



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

The Newsletter of the Building Officials Conference of North East Ohio
April 2008 Page 1

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April 16 Meeting & Seminar

BOCONEO presents a two (2) hour continuing education seminar entitled "Masonry Construction Considerations" by Rochelle Jaffee.

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

Registration form on Page 3

Positions available:

Bedford Heights
 Maple Heights
 South Euclid
 North Royalton

See the want ads on page 4.

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 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 . . .

It's almost spring, and the Indians are about to play ball. The recent bout with old man winter that left about 24-inches of snow on our door steps over a 2-day period reminded all of us that it is still winter and spring will be slow in coming as always. It's just about this time of the year that cabin fever abounds and everyone seems crabby. A little bit of sun does wonders for everyone.

Spring will be a busy season for BOCONEO. We have a full education schedule, with a 3-hour Fuel Gas Code class in March, and 2-hour classes on masonry construction, building department administration and special inspections following in April, May and June respectively.

We are also actively looking for a new meeting facility to serve us for the fall education schedule. Our meeting attendance has been approaching 140 members and we have pretty much outgrown our current meeting hall. Several jurisdictions have graciously offered space in their facilities and we are looking at them to decide which fits us the best. As always, our meetings are open to members of other chapters for the cost of lunch, so join us if you can.

We are also hard at work planning the Joint Conference for February 2nd and 3rd of 2009. Our educational offerings at the conference will include a minimum of 12-hours of education for every certification that is offered by the BBS, so it should fit everyone's needs. We have a very nice facility for the conference and we are looking forward to showing it off. I hope that the snow holds off during those days.

I hope that everyone had a happy St. Patty's Day and a nice Easter. The Spring Scarlet and Gray game at Ohio State is the next event to look forward to. Our friends in COCOA host a really nice tailgate party for the game. Let me know if you are interested in attending. That's all for now.

**kindest Regards,
Phil Seyboldt**

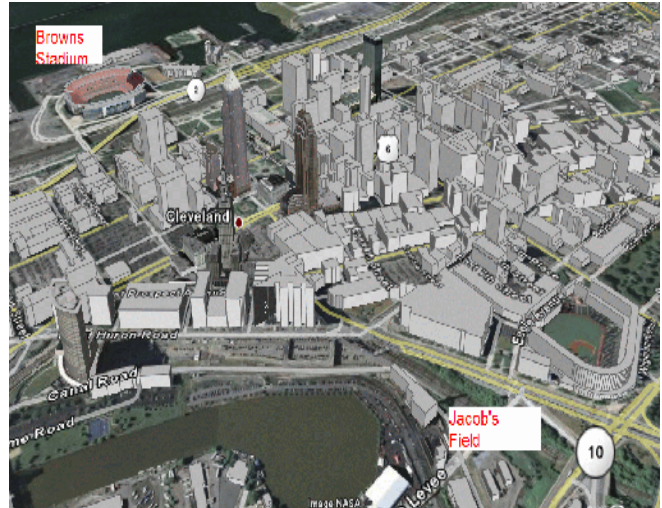
B.O.C.O.N.E.O. NEWS

An Internet Goodie from the Web Master . .



Google Earth 2d View of Downtown Cleveland

Most of us have used, seen, or heard of **Google Earth** (<http://earth.google.com/>) for looking at the world from satellite photographs, major U.S. cities with 3d models, and architect's designs inserted into Google Earth using **Google SketchUp**. There are free versions of both **Google Earth** and **Google SketchUp**.



Google Earth 3d View of Downtown Cleveland

Microsoft, not to be out done, has launched a competing program called **Microsoft Maps Live** also free at (<http://maps.live.com/>). While the 2d views are identical to Google Earth, there are a few additional features which may be of value. **Like:**

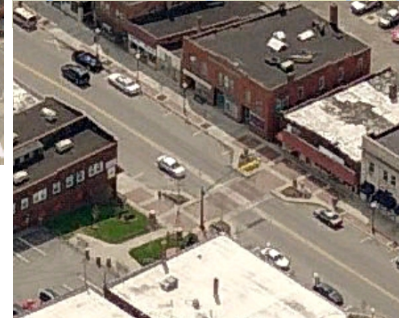
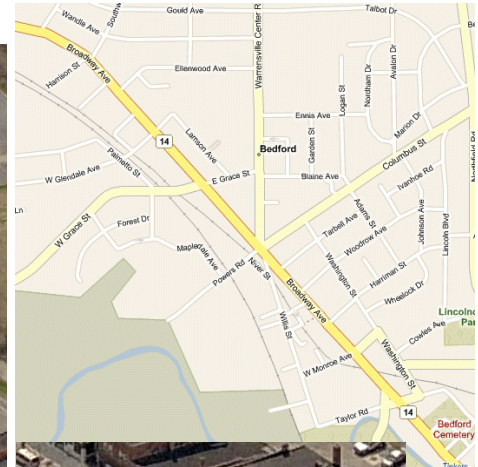
See a "helicopter" view of **YOUR** downtown and neighborhoods.



