

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

Building Officials Conference of North East Ohio



November, 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*

NOTICE

ANNUAL BUSINESS MEETING

WEDNESDAY, NOVEMBER 21, 2012

Notice is hereby given that the Annual Business Meeting of BOCONEO will be held on November 21, 2012, at 12:00 p.m., at the Independence Civic Center, 6363 Selig Drive, Independence, Ohio.

Since all board members terms are for a period of two-years, there are no elections to be held during the Annual Business Meeting this year. There are also no proposed bylaw changes to be brought before the membership at this time.

The Board of Directors have submitted their annual reports for the year and are included in the November newsletter.

Paul Kowalczyk
President



November, 2012

President's Message

The notification of the annual business meeting means we are coming towards our last meeting of the year. This year has gone by extremely fast and I am pleased with what the executive board has accomplished over the course of this year.

Our attendance has continued to grow and that is a testament to what we offer as an organization. BOCONEO has been recognized around the state as a very successful organization meeting the needs for code enforcement officials. I am often asked how is it that we continue to expand and it is due to the talent on the board and the involvement and interaction of the members at our meetings. I am often impressed with the lively discussion and dialogue that occurs during our roundtable discussions. This has led to the idea of possibly introducing a third roundtable where building officials can discuss administration topics.

As our popularity has increased, so has the size of our organization. After four years of coming to the Independence Civic Center, BOCONEO's new home will be the Normandy Party Center in Wickliffe. Due to growing pains, we needed to find a facility that could accommodate our needs; room size, flexibility of scheduling different times of use, parking and most of all price. We have been working with the party center staff to provide new technology to better aid the presenter during the education sessions. New projectors and screens are being planned for the rooms at Normandy.

Continued...

This Month's Meeting

Our last meeting in Independence

2009 IECC Fundamentals - Jerry Flanik

BBS2012-297

6 credit hours

All certifications except ESI, NRIUI, RIUI

Registration is closed

Roundtables

No roundtables this month

Business Meeting

@ 12:00

Education Registration

@ 7:30 AM



November, 2012

One of my goals for the year was to get more exposure for our profession. During Building Safety Month in May, members from BOCONEO took our message to the public with a display at Home Depot in Steelyard Commons. This enabled us to pass out material showing building safety ideas and tips. An article also appeared in the Cleveland Plain Dealer discussing careers in code enforcement.

Our board has been committed to quality education and I strongly believe that we have provided education to allow members to meet their requirements for continuing education credit. We are currently looking for different educational opportunities for 2013 and have had a lot of interest from different organizations that want to come and present various topics for the members.

I had the opportunity to venture to the northwest in October and attend the annual business meeting and final action code hearings in Portland, Oregon. When speaking with code officials from around the nation, I found that no matter where you are in the United States, every building department is struggling with the same issues; do more with less but provide the same level of service to the community. When I spoke about our organization, people were stunned to learn that we attract on average 175 members per meeting. Most organizations get anywhere from 20 to 50 people on average and hit the higher numbers only when they hold their state conferences. I am proud to be a part of this organization.

In closing, I am looking to 2013 as being another successful year. We have already begun discussing our golf outing, we are planning another educational code institute, we are booking educational seminars that will be new to many members and we hope to settle in to our new home at Normandy. I want to thank you all for a successful year and hope that everyone enjoys the upcoming holiday season. Remember, once we get past the holidays, we need to prepare for the long awaited implementation of the new residential code!



Warmest Regards,

Paul Kowalczyk
President



November, 2012

First Vice Presidents Report

BOCONEO's tagline is "Where education is at the center of our organization." In keeping with this focus, BOCONEO continues to offer continuing education and keeps the membership up-to-date with the State of Ohio changes to the codes and laws. Each month the membership can obtain between 1-4 credits from the presentations and attend either an electrical or plumbing roundtable. The purpose of the roundtables is to bring understanding and standardization between the building departments in the Northeast Ohio region.

At this year's BOCONEO Code Institute the main speakers were Ralph Dolence and Jerry Flanik. Ralph Dolence presented the causes in many forensic cases that have resulted in property damages and deaths, and Jerry Flanik addressed the required electrical codes.

