



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

The Newsletter of the Building Officials Conference of North East Ohio

June 2010

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

President: Ray Sack
Wickliffe, Ohio

First Vice President: Paul Kowalczyk
South Euclid, Ohio

Second Vice President: Dave Smith
Ashtabula County Building Department

Secretary: Dave Hocevar
Village of South Russell

Treasurer: Mike Skvasik
Village of Glenwillow

Past President: Phil Seyboldt
Bedford, Ohio

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Calendar

June 16, 2010

Legal Liability of Building Department Personnel

John W. Brant, Esq. (former Executive Secretary, OBBS)

BBS2007-679

2 hours for all certifications

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

Plumbing Roundtable
@ 10:15 am

&

Electrical Roundtable
@ 10:15 am.

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

www.boconeo.org

Our new mailing address:

BOCONEO
P.O. Box 311098
Independence, OH 44131

The Prez Sez . . .

I would like to thank Phil Seyboldt and Paul Kowalczyk for attending Building Safety Week in Columbus with Corey Roblee, ICC Regional Manager.

I am sorry to inform you that Jim McReynolds will be stepping down as our Education Chairman. Over the past three years, Jim has been instrumental in providing our organization with quality educational classes on a monthly basis and should be commended for all his efforts and hard work as part of the team in organizing our State Conference in Cleveland last year. If you see Jim, please thank him for his dedication to our organization.

If anyone would be interested in taking over as the Education Chairman, please contact any of the Executive Board members with your interest for the position. We will be looking to fill this position in the near future.

Our Golf Outing is Friday July 30, 2010 at Briarwood Golf, Broadview Hts., We need foursomes and Hole Sponsors. This is a major fund raiser for Scholarships! You can receive more information on our website.

Regards
Ray Sack

Code Development Hearings

I had the opportunity to attend the 2010 Final Code Development Hearings in Dallas, Texas in May. My attendance was made possible through a scholarship offered by the International Code Council Foundation (ICCF). This is the first year that this organization funded expenses for individuals to attend the code hearings. Through the foundation, it was an attempt to get individuals to the code hearings who otherwise could not attend due to financial cutbacks occurring in Building Departments across the country. It is an important part of our profession to be involved in the decision making process of proposed changes to the codes. Attendance at these hearings gives the code enforcement individuals an opportunity to voice your concerns or support of a code change and the ability to vote on these changes. We have the choice just to enforce the codes as they are adopted or we have the ability to make changes that affect the way we perform our job in the enforcement of the building codes.

The Final Code Development Hearings in Dallas focused on the changes that will become part of the 2012 International Code Series. In an effort to cut down on the length of time the hearings typically take (2 ½ weeks), this years hearings were split up into Part A which was in Dallas and Part B which will be in conjunction with the Annual Conference in Charlotte, North Carolina at the end of October. During the Part A hearings there were over 650 proposed code changes.

The International Code Council Foundation has indicated that it will offer scholarships for the fall code hearings and conference. Keep an eye on the ICCF website (www2.iccf-foundation.org) for further details.

Paul Kowalczyk, CBO, RA
BOCONEO Vice President



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May 28, 2010

ISO
545 Washington Blvd.
Jersey City, NJ 07310-1686

Attn: Mr. Robert Cobb
Director, Community Hazard Mitigation

**THIS A LETTER WRITTEN BY PHIL SEYBOLDT
TO ISO. IT SHOULD BE OF INTEREST TO ALL
OUR MEMBERS.
MORE ISO INFORMATION ON PAGE 3.**

Dear Mr. Cobb;

I received a questionnaire asking for feedback regarding my experience with ISO, and I decided after weeks of thinking about this to write to you with my own comments about the program. I know that this isn't exactly what you had in mind when you sent the form, but I am going to put my thoughts and feelings in writing anyway. First, let me say that my experience with Jim Dudley was positive. Jim has been in my office several times in recent years and is always very professional, friendly and helpful. My comments are directed today at the Building Code Effectiveness Grading Schedule as a program.

