



March, 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

We have had record attendance for the monthly meetings in January and February with over 200 members on each day. With these record numbers it is critical that you properly register for the class. The online registration closes on the Friday prior to the meeting. Starting with the March meeting, we will no longer be accepting registrations after that day.

It is important to understand the reasons for a cut off date. The first issue of course is room occupancy. During the last two months, the Independence Community Center has been very direct with the Board and should we exceed the occupancy of 220, the only option is to turn individuals away or acquire an additional room. The additional room comes with a fee and we do not wish to pay an additional \$70.00 because we need a few more seats. Next, our caterers need a number from us on attendees so that they can properly prepare for the numbers of meals and lastly, there is time involved in preparing the sign-in sheets and certificates.

Last month we had 199 members sign up for the meeting. Of those that registered, 35 individuals did not show up. This also causes a problem if you sign up and do not show up at the meeting because we have to pay for the meals regardless of the number of individuals that show up. The Board recognizes that sometimes things happen back at the office that causes your schedule to change but if you know ahead of time, please be considerate and contact one of the members to inform us that you will not be in attendance.

Continued next page...

This Month's Meeting

Overview of Ohio Day Cares
BBS2012-244
Robert Schutz
2 Hours
BO, MPE, BI, RBO, RPE, RBI

Plumbing Roundtable

@ 10:15 am
&

Electrical Roundtable

@ 10:15 am.

[Register Here](#)

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

Building Officials Conference of North East Ohio



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We also had 53 individuals that showed up without registration. Due to the no-shows, it worked out this past month but had all the individuals that registered showed up together with the walk-ins, those members that did not register for the class would have been turned away.

At the next meeting we will have an updated roster for 2012. If you are not current with your 2012 membership and have not registered for the class, you will have to wait to sign-in. Provided we have space, you will be required to pay the \$10.00 fee for the class. We want to thank those members that have already renewed their memberships for 2012 and have properly registered for the class.

Just a reminder that during the months of April, May and June, we will be holding the monthly meetings at the Normandy Party Center in the City of Wickliffe. Directions to the Normandy Party Center can be found on our website and we will also remind you when the registration email goes out for the following months.

This March is the OBOA Joint Conference hosted by the Southwest Ohio Building Officials Association. If you are unable to attend the conference, BOCONEO will be hosting a two-day education seminar in May. Please save the date for Thursday, May 3rd and Friday, May 4th. The Board members are currently working on the class schedule for this event and we hope to have the information available this month.

All certified members should have received a letter from the Ohio Board of Building Standards regarding the mandatory training for this year. If you have any questions regarding the online training, please forward your inquiries to the BBS.



Warmest regards,
Paul Kowalczyk
President



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Code Corner Brain Teaser

This month you need to supply the correct multiple choice answer AND the specific code section supporting your pick.

Email your answers to:

boconeo@boconeo.org

The first received correct answer will win a 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.

See the next page. Good Luck



Dave Smith
First Vice President
Master Code Official



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Code Corner Brain Teaser

Question:

The owner of a one-story commercial building wants to improve the energy efficiency of the structure that has a full basement with a ceiling height of nine feet to the bottom of the floor joist. The type of construction is 5B on a masonry foundation, and the existing office use will not change. The structure is located in Cleveland, Ohio. The architect has submitted plans for renovations in the basement area. The drawings indicate that 2 x 4 walls are to be constructed with wood studs 16 inches on center and a pressure treated bottom plate. A one inch air gap between the 2x4 walls and the exterior masonry walls is to be maintained. The walls shall be insulated with fiberglass insulation. The type of soil against the basement wall is clay. Which of the following answers is a requirement of the Ohio Building Code?

- A. Moisture is a concern and the insulation of the proposed wall shall be protected with a sheet of polyethylene on the interior side.
- B. The 2x4 stud wall that is to be installed against the exterior masonry wall shall be constructed with pressure treated lumber.
- C. Fiberglass insulation cannot be used in the walls constructed against the exterior basement walls.
- D. Dampproofing on the interior side of the basement masonry wall and ventilation between the basement masonry wall and the proposed 2x4 wall shall be provided.
- E. No vapor retarder is required to be installed on the interior side of the frame walls abutting the exterior masonry walls.



