



February, 2012

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

President

Paul Kowalczyk
South Euclid, Ohio

First Vice President

Dave Smith
Ashtabula County Building
Department

Second Vice President

Jerry Flanik
Lake County Building
Department

Secretary

Dave Hocevar
Village of South Russell

Treasurer

Mike Skvasik
Village of Glenwillow

Past President

Ray Sack
Wickliffe, Ohio

President's Message

Dear Members,

A few years ago, the International Code Council established "Building Safety Week." This is a public relations event created to highlight the importance of what we do in code enforcement and the need for safe buildings. This annual event has grown in size across the country and has changed from a week dedicated to our profession into a month. America will celebrate "Building Safety Month" in May. It is my desire for the Building Officials Conference of Northeast Ohio to play a part in this national event.

This is your organization and I need your help in getting the word out about the importance in what we do. Join me at 9:00am, prior to the electrical and plumbing roundtable at our February meeting in Independence. We will begin planning our event for this year. I am looking for volunteers that will man a booth at a location to hand out flyers and answers questions of the public. I am also looking for individuals interested in constructing wall sections that physically show bad electrical and plumbing installations and code complying installations. The more people involved the less work each individual has to do.

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This Month's Meeting

Don McBride will be giving a 2 hour course in February on Natural Gas Fundamentals dealing with natural gas safety, carbon monoxide issues, recent explosions/gas related incidents and how to avoid them. It covers all certifications except ESI and EPE.

[Register Here](#)
or at the website
www.boconeo.org

Plumbing Roundtable

@ 10:15 am
&

Electrical Roundtable

@ 10:15 am.

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This is your opportunity to show your support for the organization and provide a public service to the community. Part of a strong organization is giving back to the community. Let's use our pool of talented individuals and educate the public on the reasons for strong building codes and the benefits of building permits.

Next month is the 2012 OBOA/SWOBOA Joint Conference located at the Cincinnati Marriott North in West Chester, Ohio. The event will be held on March 18th -20th. The early bird registration cut off date is February 15th. For more information visit www.swoboa.org.



Warmest regards,

Paul Kowalczyk
President



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Code Corner Brain Teaser

Question:

An architect submitted plans for an 11,000 square foot office building. The building is one-story and more than 40 feet to any other building or property line on all sides. The construction type is 3B with a wood trussed roof. All the exterior walls will be constructed with 8 inch reinforced masonry blocks. In order to install an overhead door on the north side of the building there is proposed a ten foot high by twelve foot wide opening. The masonry above the overhead door is supported by a steel beam with the bottom flange of the steel beam exposed. Which of the following comments is not correct? Support your answer by providing the correct building code section(s).

1. The proposed building use, construction type and square footage are permitted by the building code.
2. The steel beam and the exposed steel flange are permitted by the building code.
3. The proposed design and use group would be acceptable with no changes if the building was designed as a 5B construction type.
4. No opening protection is required for the overhead door.
5. The proposed design would not be acceptable for a proposed I-2 use group.

boconeo@boconeo.org

The first correct answer received will win one free entry in the next month's 50/50 drawing. The second received correct answer will win a "buy one, get one" 50/50 ticket. Winners must be present at the meeting to win.



Dave Smith
First Vice President
Master Code Official



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Jerry's Update

I am honored to serve as Second Vice President of BOCONEO. Having been a member for many years, I have seen consistent growth in quality education over the years. Our focus states the following: "Where education is at the center of our organization," this is one of the main reasons I am involved with BOCONEO. For several years I have made it my goal to not only to increase my knowledge, skills and abilities, but to instruct others throughout the United States and different parts of the world.

No matter where my travels take me, from California, down to Texas, up to North Dakota, diagonally to Chicago, across the lakes to Boston and back to beautiful Lake County Ohio, the problems that all building departments encounter are strikingly similar to our own. Technical and communication skills seem to be the most common areas of concern. First, ask yourself this question: "How well do you know the building codes and certain reference standards that you must enforce in your jurisdiction?" Secondly, "Can you effectively and professionally communicate to someone why a certain inspection cannot be approved?" In addition to citing a particular code section, ask yourself "How well can you explain the code section and its application based on the situation?"

This is where communication skills come into play. As code professionals, we are mandated to carry out the duty to properly enforce our building codes. However, to effectively carry out your job duties as a code professional you must possess adequate communication skills. Do you simply cite a code section; tell the person where to find it, and then walk away telling yourself your job is done? Ask yourself, "Do you have the skills to tactfully communicate with the diverse group of people that we come in to contact with regularly; from architects, engineers, project managers, tradesmen, to the do-it-yourself homeowner? We must be able to understand the situation and be able to effectively communicate with people.

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The Ohio Board of Building Standards has indicated that most of the complaints that they receive are related to communication skills; not particularly an incorrect code interpretation, but how the person was treated by the code enforcement official. This is why we must make communication skills a priority in our local building departments.

In conclusion, I encourage all members to participate in our upcoming BOCONEO Educational Institutes. Our Educational Institutes provide an ideal venue for you to obtain additional education and promote what we do on a daily basis. By inviting community leaders (commissioners, mayors, city council members), fire officials, private sector design professionals and contractors to our Institutes, we can enlighten this group of people on some of the most important aspects of our jobs. Consequently, we can develop better working relationships through education. I am looking forward to working with the BOCONEO Board of Directors to continue making education a major priority of our organization.



Jerry Flanik, CBO
Second Vice President

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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
Treasurer

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From Your Secretary

If you have any questions or concerns about your
2012 membership please contact me at:

hocevar@southerussel.com



Dave Hocevar
Secretary



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Other News and Announcements

• **City of South Euclid**

The City of South Euclid is looking for a "Permit Specialist" to perform a wide variety of highly responsible and complex technical and specialized duties in support of the Building Department including permit processing involving the initiation, processing, and maintenance of legal documents, correspondence, drawings, and statistics; and, to provide professional, effective and efficient public service assistance to the general public. <http://bocone.org/city-south-euclid-permit-specialist/>

• **City of Beachwood**

The City of Beachwood is accepting applications for a full-time position in the Building Department. The qualified applicant must have a State of Ohio Building Inspector's Certification and a State of Ohio Electrical Inspector's Certification. Additional certifications a plus. Excellent salary and benefits. Applications may be obtained in the Finance Department, 25325 Fairmount Boulevard, Beachwood, Ohio, 44122; and resumes will be accepted **by mail only** and should be sent in care of Mr. Eric Brey, Personnel Coordinator. The City of Beachwood is an Equal Opportunity Employer.