The State of Ohio BBS formed a committee to review the requirements for Building Department Personnel. Mike Gero provided a response to OBOA, and Jerry and I forwarded an analysis in support of these changes.

At times many do not think of those in the Building Department as officials serving the public and providing safety, and there are many that are not familiar with the procedures and code requirements. This year Paul Kowalczyk led BOCONEO in an outreach program to reach out to the public and change the public's perception of Building Officials.

Each year BOCONEO offers the membership an opportunity to unwind by golfing, but not without a cause. In this slower economy the proceeds that are collected went to scholarships that assist students in their education pursuits.

The State of Ohio is reevaluating their involvement and support of the Annual State Conference. As a result, the chapters are discussing centralizing it for next year. Next year, BOCONEO will be involved with annual conference and hopes to sponsor another local code institute.

BOCONEO will be having their monthly meetings at Normandy Banquet Center next year beginning in January.



Dave Smith
First Vice President



November, 2012

Second Vice President's Report

It has been a pleasure to work with our membership and the BOCONEO Board of Directors over the past year. I am pleased to provide this annual report to the BOCONEO Board of Directors. It has been one year now since the 2011 OBC went into effect, and more recently, there are only a couple of months left until the new 2013 RCO will be in effect for enforcement throughout Ohio. It becomes quite evident that all of us must continue our education to be effective in our chosen careers. Throughout the first quarter of this year, the Board of Directors worked on scheduling our monthly educational classes for the year. Due to the cancellation of OBBS meetings earlier in the year, it was not possible to get many new courses approved for a spring BOCONEO Educational Institute. Consequently, we discussed developing other interesting courses that we could provide to the membership in addition to our monthly educational offerings.

One such course that was developed was titled Case Studies for Proper Plan Review & Inspection to Avoid Disaster! Mr. Ralph Dolence (nationally recognized forensic electrical and fire investigator) and I developed this 6-hour (one-day) course in late February (presented on June 15, 2012). The goal was to provide both building and fire officials with a clear explanation and understanding of selected OBC, RCO and NEC code sections as they relate to actual cases that involved electrocutions, fires, incorrect design, and faulty installation of electrical systems. Therefore, I am recommending that our Board of Directors, over the coming year, continue to spearhead the development and delivery of even more "effective" education in the areas of building, electrical, fire protection, mechanical and plumbing that will benefit our members.

The recession over the past several years has caused high unemployment rates with more and more people dissatisfied with government in general. Accordingly, many building departments have suffered severe budget cuts resulting in staff layoffs, little or no education funding, and trying to do "much" more with less. Upon speaking to other building officials throughout northeast Ohio that were trying to hire certified building department staff, they echoed the need to revise our current OBBS certification requirement matrix in an effort to help supply the demand for qualified people in our certified building departments as the economy gets better. The Board of Directors must stay involved in the upcoming year regarding potential changes to the OBBS certification requirement matrix and provide feedback to the membership.

Continued...



November, 2012

In September, Paul Kowalczyk, Dave Smith and Jerry Flanik represented BOCONEO at an ACCA (Air Conditioning Contractors of America) discussion meeting with ACCA members from Akron, Canton, and Greater Cleveland along with building officials from surrounding areas. The focus was to discuss new mechanical code changes regarding the 2011 OMC and upcoming changes in the 2013 RCO. Initially, the questions centered on technical changes such as the new 2011 OMC mechanical ventilation requirements according to Section 403 and new dryer exhaust changes in the 2013 RCO. I briefly discussed the difference between the 2007 OMC mechanical ventilation requirements and 2011 OMC mechanical ventilation requirements. Additionally, I stressed the importance of a properly designed mechanical ventilation system to bring the correct amount of outdoor air into the air distribution system and effectively move it across the breathing zone (See BOCONEO Newsletters for March and April regarding more details on the 2011 OMC mechanical ventilation requirements).