Downtown Bedford from the north.

Zoom in and out on four (4) helicopter views available - north, east, south and west for most of BOCONEO's areas located in Lorain, Medina, Cuyahoga, Geauga, and Lake counties.

Print out detailed road maps.



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Building Officials Conference of Northeast Ohio

Financial Report

March 2008

Begin Balance \$16,276.17

Credits

Membership \$1,590.00

Total Credits \$1,590.00

Debits

Ex. Comm. \$80.00

Office Supplies \$227.54

Bank fee \$3.50

Food Monthly Mtg. \$1,350.00

Joint Meeting \$146.23

Beverages

Sunshine \$239.97

Total Debits \$2,047.24

Total Checking \$15,818.93

CD's \$22,970.59

Total \$38,789.52

Dale R. Grabfelder

Treasurer

DID YA' KNOW...

There's a distinct material difference between lumber roof sheathing and wood structural panel sheathing?

AND

The allowable roof sheathing thicknesses are very different between the two materials?

Section R803.1 regulates lumber roof sheathing. Section R803.2 regulates wood structural panel sheathing.

(Lumber roof sheathing is rarely used except in timber construction and certain roof repair projects of older existing buildings.)

RCO Table R803.1 specifies minimum thickness of lumber roof sheathing which is commonly known as "plank" sheathing. The table specifies a minimum thickness of lumber (plank) sheathing to be 5/8" thickness for a rafter or beam spacing of 24" and 1 1/2" T&G for spans 48"-72" with increases in bending stress and modulus of elasticity ratings for higher spans.

Section R803.2.1 refers the reader to Table R503.2.1.1 (1) for minimum thicknesses of "wood structural panel sheathing" aka OSB and plywood. Note under the columns "Maximum Span" and "Roof" for both supported and unsupported edges, the minimum panel thickness is 7/16" for a panel with a span rating of 24/16.

Conversely, those departments that enforce the minimum roof sheathing thickness of 5/8" should note the maximum allowable span between rafters or trusses goes up 40" with edge support. Are you allowing rafter or truss spacing of 40"? Probably not.

Contributed by:

Richard Smith

BOCONEO's Past, Past President

Reservation for Lunch + Business Meeting + Education Seminar - April 16, 2008 @ 11:30 am

"Masonry Construction Considerations"

BBS2007-302 - 2 hours for BO, MPE, BI, NRIUI, RBO, RPE, RBI, RIUI.

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 April 11, 2008.

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Bedford Heights, Ohio Property Maintenance/Building Inspector

The City of Bedford Heights Building Department is seeking a full time or part time property maintenance inspector. The prospective candidates should possess either a Residential Building Inspectors Certification or an International Property Maintenance Certification from the International Code Council or be able to obtain these certifications within six months of hiring. Qualified applicants shall have working experience and knowledge in the inspections of single family residential buildings and multifamily dwellings. Applicants must possess, as a minimum, a valid Ohio Driver's license, be eighteen years old and shall be subject to a back round check.

Candidates should send resumes to:

pkonys@bedfordheights.gov

Paul R. Konys, Building Commissioner
The City of Bedford Heights
5661 Perkins Road Bedford Heights, Ohio 44146
440-786-3234

Bedford Heights, Ohio Electrical/Building Inspector

The City of Bedford Heights is seeking a full or part time inspector who possess an ESI and a Class III 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, one of the following State of Ohio certifications: (1) Electrical Safety Inspector, ESI (2) Class III Commercial Building Inspector (3) State of Ohio Commercial Plumbing certification (4) Residential 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:

Paul R. Konys, Building Commissioner
The City of Bedford Heights
5661 Perkins Road Bedford Heights, Ohio 44146
440-786-3234 * pkonys@bedfordheights.gov

City of South Euclid, Ohio Building/Electrical Inspector

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.

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 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

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 Soon.

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

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 Off	Four (4) each of the following Publications	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