My department here in the City of Bedford, Ohio, scored a 3 in the administration of the Non-residential codes, while scoring a 9 in the Residential side of the business. As the Immediate Past President of both the Ohio Building Officials Association and the Northeast Ohio Building Officials Conference you can imagine that I network with other professionals in my line of work rather often. We have talked about this grading system on numerous occasions, and I find that everyone is incredibly frustrated with your system here in Ohio. To get a score of 9 in Ohio, where I believe that we have one of the most progressive and efficient systems of code enforcement in the country, is both embarrassing and demeaning. I am sure that you would have scored Port-o-Prince, Haiti, as a 9 shortly before the recent earthquake. The Board of Building Standards in Ohio manages one of the best systems of code enforcement available today, with high standards for building official certifications that involve stringent experience requirements in addition to the ICC testing, and State-mandated continuing education. We were the first in the country to have a Building Code Academy, designed and manned by members of the Ohio Building Officials Association and now managed by the ICC. In spite of all of these ground-breaking achievements, we in Ohio receive terrible scores on your assessments largely because our system of the review and adoption of the codes keeps us on editions of the code slightly older than some other jurisdictions. What is the reason, one might ask, for the updating of the code edition every three years. How good can an electrical code get, for instance, that has been in existence since 1900. The logical answers to these questions often have nothing to do with safety, but address new products in the marketplace and new technology that has become available. It might also have to do with the simple selling of new books each year in order for the code organizations to stay in business. Whatever the reason(s) might be, they are not sufficient cause to rate dozens, or even hundreds, of building departments poorly or to possibly cause a citizen to have to pay higher insurance rates.

The basic system and criteria that you use to do your ratings is seriously flawed and results in unnecessary stress and embarrassment in front of our legislative bodies and our citizens. I am going to use every opportunity that presents itself to lobby the OBBS and my colleagues in the Ohio Building Officials Association and the Building Officials Conference of Northeast Ohio for an end to the senseless and meaningless visits and assessments by ISO in our Ohio Departments. I intend to copy this letter to every building official in my mailing list to encourage them to join my boycott of this flawed program. For my own part, I can report that ISO will never visit a department under my direction again. I hope that things can be changed to correct these conditions to make the system useful and sensible again.

Sincerely,

Philip Seyboldt, CBO, City of Bedford, Ohio
Past President, Building Officials Conference of Northeast Ohio
Past President, Ohio Building Officials Assn.
c/o City of Bedford
165 Center Road, Bedford, Ohio 44146
Phone 440-735-6530
Fax 440-232-1558



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What is ISO? (follow the links for more information)

ISO stands for Insurance Services Office, Inc. (**not** International Organization for Standardization as in ISO 9000)

ISO is a private, for-profit company that provides “statistical, actuarial, underwriting, and claims data; policy language; information about specific locations; fraud-identification tools; consulting services; and information for marketing, loss control, and premium audit.”

ISO is an advisory organization, and insurers may use the information, modify it, or not use it, as they see fit.

(<http://www.isomitigation.com/docs/about0001.html>)

Building Departments and ISO (quoted from ISO's website)

“The Building Code Effectiveness Grading Schedule (BCEGS®) assesses the building codes in effect in a particular community and how the community enforces its building codes, with special emphasis on mitigation of losses from natural hazards.” [emphasis added]

“The concept is simple: municipalities with well-enforced, up-to-date codes should demonstrate better loss experience, and insurance rates can reflect that. The prospect of lessening catastrophe-related damage and ultimately lowering insurance costs provides an incentive for communities to enforce their building codes rigorously — especially as they relate to windstorm and earthquake damage.” [emphasis added]

“The anticipated upshot: safer buildings, less damage, and lower insured losses from catastrophes.” [emphasis added]

“ISO develops advisory rating credits that apply to ranges of BCEGS classifications (1-3, 4-7, 8-9, 10). ISO gives insurers BCEGS classifications, BCEGS advisory credits, and related underwriting information.”

(<http://www.isomitigation.com/bcegs/0000/bcegs0001.html>)

5. Do insurers increase rates on buildings in communities classified 8, 9, or 10?

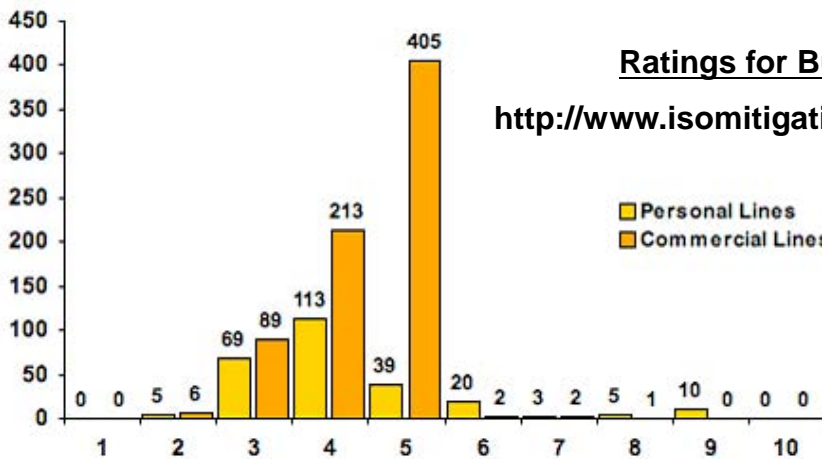
“No. In most states, no rate increase will be implemented with BCEGS. ISO designed it as a credit-only program.”