During the discussion a few contractors stated that certain building departments do not enforce the codes uniformly throughout our region. The following example was given by a mechanical contractor attending the meeting: "Recently my company replaced an existing air conditioning condensing unit and the inspector required that a new GFCI receptacle must be installed within 25 feet of the replaced condenser." The consensus among the panel of building officials was only to require the receptacle (NEC 210.63) for a new installation of an air conditioning system, and not the replacement of an "existing" piece of equipment. In order to create uniformity within our jurisdictions, I have recommended to the Board of Directors that we assemble a small group of building officials to initially work on developing cohesive uniformity regarding our upcoming 2013 RCO.

The goal is to first, build uniformity among the 2013 RCO Focus Group. Secondly, promote and advocate uniformity throughout our BOCONEO jurisdictions. Thirdly, build a uniform line of communication between everyone involved in the building process. Lastly, in the upcoming year, we should be able to use this process as a model to build uniformity in other areas that need to be studied. Our ultimate goal is for every jurisdiction to provide excellent service and uniform enforcement of building codes and standards.

I am looking forward to working with the BOCONEO Board of Directors and the membership in 2013 to keep education as a top priority, which in turn will continue to empower the members for their success in the future.



Jerry Flanik, CBO
Second Vice President

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

Building Officials Conference of North East Ohio



November, 2012

From Your Secretary

Secretary Report for 2012

281 Regular Members

3 Associate Members

8 Cooperating Members

4 Retired Members



Dave Hocevar
Secretary



November, 2012

Treasurer's Report

BUILDING OFFICIALS CONFERENCE OF NORTHEAST OHIO									
Twelve Months Ended December 31, 2012									
			YTD	January	February	March	April	May	June
Beginning Cash Balance Checking			\$33,841.49	\$26,465.15	\$25,788.71	\$27,365.14	\$32,336.97	\$25,834.38	\$29,853.93
Revenue:									
Membership			\$24,385.00	\$6,160.00	\$6,660.00	\$7,200.00		\$4,365.00	
Code Class			\$3,108.21					\$1,908.21	\$1,080.00
Golf And Sponsors			\$7,920.00					\$175.00	\$700.00
Installation Dinner			\$1,525.00	\$1,475.00	\$50.00				
50/50			\$513.00	\$70.00				\$353.00	
Lunches			\$70.00					\$40.00	
Meeting Room Refund			\$1,050.00			\$1,050.00			
Reimbursement for Lodging			\$0.00						
Miscellaneous Receipts			\$57.00						
Total Revenue			\$38,628.21	\$7,705.00	\$6,710.00	\$8,250.00	\$0.00	\$6,841.21	\$1,780.00
Expenses:									
Bank Fees			\$144.50	\$3.50	\$3.50	\$3.50	\$6.50	\$101.50	\$6.50
Exe. Committee Meeting			\$844.87	\$112.11	\$83.82	\$106.00	\$107.62	\$177.05	\$54.17
Monthly Meeting Food			\$14,036.00	\$2,156.00	\$2,145.00	\$2,090.00	\$1,870.00	\$1,815.00	\$1,815.00
Meeting Room Rent			\$360.00						
Awards			\$1,260.38	\$1,185.38	\$75.00				
Audit, and 2011 tax return			\$552.61					\$552.61	
OBOA Dues			\$8,880.00				\$4,425.00		
Office Supplies/Copies			\$211.12			\$174.13	\$23.49	\$13.50	
Installation Dinner			\$3,696.75	\$3,696.75					
Advertising /Promotional			\$2,139.43		\$300.00	\$889.54		\$112.00	\$42.89
Code Class Including Books			\$1,330.44	\$120.00					\$1,210.44
Sunshine Fund			\$69.98				\$69.98		
Insurance			\$0.00						
Clerical Assistance			\$925.10	\$460.40	\$464.70				
Fee For Meeting Speaker & Clerical Help			\$1,250.00					\$50.00	
Postage and P.O. Box Rental			\$238.29	\$110.00	\$88.44	\$15.00			\$24.85
Audit, Secretary And Treasurer Fees			\$1,000.00						\$500.00
Golf Outing Expenses			\$3,015.66						
ICC Conference Expense			\$2,110.41	\$537.30	\$1,573.11				
Computer Software			\$400.00		\$400.00				
Transfer to Scholarship Account			\$4,560.00						
Miscellaneous			\$20.00						
Total Expenses			\$47,045.54	\$8,381.44	\$5,133.57	\$3,278.17	\$6,502.59	\$2,821.66	\$3,653.85
Increase/Decrease in Cash			-\$8,417.33	-\$676.44	\$1,576.43	\$4,971.83	-\$6,502.59	\$4,019.55	-\$1,873.85
Ending Cash Balance Checking				\$25,788.71	\$27,365.14	\$32,336.97	\$25,834.38	\$29,853.93	\$27,980.08
Certificates of Deposit		2011 interest							
1 1096	36.51		\$12,339.55	\$12,339.55	\$12,339.55	\$12,339.55	\$12,339.55	\$12,339.55	\$12,339.55
2 5403	102.87		\$5,423.64	\$5,423.64	\$5,423.64	\$5,423.64	\$5,423.64	\$5,423.64	\$5,423.64
3 2268	15.83		\$6,322.78	\$6,322.78	\$6,322.78	\$6,322.78	\$6,322.78	\$6,322.78	\$6,322.78
Total CD Balance			\$24,085.97	\$24,085.97	\$24,085.97	\$24,085.97	\$24,085.97	\$24,085.97	\$24,085.97
Scholarship Checking Balance				\$10,269.77	\$10,267.77	\$9,765.77	\$8,763.77	\$7,760.77	\$7,757.77
Service Charge			-\$33.00	-\$2.00	-\$2.00	-\$2.00	-\$3.00	-\$3.00	-\$3.00
Deposits/-Checks			\$2,060.00		-\$500.00	-\$1,000.00	-\$1,000.00		
Ending Balance Scholarship				\$10,267.77	\$9,765.77	\$8,763.77	\$7,760.77	\$7,757.77	\$7,754.77
TOTAL ASSETS			\$24,085.97	\$60,142.45	\$61,216.88	\$65,186.71	\$57,681.12	\$61,697.67	\$59,820.82

