF NORTHEAST OHIO**

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_

Business Phone (\_\_\_\_) \_\_\_\_\_ Home Phone (\_\_\_\_) \_\_\_\_\_

E-mail \_\_\_\_\_

Are you a member of ICC? \_\_\_\_\_ Yes \_\_\_\_\_ No  
If you are a ICC member, your chapter affiliation is #22.

Employer \_\_\_\_\_

**State Certifications**

BO \_\_\_\_\_ MPE \_\_\_\_\_ BI \_\_\_\_\_ FPI \_\_\_\_\_ MI \_\_\_\_\_ ESI \_\_\_\_\_ PI \_\_\_\_\_ EPE \_\_\_\_\_ PPE \_\_\_\_\_  
RBO \_\_\_\_\_ RPE \_\_\_\_\_ RBI \_\_\_\_\_ RPI \_\_\_\_\_ Other \_\_\_\_\_

**Membership Classifications**

- \_\_\_\_\_ Regular: Persons employed by a government agency and holding a current BBS Certificate.
- \_\_\_\_\_ Associate: Persons employed by a government agency and NOT holding a BBS Certificate (health, fire service, zoning).
- \_\_\_\_\_ Cooperating: Persons such as Architects, Engineers, Builders and Industry Representatives.
- \_\_\_\_\_ Honorary: Membership bestowed by the Conference upon those who have demonstrated meritorious service to the industry.
- \_\_\_\_\_ Retired: Regular and associate members that have retired and are not employed in any capacity.
- \_\_\_\_\_ Student: Persons attending recognized schools of learning (full time) with interests that promote the purpose of the Conference.

Make checks payable to BOCONEO, P.O. Box 1008, Chesterland, Ohio 44026

**Dues Schedule**

Regular and Associate Member: \$65 per year, which includes membership in the Ohio Building Officials Association.  
Cooperating Membership: \$85 per year, includes membership in the Ohio Building Officials Association.  
\$75 per year if you hold a membership in a trade, professional, or other recognized chapter. Submit a copy of additional membership with this application.  
Honorary and Retired Membership: Exempt from dues: includes membership in OBOA.  
Student Membership: \$10 per year: Boconeo Membership only.

**Annual Membership Dates: January 1st through December 31st**