



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

The Newsletter of the Building Officials Conference of North East Ohio
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May 21 Meeting & Seminar

BOCONEO presents a two (2) hour continuing education seminar entitled "Special Inspections, Research Reports, and Approved Agencies" by Jan Sokolnicki, OBBS.

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

Registration form on Page 3

Positions available:

Wickliffe
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 Prez Sez . . .

We're already into May, and the next big event is the Golf Outing, which is slated for July 11th. John Marrelli of Mayfield Village has graciously accepted the responsibility of organizing the event this year, so we will look to him for the details as soon as he makes the arrangements. Call him if you're willing to help him. One of the most important features of the golf outing is the hole sponsorship. It is through the money raised by hole sponsorship that BOCONEO funds its scholarship program each year. As with many other things, though, it is always a very few individuals that actually support the golf outing. Last year approximately 20 individuals brought in \$50 sponsors for about 90 holes. BOCONEO has nearly 300 members at this time. If every member brought in only one hole sponsor, the event would be a massive success. I can't believe that there is one person belonging to BOCONEO that does not know someone who would sponsor one hole for \$50, so lets pitch in this year and do your part to make the event a success. Start getting your foursomes together and plan to play in the event also. It's a beautiful course and the food is always great. The forms will be in the web site soon.

We have two more meetings at the Lodge, May and June, before moving to another facility for the September meeting. Watch for an announcement on the web site for the decision of the Executive Committee on the new location. The new location will be quieter, more environmentally comfortable and much more technologically friendly. You may even be able to hear the speakers!

In the meantime, the May class at the Lodge will be a session by Jan Sokolnicki of the Board of Building Standards on Special Inspections, Agency Approvals and related topics. Jan is a very entertaining speaker, so don't miss this presentation.

The June class which is approved for two hours across the board will be two, 1-hour segments from Majed Dabdoub, Chief Plans Examiner for the City of Cincinnati, and Paul Myers, who was CBO of Cincinnati and the first CEO of ICC when it was formed a few years ago. Both of these guys are great presenters, and Jim McReynolds did a great job arranging their cooperation.

Remember to RSVP by filling out the form on the website and sending it back in. Everybody did a pretty good job in April on responding. Keep up the good work.

While it's still relatively early in the year, BOCONEO membership is down compared to our average, yearly membership. Most departments are represented, and some departments, like Mentor, Beachwood, Parma and others have nearly a 100% participation. If there are coworkers in your department that do not belong to BOCONEO, encourage them to join. Maybe you have housing inspectors in your jurisdiction that still do not belong. They particularly need our educational program. Remember to invite the Plans Examiners, Design Professionals and Fire Inspectors with which you work and associate to join also. There is no finer organization of its kind in Ohio, and no better source for quality education.

My notes from the recent OBOA meeting included an announcement that fire fighters and inspectors now have to have 30-hours of education every three years also. We can help them get their education. Offer to hold short classes for your firefighters on building code issues, or let us know and maybe we can arrange something. This is a great opportunity to foster cooperation between your departments.

That's all for now. See everyone at the May meeting on the 21st.

kindest Regards,

Phil Seyboldt

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BBS RESIDENTIAL CODE SURVEY

We need your help/input. Some building departments have been working on requirements for Post-Frame (Pole Barn) type construction regulated by the residential code (refer to the diagram). We have offered to work with the industry in researching the available options and creating a package that could be used in lieu of the engineered system approach for compliance.

We need for you to give us a quick response on the following questions....don't spend too much time looking at your records. We just need a general idea on your projects so that we can properly limit the criteria to the most likely designs.

This survey covers pole building (post-frame) type construction for residential (one-, two- and three-family) construction within the past 12 months.

1. Of all your residential structures (dwellings and accessory buildings), how much have been post-frame type construction? _____%