(<http://www.isomitigation.com/bcegs/0000/bcegs0004.html#q5>)

There is a lot more information available about building departments and ISO at

<http://www.isomitigation.com/bcegs/0000/bcegs0001.html>.

Information about fire departments and ISO at <http://www.isomitigation.com/ppc/0000/ppc0001.html>



Ratings for Building Departments in Ohio

<http://www.isomitigation.com/bcegs/1000/graphs/OH.html>

No 1's and no 10's.

74 – Residential in Range 1,2,3
95 – Commercial in Range 1,2,3

175 – Residential in Range 4,5,6,7
622 – Commercial in Range 4,5,6,7

15 – Residential in Range 8,9
1 – Commercial in Range 8,9

The personal lines classification addresses building code adoption and enforcement for 1- and 2-family dwellings. The commercial lines classification is for all other buildings.



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THE TREASURER'S REPORT WAS UNAVAILABLE AT THE TIME OF PUBLICATION. THE TREASURER'S REPORT WILL BE FOUND ON THE WESITE LINKS PAGE IN THE ARCHIVES SECTION WHEN IT BECOMES AVAILABLE.

THANKS JIM!!!



Jim McReynolds
Outgoing Education Chairman



**DON'T FORGET!
THE GOLF
OUTING IS
JULY 30.**

Reservation for Lunch + Business Meeting + Education Seminar – June 16, 2010 @ 11:30 am
"Legal Liability of Building Department Personnel" John W. Brant, Esq.
2 hours for All Certifications BBS2007-679

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 311098
Independence, OH
44131**

Or call Dave at
440-338-6700 ext 234
for other arrangements.

All reservations must be received by 5:00pm, Friday June 11, 2010.

Building Officials Conference of Northeast Ohio
Annual Golf Outing July 30, 2010
Briarwood Golf Club
**PROCEEDS BENEFIT JOHN KORINEK MEMORIAL
SCHOLARSHIP FUND**

Briarwood Golf Club
2737 Edgerton Road
Broadview Heights
440-237-5271



Shotgun Start 9:00A.M.
Registration 7:00-8:30 A.M.

**Scramble Format !!!
Team Skin Game !!**

Practice Green
Free Range Balls
Cash Prizes & More

\$70.00 per player includes: coffee and donuts, green fees, cart, lunch, dinner
Beverage cart on course during round **NOT INCLUDED IN PRICE**

REGISTRATION FORM

PLEASE RESERVE TEES FOR FOLLOWING PLAYERS @ \$70.00 PER PLAYER

NAMES

COMPANY OR AFFILIATION

CONTACT NAME _____ PHONE _____

RESERVATION DEADLINE JULY 23, 2010

Make checks payable to BOCONEO for entire foursome:

Mail to: BOCONEO, GOLF
P.O. BOX 311098
INDEPENDENCE OHIO 44131

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Annual Golf Outing July 30, 2010
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SCHOLARSHIP FUND**

REQUEST FOR SPONSORS

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2737 Edgerton Road
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Shotgun Start 9:00A.M.
Registration 7:00-8:30 A.M.

Scramble Format !!!
Team Skin Game !!

Practice Green
Free Range Balls
Cash Prizes & More

SPONSOR FORM
INDICATE SIGN COPY BELOW

Company Name _____

CONTACT NAME _____ PHONE _____

SPONSOR DEADLINE JULY 23, 2010

HOLE SPONSOR \$50 PER HOLE, INCLUDES SIGN PLACED ON TEE

Number of holes sponsored _____ Total check enclosed \$ _____

Make checks payable to BOCONEO:

Mail to: BOCONEO, GOLF
P.O. BOX 311098
INDEPENDENCE OHIO 44131

Questions call Bob Berteau or Dave Kaminski at 440-526-6864