



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

The Newsletter of the Building Officials Conference of North East Ohio  
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## March 19 Meeting & Seminar

BOCONEO present2 a two (2) hour continuing education seminar entitled "Fuel Gas Piping & Administrative Topics" by Jerry Flanik.

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

Registration form on Page 3

## **Positions available:**

Maple Heights  
 South Euclid  
 North Royalton

See the want ads on page 5.

## **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.

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

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

## **The New Prez Sez . . .**

*As this newsletter is published, February is history and there will be no shedding of tears on my part for its passing. Hurry up, Spring!*

*We had a great conference in Toledo this year, and it was nice to be indoors during the coldest temperatures of the winter so far. The northwest group had some nice classes, and the food and the facility were great also. Congratulations to them on a job well done.*

*As I am sure everyone already knows, next year's conference will be in Cleveland. We have been planning for some time already for some aspects of the conference, and the Crowne Center Hotel and Conference Center downtown has already been booked for the event. Some of you may remember it as the Sheraton, but it is the same facility that hosted our last conference in 2002. We simply cannot have too much help putting the conference together, and you're going to hear me talk about it a lot this year. We need our members to step up to the plate and volunteer their time and talent to the organization to help put this together. There is something that will interest everyone.*

*I reviewed our roster over the last couple of days, and you would be surprised at the number of people that did not send in their membership form yet. Last year, BOCONEO was the largest chapter in Ohio again – in spite of the fact that the Cleveland inspectors still have not joined our ranks. BOCONEO is one of the oldest Chapters in Ohio, dating back to the early 1950's, and we should remain the leader in Ohio. Let's get those membership applications in quickly, and get our numbers back up where they belong.*

*The enforcement of the Residential Code of Ohio is a real mess right now. Regardless of what the Board of Building Standards decides to do with the editions of the NEC and the IECC for the Residential Code, don't confuse what is going on with your enforcement of the OBC. None of this business has anything to do with the enforcement of the OBC. Some of our members asked me about that, and I wanted to make that clear to everyone. They will get this business straightened out again by the time someone builds the next new house in a year or two, and that's all that counts.*

**kindest Regards,  
Phil Seyboldt**

## **Editor's Note:**

The BOCONEO website has devoted several pages to the "mess" that Phil mentioned above and a recap of legislative action pending which affects you, your department, and the building industry.

As Phil mentioned none of the information posted on the website is enforceable presently. Please take the time to send an email to voice your opinion on issues that interest you. Email addresses are posted with the articles.

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**BOCONEO with the cooperation of the BBS has acquired a library of building code reference books to lend to members for preparation and taking their certification examinations.**

## Lending Procedure

The terms of use are very simple. Ray Sack will be responsible for storing and lending the books. Contact Ray directly for arrangements to pickup and return the books.

A deposit in the amount of the cost of the book in question will be required when borrowing any book. All of the money will be returned when the book is returned in good condition, making the cost of the borrowing the book absolutely free.

All books are available for a period of three (3) months. If the book is not on the waiting list, the book(s) may be held for additional three (3) month periods for up to one (1) year, subject to the waiting list. If the book is not returned within ten (10) days after the one (1) year period, The book will be considered lost and/or purchased by the borrower and the rental cost will be forfeited and used to purchase a replacement book(s).

A person may use a yellow highlighter to draw attention to various lines of text in the book, but that person may NOT make any marks or notes in the book with a pen or pencil. Marking in the book with a pen or pencil will render the book as not returnable, and the borrower's deposit will then be used to purchase a replacement.

## Titles Available

Check **Four (4) each of the following Publications**  
Off

### Rental Cost

2006 International Residential Code	\$60
2006 International Building Code	\$75
2006 International Mechanical Code	\$50
2006 International Plumbing Code	\$50
2006 International Fuel Gas Code	\$50
2006 International Energy Conservation Code	\$25
2008 National Electrical Code	\$80
ACI-318-05 Building Code Requirements for Structural Concrete With Commentary	\$140
ICC/ANSI A117.1 2003 Standard on Accessible and Usable Buildings and Facilities	\$30
NFPA-13 Installation of Sprinkler Systems	\$65
NFPA-72 National Fire Alarm Code	\$50
Legal Aspects of Code Administration	\$30
Basic Code Enforcement (1999) 8th Printing	\$30
Building Official Management Manual 4th Ed.	\$50
The Effective Local Gov't Manager (2004)	\$50
Flood Resistant Design and Construction	\$60

