



October, 2012

President's Message

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

I spend many of my weekends at my son's cross country meets. When I walk amongst all the runners, I notice that they all wear shirts with motivational sayings on the back. It got me thinking. Are there any quotes that could apply to code enforcement professionals?

In some of my past newsletters I have discussed the need for good customer service when dealing with residents or contractors. One quote that came to mind was by Theodore Roosevelt who said, "No man is above the law and no man is below it."

Just because we have been given the authority to enforce the building code, we have not been given the authority to do what we want. Our role is one of oversight and it is our job to simply make sure the work is getting done in accordance with the code. Our authority also does not make us better than the contractor in the field. Each of us from designer to contractor to inspector to owner all play a part in the project and everyone should be treated with the same respect.

I do not like when I hear that people "fear" us or that we are a hindrance to the process or that "we are all on the take." I want our code enforcement industry to be viewed just like any other professional organization. I want to hear that we are instrumental in the process, that people look to us for a solution to a problem and that we are respected because we educate and help the public. We have an opportunity to change this perception by our actions in the field. The former UCLA head basketball coach John Wooden once said, "Respect a man, and he will do more."

Continued...

This Month's Meeting

Back in Independence

Enforcement of the Code: Ray Sack

2 credit hours

BO, MPE, PPE, EPE, BI, FPI, MI, PI,
NRIUI, RBO, RPE, RBI, RPI, RIUI, ESI

[Register Here](#)

or at the website

www.boconeo.org

Plumbing Roundtable

@ 10:15 am

Electrical Roundtable

@ 10:15 am.

Lunch Served

@ 11:45

Business Meeting

@ 12:45

Education

@ 1:00



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This month some of our members will be heading to Portland, Oregon for the ICC Annual Business Meeting and Final Action Code hearings. Once again, one of our members from the COCOA Chapter, Sharon Myers, will be looking to be nominated for a seat on the Board of Directors for ICC. We wish Sharon good luck in her endeavor and will work hard in Portland to promote her achievements to the members. It becomes more and more critical to have an individual from our area to hold a position on the Board at the national level.

Just a reminder, the schedule for the monthly meetings is as follows:

Roundtables	10:15 am – 11:15 am
Lunch	11:45 am – 12:45 pm (based on class size, the lunch may begin a bit earlier)
Business	12:45 pm – 1:00 pm
Education	1:00 pm – based on length of class

All sign-in sheets are put away 10 minutes after the instructor begins the class, including roundtables. Certificates are not handed out until the entire presentation is over. Thank you for your cooperation in this matter.

November meeting will be a Chapter Benefit Day sponsored by the International Code Council. Since our chapter is a member of this organization, the ICC will cover the cost of a six-hour training session. Since this is a six-hour class, there will be no roundtables on that day. The course will start at 8:30 am and end around late afternoon. Since this training course requires a workbook, anyone attending the class will need to purchase a book. The cost of the book is \$25.00. If you are interested in attending this one day event, you will need to sign-up and pay for the book no later than Friday, October 12. There is a cut-off for this class since we need to order the books and have them delivered to us prior to the event.

Continued...



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Another issue that we must continue to work on is consistency among the departments. We all follow the same code and BOCONEO provides education and roundtables with the hope that we will come away from the meetings with some consensus on particular issues.

One issue I want to raise deals with detached garages. On many of my footer inspections for these garages, I request that the footer is continuous on all four sides. Many contractors question me and ask why do I insist on a footer along the side of the garage that only has the overhead door. I always have the same discussion about the footer being continuous on all sides. I have heard that in some communities, they are not requiring the footer along the front of the garage. To clear this up, I sent the following question to the ICC:

Question: In a detached garage, based on section R403.1, I require that the footing is on all four sides of the structure. I have raised this issue with other inspectors in our area that only require the footer on three sides of the structure stating that no footer is required on the front side of the garage because there is only the overhead door with a "wing wall" on each side. I believe that in order to make the footer "whole", it must extend on all four sides. However minimal, I recognize that the wall of the garage with the overhead door is still taking on a load. Is my assumption correct?

