



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

The Newsletter of the Building Officials Conference of North East Ohio

April, 2009

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

President: Phil Seyboldt
Bedford, Ohio

First Vice President: Ray Sack
Wickliffe, Ohio

Second Vice President: Paul Kowalczyk
South Euclid, Ohio

Secretary: Dave Hocevar
South Russell, Ohio

Treasurer: Dale Grabfelder
Geauga County Building Department

Past President: Bill Desvari
Lorain, Ohio

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Calendar

April 15, 2009 Mtg. & Seminar

"Fire Rated Insulation and Code Change Impact"

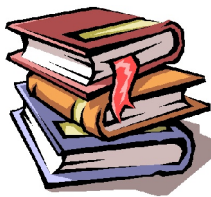
Sign up using the form on Page 2 or at the web site.

Time to get the golf clubs out and cleaned.



The Annual BOCONEO Golf Outing has been scheduled for July 10, 2009 at Rolling Greens Golf Course. Details coming in May.

Proceeds will benefit the BOCONEO's John Korinek Memorial Scholarship Fund.



Several opportunities for additional continuing education are now posted on our web site.

Keep up with the latest information by visiting us on the web often at

www.boconeo.org

The Prez Sez . . .

I hope that by the time you are reading this note the spring weather will be firmly in place. April is a busy month, and we don't have any time to waste shoveling snow. Our April 15th meeting will include a two-hour session on fire-rated insulation. David Kies is an interesting presenter, having helped us out at our recent conference. I believe that you will all enjoy his class. Let me remind everyone to get their reservations for lunch in on time for the meeting. I believe that we will also be handing out membership cards at this meeting. April 25th is the Ohio State spring football game in Columbus, and shame on anyone that misses it. Ohio State football is about all there is in this neck of the woods. (On an optimistic note, I heard that the Browns will be signing several promising players from the Detroit Lions in the coming weeks.) I checked COCOA's website today and did not find the announcement on it as of yet for the spring game and party, but I am sure that it will be up soon. Check this website from time to time (<http://www.cocoonline.org/>) for more information on the game and tailgate party. I hope to see a good showing at this event from our chapter. Two more dates of interest – May 4th is the beginning of the next session of the Ohio Code Academy. Contact the BBS at 614-644-2613 if you are interested. Even if you do not need to attend the academy, continuing education hours are available for those that attend. I will also be teaching a 3-hour administrative class in a room down at the Cleveland Convention Center on the morning of Wednesday, May 6th. It is BBS-approved for everyone across the board if anyone needs hours. The class is free to BOCONEO members.

There is a lot of activity lately related to property foreclosures that I wanted to touch on in this month's column. In Bedford, since both the administration and the Building Department are relatively small, we deal daily with property maintenance and foreclosures. You don't hear much about this problem from the BBS or from BOCONEO because it is not related to the OBC or the Residential Code of Ohio, nor does it necessarily involve our certifications. It does involve many of our members in a big way, however, and I believe that a certain amount of good information on the topic might be in order. A question was raised at a meeting recently, for example, of whether or not an inspector can lawfully enter a vacant home in foreclosure to inspect its condition. The answer, I believe, is (as usual) "it depends". If the house has smashed doors – or no doors, and is generally wide open to vandals, I believe that there is no reasonable expectation of privacy on the part of the owner. If the house is closed up, however, that expectation of privacy might still be there, even if the doors are closed but not locked. This type of violation can be serious for the inspector in question, because it arguably can be linked to the violation of an owner's constitutional right to privacy, the violation of which makes the inspector in question personally liable for penalties. The best and easiest ways to protect yourself during such an inspection are to have a police officer accompany you into the structure or to obtain an administrative search warrant before entering.

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The Prez Sez . . .

cont'd.

There is also text in the RCO dealing with serious hazards that might be applicable in these instances. Having been a member of the First Suburbs Development Council for the past few years, a lot of information and legal tools have been made available to me with which to deal with the vacant homes problem. If anyone needs information or help with these types of issues or would like to get together to discuss them, please feel free to contact me about them. After all, service to its members is what BOCONEO is all about.

I hope to see everyone at the April 15th meeting. Until then...

Kindest Regards
Phil Seyboldt

The second draft of BOCONEO's 2009 roster has been published on our web site.

Please have a look at your entry. Please make sure your email address is correct. Email any corrections to boconeo@boconeo.org.

The BBS has discontinued their newsletter, and OBOA will be picking up the slack with a new, email-only newsletter starting in a few months. To make sure all our members receive that newsletter, it is mandatory to have a valid and accurate email address for all members.

Secretary Report . . .

BOCONEO membership cards will be passed out at the April meeting.

Any questions in regards to membership please call Dave Hocesvar at (440) 338-6700 ext.234.