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

Building Officials Conference of North East Ohio



November, 2012

BUILDING OFFICIALS CONFERENCE OF NORTHEAST OHIO										
Twelve Months Ended December 31, 2012										
				YTD	July	August	September	October	November	December
Beginning Cash Balance Checking				\$33,841.49	\$27,980.08	\$27,339.41	\$31,082.91	\$22,537.82	\$22,607.82	\$18,047.82
Revenue:										
				\$24,385.00						
				\$3,108.21		\$120.00				
				\$7,920.00	\$2,325.00	\$4,150.00		\$70.00	\$500.00	
				\$1,525.00						
				\$513.00	\$90.00					
				\$70.00	\$30.00					
				\$1,050.00						
				\$0.00						
				\$57.00	\$57.00					
Total Revenue				\$38,628.21	\$2,502.00	\$4,270.00	\$0.00	\$70.00	\$500.00	\$0.00
Expenses:										
				\$144.50	\$6.50	\$6.50	\$6.50			
				\$844.87	\$120.51		\$83.59			
				\$14,036.00			\$2,145.00			
				\$360.00			\$360.00			
				\$1,260.38						
				\$552.61						
				\$8,880.00			\$4,455.00			
				\$211.12						
				\$3,696.75						
				\$2,139.43		\$500.00	\$295.00			
				\$1,330.44						
				\$69.98						
				\$0.00						
				\$925.10						
				\$1,250.00			\$1,200.00			
				\$238.29						
				\$1,000.00					\$500.00	
				\$3,015.66	\$3,015.66					
				\$2,110.41						
				\$400.00						
				\$4,560.00					\$4,560.00	
				\$20.00		\$20.00				
Total Expenses				\$47,045.54	\$3,142.67	\$526.50	\$8,545.09	\$0.00	\$5,060.00	\$0.00
Increase/Decrease in Cash				-\$8,417.33	-\$640.67	\$3,743.50	-\$8,545.09	\$70.00	-\$4,560.00	\$0.00
Ending Cash Balance Checking					\$27,339.41	\$31,082.91	\$22,537.82	\$22,607.82	\$18,047.82	\$18,047.82
Certificates of Deposit				2011 interest						
	1	1096	36.51	\$12,339.55	\$12,339.55	\$12,339.55	\$12,339.55	\$12,339.55	\$12,339.55	\$12,339.55
	2	5403	102.87	\$5,423.64	\$5,423.64	\$5,423.64	\$5,423.64	\$5,423.64	\$5,423.64	\$5,423.64
	3	2268	15.83	\$6,322.78	\$6,322.78	\$6,322.78	\$6,322.78	\$6,322.78	\$6,322.78	\$6,322.78
Total CD Balance				\$24,085.97	\$24,085.97	\$24,085.97	\$24,085.97	\$24,085.97	\$24,085.97	\$0.00
Scholarship Checking Balance					\$7,754.77	\$7,751.77	\$7,748.77	\$7,745.77	\$7,742.77	\$12,299.77
				-\$33.00	-\$3.00	-\$3.00	-\$3.00	-\$3.00	-\$3.00	-\$3.00
				\$2,060.00					\$4,560.00	
Ending Balance Scholarship					\$7,751.77	\$7,748.77	\$7,745.77	\$7,742.77	\$12,299.77	\$12,296.77
TOTAL ASSETS				\$24,085.97	\$59,177.15	\$62,917.65	\$54,369.56	\$54,436.56	\$54,433.56	\$30,344.59



