



September, 2011

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

President's Message

Dear Members,

I would like to thank Bob Berteau and staff for a great Golf Outing, along with all of the hole sponsors. This is a great way to raise money for our Scholarship Fund. Thanks to all who helped in making this outing a success.

We will have an OBOA Meeting in the morning of our regular meeting day (1 hour credit from the State). I encourage all members to attend if possible. (Note: no round tables)

We will have another Code Symposium in November, details will be on our website.

Reminder, Elections are coming up this year!



Warmest regards,

Ray Sack, President

OBOA Meeting

Attend the OBOA meeting this month for 1 hour credit. It will be held at 10:00 AM prior to our regular monthly meeting.

This Month's Meeting

Flowable fill - The Controllable Backfill
Tom with Ohio Ready mixed Concrete
bbs2007-654 Approved for 1 Hour
BO,MPE,BI,RBO,RPE,RBI

Visit the Website to Register

www.boconeo.org

Plumbing Roundtable

No Roundtables
This Month

Electrical Roundtable



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

Paul's Update

I have written in many of my past articles about the need for strong customer service when delivering our services to the community. Of all the levels of government (local, state and federal), the local establishments get the most contact with the residents on a daily basis. With the downturn in the economy over the past few years, residents losing their jobs, contractors trying to make an extra buck by forgoing permits and people in general not being happy with government; this has put a lot of stress on the employees at the level of the local government. It is very convenient for an angry individual to show up at the permit counter and vent their frustrations.

Many building departments have been affected by being understaffed, pay freezes, cut in hourly rates, and furlough days. Residents and council people still feel we have the means to maintain the same level of service even though we are working with less and it doesn't look like things will change anytime soon. With the State of Ohio eliminating the local government fund and estate tax, jurisdictions are going to feel even more burdened going into 2012 and 2013.

With all these burdens placed on our departments and dealing with a public that doesn't fully understand our constraints on a daily basis, we still have to find it in us to give service with a smile. I can tell you it is not always easy to control your temper given this environment but then each week I also find that as long as I have helped a resident, educated a contractor and solved a code issue on a job site, I am doing my job. If put in a difficult situation, we sometimes have to step back and understand that the anger is not necessarily personal but a result of the pressure that everyone is feeling in this economy. If you are in this position, review the situation, talk professionally through the issues and try to look for a solution to the problem that is in front of you. If you find that you are holding your ground, not listening, or raising your voice; you will only increase the tension in the situation. We will not be able to make every resident or contractor happy but if we approach every problem with a level head, talk through the issues and remain calm, I am sure we can diffuse the anger and find an answer to the problem. The key is professionalism and to remember not to take the situation personal. In most cases you will find that once the anger is removed, people will listen. We are in tough times and quite often put in tough positions but they always say, "cooler heads will prevail." Good luck and keep up with what you do on a daily basis. We do make a difference!



Paul Kowalczyk, CBO, RA
Vice President



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

Code Corner Brain Teaser

Code Word Jumble

Solve the puzzle and bring this original copy to the Boconeo September meeting. Correct entries will allow you to buy one 50/50 raffle ticket and get one raffle ticket free. Limit one entry per person. No Photocopies accepted. Do your own work.

How this works. All the answers were taken from the 2006 Residential Code of Ohio. The questions are true or false. Decide which one then go to the code section below the question and select the listed word and insert the first letter of that word into the jumble.

After you have all the letters from your answers, rearrange the letters to solve the jumble.

_____ Construction

Your Name _____

Questions begin on the next page



Dave Smith
Second Vice President
Master Code Official



1) Notches in solid lumber joists, rafters and beams shall not exceed one-quarter of the depth of the member.

True: Go to R802.10.1– Word number 6

False: Go to R802.10.1– Word number 4

2) For other than black steel pipe, exposed piping shall be identified by a red label marked “Gas” in black letters.

True: Go to M1408.2– Word number 1

False: Go to M1408.2– Word number 14

3) Pressurized expansion tanks shall be capable of withstanding a hydrostatic test pressure of two and one-half times the allowable working pressure of the system.

True: Go to R404.2.5– Word number 2

False: Go to R404.2.5– Word number 6

4) Any glazing material is permitted to be installed without screening in the sloped areas of greenhouses, provided the greenhouse height at the ridge does not exceed 18 feet.

True: Go to R407.2– Word number 2

False: Go to R407.2– Word number 1

5) Floor joists with spans that exceed 12 feet shall have the bottom flanges laterally braced in accordance with one of the following: Gypsum board or continuous steel strapping.

True: Go to 310.2– Word number 1

False: Go to 310.2– Word number 3

6) Where equipment replacements and repairs must be performed in an emergency situation, an application for approval shall be submitted within two business days to the residential building official.

True: Go to R905.9.1– Word number 1

False: Go to R905.9.1– Word number 9

7) Wood shingles shall be of naturally durable wood and comply with the requirements of Table R905.7.4

True: Go to R702.4.3(1)– Word number 4

False: Go to R702.4.3(1)– Word number 3

8) Wood sill plates attaching roof framing to ICF walls shall be anchored with a minimum ½ inch diameter anchor bolt embedded a minimum of 7 inches and placed 6 feet on center.

True: Go to R611.8.2– Word number 2

False: Go to R611.8.2– Word number 4

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

Building Officials Conference of North East Ohio



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

Treasurer's Report

The Treasurer's report is not available at this time. It will be sent in a separate mailing when ready.



Mike Skvasik
BOCONEO Treasurer



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

Technically Speaking...

Everyone has been mailed new BBS Personal ID numbers. It is imperative that you use the new number assigned by the state. Soon it will be mandatory that you use the new number to get credits. Let's get into the habit now ahead of the curve.

Class registration this month has purposely been directed at the website. I usually provide links here in the newsletter, but I want everyone to visit the new website. Registration links are available in the front page article about this month's meeting and also under the tab "Meetings", which show the entire year.

Leave comments or questions on the website. The new website is a blog that you can interact with. The front page will show the latest three blog posts. Click on the individual post to see the full article. At the bottom of the article, you will find a place to leave comments. Your comment will not show up immediately as I have to approve them for obvious reasons.

Constant Contact registration forms have been updated to help Susan compile the spreadsheet data for the sign-in forms. You now have buttons to select either registration for meeting and class only, meeting and plumbing roundtable or meeting and electrical roundtable.



Gregory Fort, Webmaster
BOCONEO