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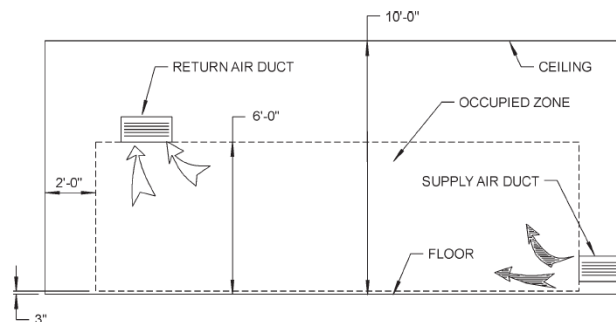
Ray Sack
Wickliffe, Ohio

Jerry's Update

Mechanical Ventilation at a Glance - Part 1

In order for mechanical ventilation to be effective, the air needs to be delivered to spaces that are populated by the building's occupants. The occupants of buildings occupy spaces within all buildings that are defined as the "Breathing Zone" (new definition in 2011 OMC). An important function of properly designed mechanical ventilation systems is to design the correct amount of outdoor air to be introduced into the air distribution system and effectively moved across the breathing zone (see Figure A). At first glance Table 403.3 (Mechanical Ventilation Rates) of the 2011 OMC appears to resemble the previous ventilation rate table in the 2007 OMC. Upon further inspection you will notice some new columns in the Table. Existing columns in this table were replaced with the following new headings:

- People Outdoor Airflow Rate in Breathing Zone (R_p)
- Area Outdoor Airflow Rate in Breathing Zone (R_a)
- Default Occupant Density
- Exhaust Airflow Rate



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Jerry Flanik, CBO
Second Vice President



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Jerry's Update

Existing sections were replaced with new sections that more closely reflect the outdoor air ventilation requirements of ASHRAE 62.1-2010. The methods of calculating outdoor intake rates are the Ventilation Rate Procedure (Prescriptive Approach) and the Indoor Air Quality Procedure (Performance Based Approach). The Ventilation Rate Procedure is an indirect method of diluting contaminants by using tabular air flow rates based on space type/application, occupancy level, and floor level. Although not common, a design professional may choose to use a more direct method known as the Indoor Air Quality Procedure to control contaminants based on analysis of certain contaminant sources within the building in order to effectively control specific contaminants through monitoring, air dilution and air cleaning. Lastly, these new changes are intended to improve indoor air quality and in many cases will reduce the quantity of outdoor air required when compared to the 2007 OMC, thus providing more focused ventilation methods and more energy savings based on lower outdoor air intake rates.



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Treasurer's Report

BUILDING OFFICIALS CONFERENCE OF NORTHEAST OHIO			
March 31, 2011			
Beginning Cash Balance Checking			\$45,093.58
Revenue:			
Membership		\$8,520.19	
50/50		\$110.00	
Lunches		\$10.00	
Code Class		\$200.00	
Total revenue			\$8,840.19
Expenses:			
Bank Fees		\$3.50	
Exec Committee Meeting		\$116.58	
Monthly Meeting Food		\$1,550.00	
Monthly Meeting Room Rent			
OBOA Dues			
Sunshine			
Office Supplies		\$500.55	
Postage		\$50.35	
Audit, Secretary and Treasurer Fees			
Web and Internet Fees			
Total Expenses			\$2,220.98
Transfers To/From Checking and CD's			
Ending Cash Balance Checking			\$51,712.79
Certificate(s) of Deposit			
1		\$11,853.44	
2		\$5,000.00	
3		\$6,078.58	\$22,932.02
Scholarship Checking Balance			\$8,866.92
TOTAL ASSETS			<u>\$83,511.73</u>
Michael Skvasik		March 31, 2011	
Treasurer			



Mike Skvasik
Treasurer



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Technically Speaking...

I have received a hand full of complaints from members indicating they signed up online for the meeting but did not show up on the sign-up sheets. After cross checking the member status with Constant Contact, our email provider, I found **every** single complaint to be "operator error".

You must fill in **ALL** of the required fields when registering, including clicking yes or no for each of the Round Tables. This is the only way to track sign-ups for all events.

After successfully signing up, you will automatically receive an email conformation, usually within seconds. If you do not, you did not complete the registration.

There is one problem that I cannot fix at this time. If you are registering multiple members, the Round Table registration does not show up for the additional people you are signing up. I have talked to Tech Support at Constant Contact about this and the only real solution is each member **really** needs to have their own email account.

Gmail provides free accounts and is very easy to set up. If you must sign up someone in your office, you simply log into their account and sign them up for the meeting and Round Table.

I have my laptop at all of the meetings. If you need help and want me to set up an account for someone in your office, come up to the registration desk and we can do it right there. **Again I stress, every member needs their own email account to eliminate problems.**

I have also received complaints that members are not receiving their newsletters. Upon checking, I found that all of the complaints came from changing emails and not notifying me of the change. Guys (and gals), I am a Building Inspector and not a mind reader. If you change your email address, you have to tell me or you won't get your newsletter. **Pretty simple right?**



Gregory Fort
Webmaster



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Other News and Announcements

Open Positions

City of Youngstown - Assistant Chief Enforcement Officer
Building & Housing – Public Works Department

For further information [Click Here](#) to the website

State of Ohio - Plans Examiner

For further information [Click Here](#) to the website

City of North Royalton - Electrical and Plumbing Inspectors

For further information [Click Here](#) to the website