2. Of your post-frame type structures approximately how much have been:

a. Accessory buildings _____%

b. 1-, 2- and 3-Family Dwellings _____%

3. Please indicate their approximate range of dimensions (i.e., 12' - 24'):

a. Width _____

b. Length _____

4. Please indicate approximately how much have been:

a. 1 story _____%

b. 2 stories _____%

c. 3 stories _____%

d. Other (describe) _____%

5. Of the accessory buildings, approximately how much have been:

a. Garages (cars, trucks, RV's) _____%

b. Lawn and garden equipment storage _____%

c. Other (describe) _____%

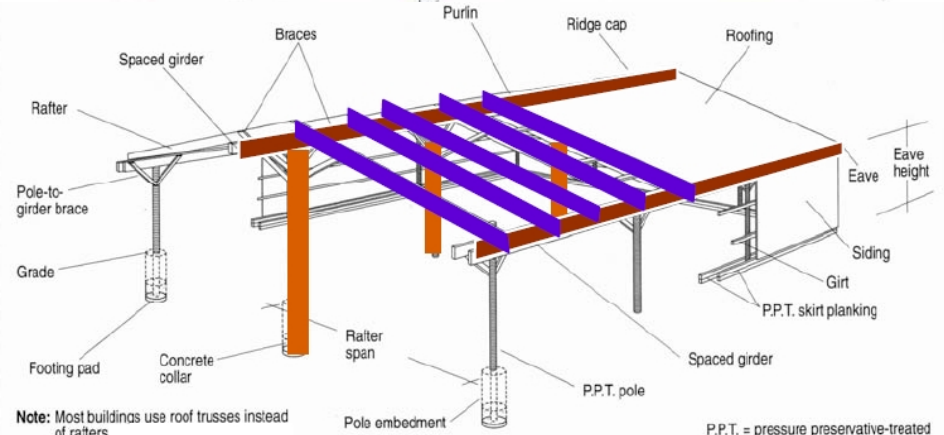
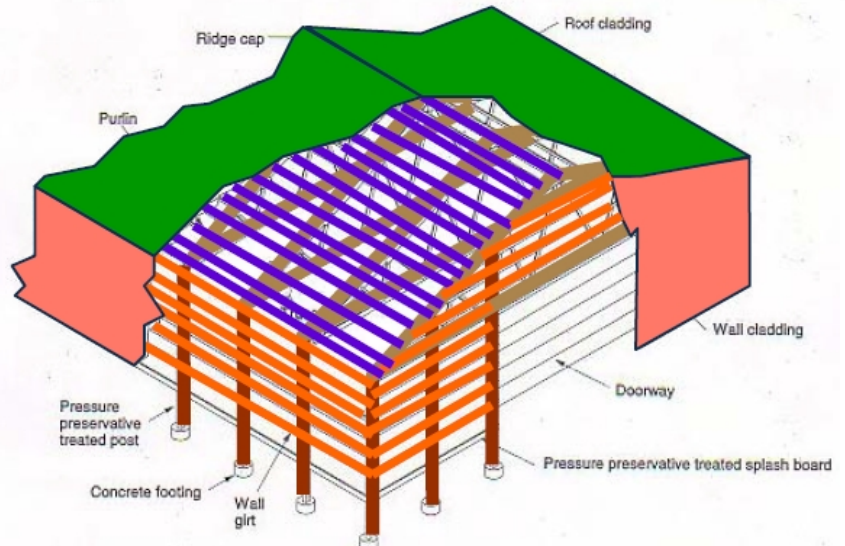
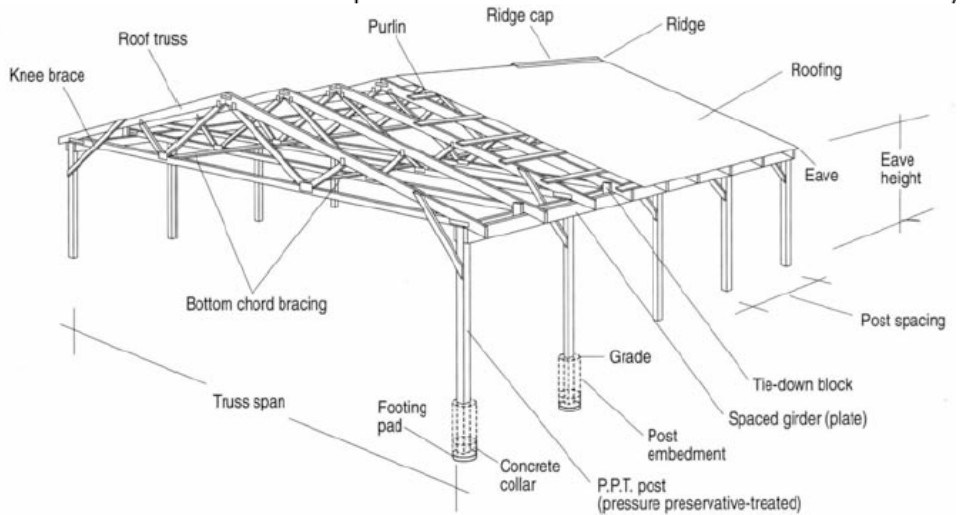
6. Please describe what effect local zoning regulations, if any, have on the size of these structures:

Please send the results to
Mike Brady, BBS Staff Architect:
wnbrady@com.state.oh.us

614/222-2142 fax

Main Characteristics: Post-frame buildings are structurally efficient buildings composed of main members such as posts and trusses and secondary components such as purlins, girts, bracing, and sheathing. Snow and wind loads are transferred from the sheathing to the secondary members. Loads are transferred to the ground through posts that typically are embedded in the ground or surfaced mounted to a concrete or masonry foundation. These figures illustrate the structural components of a post-frame building.