Dave Hocesvar

Don't forget your new or renewed membership in BOCONEO
was due last month!

Reservation for Lunch + Business Meeting + Education Seminar – April 15, 2009 @ 11:30 am
"Fire Rated Insulation and Code Change Impact" by David Kies, Thermal Ceramics Corp..
2 hours for BO, MPE, BI, FPI, and MI. BBS2007-460

Name:		
Jurisdiction:		
Address:		
City:	OH	Zip:
Phone:	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 10, 2009.



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Building Officials Conference Of Northeast Ohio Financial Report

Year 2009	March	Year's Total
Begining Balance	\$17,016.17	
CD \$ 10,000.00	\$0.00	\$10,000.00
CD \$ 5,000.00	\$0.00	\$5,000.00
CD \$ 5,000.00	\$0.00	\$0.00
Ending balance	\$18,064.26	\$33,064.26
Income		
Membership Dues	\$7,748.09	\$26,998.09
Golf outing/Scholarship		
Banquet		
Educational		
Expenditures		
Membership	\$80.00	\$80.00
Monthly meetings	\$1,800.00	\$4,670.00
Executive Committee		
Office Supplies		\$184.74
Web. / News Letter		
Golf Outting		
Scholarship		
Miscellaneous /Visa Bills		
Sunshine Fund		
Advertisement		
Treasurer's Fee's		
Secretaries Fee's		
OBOA Dues	\$4,815.00	\$4,815.00
Bank Fees	\$3.00	\$9.00
Audit		\$29.93
P.O. Box		
Joint Meeting		\$6,228.09

Preliminary Breakdown of Expenditures for the 2009 OBOA – BOCONEO Joint Conference

Building Officials Conference Of Northeast Ohio Joint Meeting 2009 Expenditure Breakdown

Hotel	\$ 91,206.38
Give A ways	\$ 14,450.83
Office Supplies	\$ 2,540.33
Companion	\$ 4,259.31
Misc. Ex.	\$ 2,690.16
Return ck./fees	\$ 620.00
Reg./Program	\$ 4,736.01
BOCONEO Dues	\$ 880.00
Reg. Refund	\$ 280.00
Start up refund	\$ 5,000.00
Total	\$126,663.02
Income	\$157,170.00
Total checking balance	\$ 30,506.98

As of March 23, 2009

Building Inspector

City of Maple Heights

Job Description: Perform residential and commercial building inspections for buildings and structures during all phases of construction, alterations, repairs, or maintenance to verify and document compliance with approved plans, Ohio building codes, local zoning, and property maintenance ordinances. Additional duties include property maintenance and zoning inspections for all use groups to assure compliance with municipal Zoning regulations.

Job Supervisor: Building Commissioner

Job Requirements: Applicant shall be a high school graduate, have a valid State of Ohio driver's license, Ohio Board of Building Standards Building Certifications for, Building Inspector Class III certification, Electrical Safety inspector, Commercial Plumbing Certification, Residential Building Inspector Certification, Residential Plumbing Inspector Certification. Applicant must possess professional level skills and the ability to communicate at a professional level with building department staff, residents, and contractors with little supervision. Computer skills should include but not be limited to: knowledge in the use of; Microsoft Office, Microsoft Word, Microsoft Excel, Microsoft Power Point, and Zone Pro building department software.

Special information such as hours of work, special work schedules or equipment used: Hours of work - 37 1/2 hours per week, willing to work overtime when required.

To Make Application, NO PHONE CALLS PLEASE.

Submit a cover letter and resume to: Paul Fussner, CBO
Building Commissioner
City of Maple Heights
5353 Lee Road
Maple Heights, Ohio 44137

2009 BOCONEO Membership Application

Name:

Jurisdiction/Empl.

Address:

City, State, Zip: OH

Telephone:

FAX Number:

Email:

Are you a member of ICC? Yes No

Membership classifications and Dues

- Regular:** \$80 per year. Persons employed by a government agency and holding a current BBS Certificate.
- Associate:** \$80 per year. Persons employed by a government agency and NOT holding a BBS Certificate (health, fire service, zoning).
- Cooperating:** \$95 per year. Persons such as Architects, Engineers, Builders and Industry Representatives. \$90 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:** \$25 per year. Persons attending recognized schools of learning (full time) with interests that promote the purpose of the Conference. Boconeo Membership only.

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

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

State Certifications

- BO
- MPE
- BI
- FPI
- MI
- ESI
- PI
- EPE
- PPE
- RBO
- RPE
- RBI
- RPI

Check all that apply.

- Retiree
- Architect
- Engineer
- Code Consultant
- Trade Association Member
- Contractor
- SubContractor
- Material Representative
- Material Supplier
- Student
- Other describe below

Mail application with check made payable to: **BOCONEO, P.O. Box 1008, Chesterland, Ohio 44026**