



October, 2011

## President's Message

### 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

Dear Members,

I would like to thank everyone for great attendance at the OBOA meeting.

Dave Smith as you know is running for ICC Director at Large position. Dave has the support from OBOA and ICC Chapter. Please give Dave your support.

Please remember to fill out applications for 2012 dues.

Election nominations are in October.

Our webmaster Greg Fort is fine tuning the website, thank you Greg,

BOCONEO Code Education Institute will be November 17-18, 2011 at the Normandy Party Center, Wickliffe, Ohio, please check the website for more details and to sign up and register for this event.

Warmest regards,

*Ray Sack, President*



### Education Institute

Remember we are holding an educational institute on November 17-18. Details and sign up forms are available at the website.

### This Month's Meeting

The 2007 OPC: From Rough to Finish  
Mario DiFranco and Rob Brown #BBS  
2007-923 Approved for 3 Hours  
BO,MPE,PPE,PI,NRIUI,RBO,RPE,RPI,RIUI  
Register through the newsletter or at  
the website.

[www.boconeo.org](http://www.boconeo.org)

### Plumbing Roundtable

@ 10:15 am

&

### Electrical Roundtable

@ 10:15 am.



## NOTICE OF VOTE

Notice is hereby given that a vote will be held at the regular monthly meeting of the membership of BOCONEO on October 19, 2011, to amend ARTICLE XI of the Bylaws of BOCONEO. Article XI – AMENDMENTS currently states as follows:

Proposed amendments to these bylaws shall be submitted in writing to the Board of Directors who shall consider the same and report their recommendations at the next business meeting of the Conference. The members shall vote upon such amendments at that or any subsequent meeting, provided a summary of the proposed amendments to these bylaws has been included in the notice of said meeting. A two-thirds (2/3) vote of a quorum meeting shall be required on such amendments.

The Board of Directors is currently reviewing all of the Bylaws with the goal of amending them to make them easier to read, more succinct, cohesive, and up to date with current procedures that have been found to be more efficient for the operations of BOCONEO. Most of what needs to be amended is procedural or editorial only. It is not the intention of the Board to detract from the right of the membership to be heard; rather, the Board does not wish to burden the members with tedious discussions on language, restructuring and reorganizing the Bylaws, or other similar matters that do not affect members' rights.

Accordingly, the Board of Directors is recommending that ARTICLE XI be amended as follows:

Except where the right to vote on amendments is expressly reserved to the members, these Bylaws may be amended by a two-thirds vote of the Board of Directors. Proposed amendments that would increase the amount of dues, change the qualifications for membership, or diminish the right to participate and vote at meetings shall only be amended by a two-thirds vote of the members present at a quorum meeting after proper notice.

A majority vote of the members present shall be necessary to pass the amendment.



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## *Paul's Update*

I was reading a legal suspense thriller recently and one of the characters in the book made the following statement to a colleague, *"I told him the law was a tool, just like a hammer or a monkey wrench, and I could put that tool in the tool box."*

As code enforcement officials, the code book is our tool to carry around in our tool box. The code book is intended to be used to assist us in determining project compliance. It is important that we use that tool correctly to help the project rather than control the project.

The code book is what we fall back on to support the decisions that we make. When choosing the decision on a code matter, keep the following in mind:

- Be clear on the difference between minimum requirements and suggestions. Enforce the minimums, not suggestions – don't go beyond what the law requires. If a requirement is questioned, the jurisdiction should be able to back it up with a code section.
- Keep personal opinions in check – things should be either determined to comply or not.
- Do not use terms "Because I said so" or "We have always done it like that." These phrases will not support your citation.
- If you are unclear of a situation and your code book is not readily available, let the contractor know that you cannot make a decision until you consult with the code book. It is impossible to memorize every code section and there is nothing wrong in saying you need to do additional research. I find in these situations, I have gained more respect from the contractor.

Continued next page...



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## *Paul's Update*

Should a dispute arise in the field, if properly documented, your best defense is the code book. Since all Certified Building Departments are required by the State of Ohio to enforce a specific code, you can put your jurisdiction in jeopardy by making statements on inspections that are in conflict with the code. It is hard for a contractor not to comply when you can open the code book and point to the section that backs up your inspection report.

Just as you rely on your hammer, screwdriver or wrench; when properly used, your code book really is the best tool in your tool box.

Paul Kowalczyk  
Vice President

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<sup>1</sup> Primary Justice by William Bernhardt

<sup>1</sup> 500+ Tips For A More Effective Permitting and Inspection Process by Organization For Improved Permitting

<sup>1</sup> Ibid

<sup>1</sup> Ibid



Paul Kowalczyk, CBO, RA  
Vice President



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## *Treasurer's Report*

The Treasurer's report is not available at time of printing this newsletter. Handouts will be available at the general membership meeting in October.



Mike Skvasik  
BOCONEO Treasurer



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## *Technically Speaking...*

**Class registration** : Beginning this month, you can now sign up for roundtables at the same time you sign up for the general meeting and class. There is no longer a need for separate sign up links. There is an extra field to click when registering. It states, are you a City of Cleveland Employee. It is mandatory to click yes or no to proceed with your registration. Again, this was incorporated to be able to use only one sign up link and still be able to separate the information as is required by BBS and Cleveland.

**Membership Roster:** We have added a membership roster to the website. It is located under the "About Boconeo" tab on the home page. In the interest of privacy, we have only included the following: name, employer, employer phone, email. This roster is for personal use only and not for unsolicited mail or advertising. Anyone wishing to NOT be on the website roster can send an email to [webmaster@boconeo.org](mailto:webmaster@boconeo.org) for removal.

**Job Openings:** The job openings posted on the website have been upgraded. Each position now has its own webpage. They are listed under the "Positions" tab on the home page. When you hover your mouse over this tab, a drop-down opens showing all the pages with the most recent at the top.



Gregory Fort, Webmaster  
BOCONEO