Post-frame construction is well-suited for many commercial, industrial, agricultural, and residential applications. Post-frame construction offers unique advantages in terms of design and construction flexibility and structural efficiency. For these reasons, post-frame construction has experienced rapid growth, particularly in nonagricultural applications.



Note: Most buildings use roof trusses instead of rafters

P.P.T. = pressure preservative-treated

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From Phil's notes from the Residential Code Advisory Committee meeting.

During the Committee's discussion of energy codes, a nationwide survey that had been taken by the Homebuilders Association and Better Homes and Gardens Magazine regarding housing design and energy consumption was distributed and discussed. It yielded some interesting facts. I was not surprised to learn that the American consumer wants to have his cake and eat it, too.

Here is a sampling of the survey results from nearly 2,300 respondents:

51% said that they would pay from \$5,000 to \$11,000 more up front for a new house if they could save on their utility bills. 16% would pay more than \$11,000.

A high level of insulation, Energy Star windows and energy-saving equipment were among the top ten features looked for in a new house. 57% of respondents wanted the builders to give them green options, explain what they are, include the costs of the options, and then let them decide which to include.

It's not Generations X and Y that are clamoring for the green options, but the Baby-Boomer generation. They want to leave a legacy and they have the money to do it.

Besides green attributes, respondents craved outdoor features, including access to the outdoors from the kitchen.

40% said that the outdoor areas were nearly as important as the indoor ones.

28% of all homes built in 2007 included 3 or more bathrooms, and 38% included 4 or more bedrooms.

51% wanted ceilings to be at least 8-feet high, with others requesting 9 and 10 foot ceilings. 51% of new houses had a fireplace.

70% of new home buyers said that what excites them the most about buying a new house is a new kitchen. The kitchen is not just a room – it is an experience. The most important kitchen features were a walk-in pantry, an island work station, a built-in microwave, water filtration and special-use storage.

Respondents indicated that high-tech features that will soon be standard are a security system, an energy management system and lighting controls. Women indicated that they cannot get a good night's sleep without one or more of these features.

The average size home built in 2007 was 2,512 square feet, compared to 1,660 in 1973. 57% of new dwellings were two stories or more, compared with 23% in 1980.

Within the next ten years, certain rooms in homes of less than 3,000 square feet will become obsolete, including the living room.

Governor Strickland has issued an executive order rescinding the enforcement of the 2008 National Electrical Code (NEC) and the 2006 International Energy Conservation Code (IECC) for ninety (90) days for buildings and structures covered by the Residential Code of Ohio (RCO).

Effectively, the 2005 NEC and 2003 IECC are now in effect for 1, 2, and 3 family dwellings only.

Congratulations Ray Sack!

Ray has been appointed by the OBOA Board of Directors to fulfil the unexpired term of Bill Desvari as an OBOA Director.



Reservation for Lunch + Business Meeting + Education Seminar - May 21, 2008 @ 11:30 am
"Special Inspections, Research Reports, and Approved Agencies" presented by Jan Sokolnicki, OBBS
BBS2007-184 - 2 hours for all certifications.

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 May 16, 2008.

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Wickliffe, Ohio

Property Maintenance

The City of Wickliffe Building Department is seeking a part-time property maintenance inspector. The prospective candidates shall possess 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 background check.

Candidates should send resumes to:

Raymond F. Sack, Jr.
Building Commissioner
City of Wickliffe
28730 Ridge Road
Wickliffe, Ohio 44092
(440) 943-7115

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.

Please distribute the attached Sponsor and Advertiser forms to companies and others in your area that may be prospective boosters of BOCONEO and community safety.

The success of the 2009 OBOA-BOCONEO Joint Conference depends on donors, sponsors, and advertisers.