<-- Number of books

Total :

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

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Home: \_\_\_\_\_

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

Sign-Out Date: \_\_\_\_\_ Return Date: \_\_\_\_\_

**To pick up and return  
books, contact:**

Raymond Sack, Librarian  
City of Wickliffe  
Phone: 440-943-7115  
Fax: 440-943-7162  
Email:  
[rsack@cityofwickliffe.com](mailto:rsack@cityofwickliffe.com)

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## Maple Heights, Ohio

## Building/Electrical/Plumbing Inspector

**Job Qualifications:** Good people skills, dealing with general public and contractors in a calm and professional manner.

State of Ohio Building Inspector (Class III)

State of Ohio Residential Building Official (RBO)

State of Ohio Electrical Safety Inspector (ESI)

And or State of Ohio Plumbing Inspector

Must be proficient in Microsoft Excel

Must be proficient in Microsoft Word

Must be proficient with Zone Pro municipal software

### Send resume to:

City of Maple Heights

Department of Human Resources

5353 Lee Road

Maple Heights, Ohio 44137

NO PHONE CALLS PLEASE

City of Maple Heights is an equal opportunity employer.

## City of North Royalton, Ohio Inspector

## Electrical/Building

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

## City of South Euclid, Ohio Inspector

## Building/Electrical

**Job Description:** Perform residential and commercial building and electrical inspections of buildings and structures during construction, alterations or repairs to observe and document compliance with approved plans, local and state building codes and related ordinances. Additional duties include performing annual inspections on businesses to ensure compliance with regulations.

**Job Requirements:** Applicant shall be a high school graduate, possess a State of Ohio driver's license, Ohio Board of Building Standards Building Inspector certificate and Electrical Safety Inspector certification. Plumbing certification a plus. This position will require a close working relationship with property owners and the residents of the community; therefore, the successful candidate should possess basic experience or ability towards good public relations.

**Special information such as hours of work, special work schedules or equipment used:**

**Hours of work** - 37 1/2 hours per week

**Computer skills** - Word, Excel, MS Office, Franklin Information Systems HDS/BDS

If interested, please submit a cover letter and resume along with an employment application (located at the Reception Desk) and deliver it to the attention of Paul Kowalczyk, Building Commissioner.

***BOCONEO needs our members to step up to the plate and volunteer their time and talent to help put together the 2009 OBOA - BOCONEO Joint Conference.***

***There is something that will interest everyone.***

***Details coming in the April Newsletter and on the website.***

## Reservation for Lunch + Business Meeting + Education Seminar - March 19, 2008 @ 11:30 am

**"Fuel Gas Piping & Administrative Topics**

**BBS2007-274 - 3 hours for BO, MPE, BI, MI, FPI, RBO, RPE, RBI.**

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 March 14, 2008.

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## **OBOA Report from Phil Seyboldt . . . . . February 10, 2008**

### ***Ladies and Gentlemen; Phil's notes from the February 10th OBOA Board of Directors meeting and from other recent misc. meetings:***