ICC Response: Yes. The prescriptive designs in the IRC are based on a continuous footing/foundation for all exterior walls. A garage door is an opening in an exterior wall and the footing is required to be continuous in accordance with Section R403.1. A non-continuous footing would require an engineered design in accordance with Section R301.1.3. Also, the portal frame Figures R602.10.3.3, R602.10.3.4 and R602.10.4.1.1 require a continuous footing at the garage door.



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@gmail.com

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.

Question:

Which answer is correct? In order to get the question right, you must state the answer and the code section(s).

The second floor of a two story office building has two means of egress, and the distance from the most remote point of the second floor to an exit on the first floor does not exceed the maximum required exit access travel distance. Both stories are above the grade plane. What percentage of the exit access stairways are permitted to be unenclosed?

- A. Zero percent (0%). The stairway shafts are required to be rated for one hour.
- B. One hundred percent (100%) if the building contains an automatic sprinkler system in accordance with Section 903.3.1.1.
- C. Fifty percent (50%).
- D. Fifty percent (50%) provided the designer adds one additional exit stairway enclosure that is rated for one hour.
- E. Answers (B) and (C) above are both correct.



Dave Smith
First Vice President

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

Building Officials Conference of North East Ohio



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From Your Secretary

We have extended the date for scholarship application until October 17, 2012 and will be accepted up until the meeting.

Applications are available at the website. If you have a child wishing to apply, please complete the application now.

[Download the application here](#)



Dave Hocevar
Secretary



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This Months Educational Presenter

BOCONEO is a leader in education for Building Officials. Our goal is to provide valuable educational classes that are worthwhile for our members and provide continuing education credit hours for a maximum of certifications. We hope that everyone in attendance leaves with at least one new piece of information they can use.

Our attendance at our meetings typically reaches capacity at around 200 people. Because of the high attendance we need to address a few housekeeping items. It is crucial that you register in advance for the classes. Since lunch is provided this is the only way we are able to ensure that we can give the caterer a valid number. Also our meeting rooms do have a maximum occupancy load that we must honor. When you register you must print out the ticket for the meeting and bring it with you. If you do not have access to a computer, contact someone who does and can register online for you.

Sign in sheets at the meetings are required to be collected 10 minutes after the class starts. Please try to be on time and sign in when you get to the class. If you arrive after the collection time you can stay for the class but unfortunately you will not be able to receive credit for the class from the BBS.

We always are searching for good classes. If you know of one please let us know about it so we can investigate it. Education is what our jobs are all about, whether it is an owner, contractor or another code official, education enables us to do our jobs easier.

See you at the October meeting,



Michael Gero
Educational Chairman



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Technically Speaking...

Beginning this month, each member registering for the monthly meeting must do so separately. This means that each member must have a unique email address, either from work or from home. The reason we are suspending the ability to sign up guests (or additional members in the office) is because the additional sign ups do not have the ability to sign up for the roundtables. This messes up the roundtable sign up forms. Most of you are now familiar with the online registration so this should not be much of a problem. If you have been registering someone in your office without an email account, I suggest you get them a Gmail account for this purpose. You can then register them using their unique email account. Here is the link to sign up for Gmail: mail.google.com/mail/signup

We will be collecting the registration tickets at the meeting. Please print them out once you have finished signing up. You can print the tickets from the confirmation page before you leave Constant Contact or from the email that they will send you immediately after completing your registration.

If you have requested to place a position opening on the website and in the newsletter, please let us know when the position has been filled so it can be marked as such. Also on that note I have had requests to re-post (bump) ads so they remain at the top of the home page. These requests will be denied. You can however request the ad be re-posted in the monthly newsletter.



Gregory Fort
Webmaster



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Open Positions

Brooklyn Building Commissioner

The City of Brooklyn seeks a qualified individual to fill the position of Building Commissioner.

The successful applicant will be responsible for enforcement of State of Ohio Building Codes, as well as the City of Brooklyn Codified Ordinances. Qualifications include a minimum of a high school diploma, a valid Ohio motor vehicle operator's license, along with current State of Ohio Certifications: Building Official, Building Inspector, Residential Building Official, and Electrical Safety Inspector; or Building Official, Building Inspector, Residential Building Official, and Plumbing Inspector. (Ohio B.B.S. interim certification in one required field may be considered)

[Click Here For More Information](#)