**The Ohio Building Officials Association
 and the
 Building Officials Conference of North East Ohio
 Present:
 19th Annual Joint Conference in Cleveland, Ohio
 February 1st – 3rd, 2009**



"YOUR SAFETY IS OUR BUSINESS"

Registration Form For Conference Advertisement

★ = Required Information

★ Company Name: _____

★ Address: _____

★ City: _____ ★ State: _____ ★ Zip: _____

★ Telephone Number: _____ ★ Fax Number: _____

★ Email Address: _____

★ Contact Name: _____ ★ Cell Phone: _____

★ Contact's Email Address: _____

Conference Advertisement Rates

- Center of Program \$600.00**
 Full Page \$300.00
 Half Page \$175.00
 Quarter Page \$125.00
 Business Card \$75.00
- (first come, first served)

Method of Payment:
 Check No. _____ **Amount:** _____
 Money Order No. _____ **Amount:** _____
 Purchase Order No. _____ **Amount:** _____

Make Checks Payable to: **BOCONEO**
 Mail Completed Forms & Payment To: **2009 OBOA-BOCONEO Joint Conference**
P.O. Box 1008
Chesterland, Ohio 44026

<i>Ad Size Dimensions (w" x h")</i>	
Center Pages	16" x 10"
Full page	7.5" x 10"
Half page (horiz)	7.5" x 4.5"
Half page (vert)	3.5" x 9.5"
Quarter page (vert.)	3.5" x 4.5"
Quarter page (horiz.)	7.5" x 2"
Column width (vert.)	3.5" x 10"
Business Card	3.5" x 2"

Note: Please provide camera ready/electronic format art for advertisement.

Cancellation: A minimum 30 day cancellation is required.

Your advertisement is a primary source of revenue to help assist BOCONEO host this 2008 Conference.

Center Pages 16" x 10" \$600.00 <small>(1 opportunity only – first come, first served)</small>	(Binding)	Full Page 7.5" x 10" \$300.00
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Column Width 3.5" x 10" \$175.00	(Binding)	Half Page 7.5" x 4.5" \$175.00
Qtr. Page 3.5" x 4.5" \$125.00		Qtr. Page 7.5" x 2" \$125.00
		Bus. Card 3.5" x 2" \$75.00

Have Questions? Contact:
 Dave Hocevar (440) 338-1312 or Ray Sack (440) 943-7115

On the Web: <http://www.boconeo.org/2009conf>



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and the
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Present:
19th Annual Joint Conference in Cleveland, Ohio
February 1st – 3rd, 2009



"YOUR SAFETY IS OUR BUSINESS"

Registration Form For Conference Exhibitors

★ = Required Information

★ Company Name: _____

★ Address: _____

★ City: _____ ★ State: _____ ★ Zip: _____

★ Telephone Number: _____ ★ Fax Number: _____

★ Email Address: _____

★ Contact Name: _____ ★ Cell Phone: _____

★ Contact's Email Address: _____

Conference Exhibitors Rates

Gold \$1500.00

Booth space with 3 ft by 8 ft table
Full Page Ad
Event sponsorship at a Meal, Break,
Hospitality, Entertainment
Full event access, Full meal package,
and Banquet
For 2 Attendees

Silver \$1250.00

Booth space with 3 ft by 8 ft table
Half Page Ad
Full event access, Full meal
package, and Banquet
For 1 Attendee

Leadership \$1000.00

Booth space with 3 ft by 8 ft table
Quarter Page Ad
Full event access, Full meal
package and Banquet
For 1 Attendee

Electric is available at no additional cost.
Audio Visual rental equipment is available. Inquire for rates and assistance.

SPONSORSHIP: \$300.00 each – either a Meal, Break, Hospitality, Entertainment or Tailgate Party
(Company name displayed at area)

DONATIONS: (of amounts other than listed above) Your company will be listed in conference program
as important industry contributor.

ADVERTISEMENT: See attached advertisement sheet.

Center of Program
\$600.00
(first come, first served)

Full Page
\$300.00

Half Page
\$175.00

Quarter Page
\$125.00

Business Card
\$75.00

Make Checks Payable to: **BOCONEO**
Mail Completed Forms & Payment To:
2009 OBOA-BOCONEO Joint Conference
P.O. Box 1008
Chesterland, Ohio 44026

Cancellation: A minimum 30 day cancellation is
required.
Your advertisement is a primary source of revenue to
help assist BOCONEO host this 2008 Conference.

TOTAL CONFERENCE PACKAGE

Exhibitors Package: _____
Sponsorship: _____
Program Advertisement: _____
Donation: _____
TOTAL: _____

METHOD OF PAYMENT

Check No. _____
Amount: _____
 Money Order No. _____
Amount: _____

Have Questions? Contact:
Dave Hocevar (440) 338-1312 or Ray Sack (440) 943-7115
On the Web: <http://www.boconeo.org/2009conf>

The Ohio Building Officials Association and the Building Officials Conference of North
East Ohio are non-profit organizations. Space is limited. Exhibitor booths will be
allocated on first come first serve basis. Your donation may be tax deductible.