- 1.** The topic of interest over the last couple of months seems to remain to be the changes to the Residential Code of Ohio. My notes from the January 30th RCAC meeting are already on the website. A second "emergency" meeting was held by the RCAC on Friday, February 8th, to further discuss a plan of action regarding the new editions to the NEC and the IECC. At that meeting, after lengthy discussion, a resolution was passed recommending that the Board of Building Standards permit the prior editions of both of those codes be optional for a term of approximately 6-months. The general feeling at the meeting was that insofar as the National Electrical Code was concerned, there really was not sufficient time given for contractors to become schooled in the new provisions. On the part of the IECC, a 6-month extension had already been granted by the BBS from July 1st, 2007, until December 31, 2007, to permit the industry to adjust their inventory and to become knowledgeable regarding the new provisions. The time seemed not to be used efficiently, however, since the 6 months passed with no preparations being made. It was also brought up several times that the increased cost to the industry was coming at the worst possible time with the housing industry literally in a depression.
- 2.** Also during the week of February 4th, the Governor, at the urging of representatives of the Ohio Homebuilders Association, instructed Director of Commerce Zurz to hold a meeting with interested parties to come up with a plan to roll back the requirements of the new editions of those codes in order to quiet the outcry by the Housing Association representatives. The meeting was held with Director Zurz, BBS staff and representatives of the Ohio Homebuilders Association as well as with a representative of the Governor's staff. At that meeting it was decided to petition the BBS to pass a resolution asking the Governor to issue an executive order placing the adoption of the newest edition of the two codes on hold for 90 days. During that time a public hearing could be held to debate the matter and to pass a rule-change delaying the adoptions for a period of 6-months until approximately September 30th. That is still assuming that if the BBS did as requested, the Governor would then issue his executive order rolling back the code for an initial 90-day period. The rule-change process is a minimum 76-day process, so the editions of the code could not change for a period of about 3-months without the executive order by the Governor.
- 3.** At the BBS meeting held at the conference on Monday, February 11th, Steve Regoli of the BBS staff laid that whole procedure out for the BBS and asked them to pass a resolution that would start that process in motion. The BBS failed to do that, choosing instead to refer the matter to their code committee for recommendation and then setting aside their regular March 28th BBS meeting as a public hearing. That would allow the rule-making process to take place and would provide for the roll-back of the code editions in approximately 90 days. The change that would take place at that time would reportedly allow either the previous edition or the new edition of both of the codes in question to be used until a given date – most likely something around September 30th. At this writing, the Governor has not issued an executive order rescinding the adoption of the newest editions of the code, so for the time being drawings accepted for review must comply with the 2008 NEC and the 2006 IECC. On a related note, the NFPA, along with several other organizations including the National Electrical Manufacturers Association and the National Electrical Contractors Association, sent a letter urging the Governor to support electrical safety by NOT supporting an extension to the 2005 edition of the NEC. Go to this site for the text of the entire letter. <http://www.wrdaei.org/NEWS.html>.
- 4.** On a different topic, the BBS report at the OBOA meeting included discussion of the State budget cuts due to the projected multi-billion deficit over the next couple of years. Billy Phillips reported that while he does not expect any cuts to the BBS budget or staff as a result of the State's financial woes, the staff has been prohibited from attending code hearings or from spending any money on food or lodging out of the Columbus area – even at the Joint Conference. They will also most likely not be able to fill the two staff slots whose vacancies were the result of the retirement of John Brant and the resignation of Bob Schutz. Since the BBS is a fee-based organization, he anticipates that they will still be able to provide all of the funding needed for existing programs such as the code academy and the funding for the conferences..

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***Renew your membership now. The January 31 deadline has passed, but, you can still get in on all the benefits of BOCONEO membership.***

*2008 Membership Application is included on page 5 of this newsletter for your convenience.*

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

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

Name:

Jurisdiction/Empl.

Address:

City, State, Zip:  OH

Telephone:

FAX Number:

Email:

Are you a member of ICC?  Yes  No

### State Certifications

- BO Other - Select all that apply
- MPE Retiree  
Architect
- BI Engineer  
Code Consultant
- FPI Trade Association Member  
Contractor
- MI SubContractor  
Tradesman
- ESI Material Representative  
Material Supplier Educator
- PI Other - please describe

EPE \_\_\_\_\_

PPE

RBO

RPE

RBI

RPI

Mail application and  
make checks payable to:

**BOCONEO**  
**P.O. Box 1088**  
**Chesterland, Ohio**  
**44026**

Membership in Ohio Building Officials Association  
included in all membership classifications except  
Student Membership.

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

### **Membership Classifications and Dues**

- Regular:** \$65 per year. Persons employed by a government agency and holding a current BBS Certificate.
- Associate:** \$65 per year. Persons employed by a government agency and NOT holding a BBS Certificate (health, fire service, zoning).
- Cooperating:** \$85 per year. Persons such as Architects, Engineers, Builders and Industry Representatives. \$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:** No dues. Membership bestowed by the Conference upon those who have demonstrated meritorious service to the industry.
- Retired:** No dues. Regular and associate members that have retired and are not employed in any capacity.
- Student:** \$10 per year. Persons attending recognized schools of learning (full time) with interests that promote the purpose of the Conference. Boconeo Membership only.

***Don't forget  
BOCONEO'S  
Plumbing Roundtable***

Plumbing roundtables each month at 10:30am, the day of our regular meeting.

Get one (1) OBBS approved credit hour for BO, MPE, PPE, PI, RBO and RPI.