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 let's 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

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

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.

Positions available:

Wickliffe
Bedford Heights
Maple Heights
South Euclid
North Royaltan

See the want ads on page 4.

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

May 2008 The Newsletter of the Building Officials Conference of North East Ohio Page 2

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:
   wmbrady@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 surfacemounted 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.
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 fulfill the unexpired term of Bill Desvari as an OBOA Director.

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**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: 

Telephone: 

Email: 

 OH, Zip: 

Fax: 

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.
**City of Wickliffe, Ohio**  
**Property Maintenance**  
The City of Wickliffe Building Department is seeking a part-time property maintenance inspector. The prospective candidates shall possess 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:  
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.

**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

**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.

**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

Company Name: ____________________________
Address: ____________________________________________
City: ____________________________  State: ____________  Zip: ______
Telephone Number: ____________________________  Fax Number: ______
Email Address: ____________________________
Contact Name: ____________________________  Cell Phone: ______
Contact's Email Address: ____________________________

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
  (first come, first served)
- Full Page
  $300.00
- Half Page
  $175.00
- Quarter Page
  $125.00
- Business Card
  $75.00

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

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.

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

On the Web: http://www.bocone.org/2009conf
Registration Form For Conference Exhibitors

Company Name: ____________________________

Address: _______________________________________

City: ____________________________  State: ______________  Zip: __________

Telephone Number: ____________________________  Fax Number: ______________

Email Address: ________________________________

Contact Name: ________________________________  Cell Phone: ______________

Contact's Email Address: _________________________

Conference Exhibitors Rates

口 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

口 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

口 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

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.

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

口 Full Page $300.00

口 Half Page $175.00

口 Quarter Page $125.00

口 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: _________  □ Check No. _________  Amount: _________
Sponsorship: _________  □ Money Order No. _________  Amount: _________
Program Advertisement: _________  □ Amount: _________
Donation: _________  □ TOTAL: _________

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.