Mike Skvasik
Treasurer



November, 2012

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:

An architect submits a drawing for a light weight 20' by 20' membrane-covered frame structure that will be utilized to store a boat for commercial purposes. The overall height will not exceed twenty feet (10'). Which of the following comments given by the Building Official is in accordance with the Ohio Building Code?

- A. No permit is required;
- B. Footers shall extend below the frost line of the locality;
- C. Membrane shall be a minimum 20 mil in thickness;
- D. The Building Official is required to issue a certificate of occupancy before the owner can occupy this structure;
- E. This type of structure cannot be used for this type of use.



Dave Smith
First Vice President



November, 2012

Boconeo 2012 Education Report

BOCONEO once again was a leader in providing education in 2012. Throughout the year nine classes were offered for a total of 24 hours' worth of continuing education for various certifications. In addition to the main classes eight electrical and eight plumbing roundtables offered an additional 16 hours of class time. These continuing education hours included no less than 17 hours for each of the BBS certifications. Find your certifications and check the total possible education hours:

BO-32, MPE-32, PPE-23, EPE-21, BI-24, FPI-18, MI-18, PI-26, NRIUI-17, ESI-18, RBO-32, RPE-32, RBI-24, RPI-26, RIUI-17

These hours only include the main classes and roundtables offered. The classes covered a full range of topics including:

- Guidelines to Accessibility
- Natural Gas fundamentals
- Overview of Daycares
- Wall Bracing
- Grouting and Reinforced Masonry Construction
- Chapter 1 Administration
- Code Requirements of Existing Buildings
- Enforcement of the Code
- 2009 IECC Fundamentals

The BOCONEO code institute course, Case Studies for Proper Plan Review, adds six hours to the following certifications: BO, MPE, EPE, BI, FPI, NRIUI, ESI, RBO, RPE, RBI, and IUI.

The education offered by BOCONEO not only provides the continuing education hours required for BBS certifications, it also provides education that can be utilized in our profession.



Michael Gero
Educational Chairman



November, 2012

Technically Speaking...

Over the past year we have been able to fine tune our registration process using the Constant Contact platform. Most of our members are now comfortable signing up for the monthly meetings and education online. By removing the option for multiple sign-ups, we have eliminated most of the problems we were running into including accurate counts for our roundtable discussions.

Each month a few members unsubscribe from our newsletter. This is normal and is usually associated with a change of email address or place of employment. Once unsubscribed, you no longer will receive our newsletter. Some of the unsubscribe requests are accidental. Please be careful that you do not click the unsubscribe button unless you really intend to. If you change employment or your email and want to continue receiving the Boconeo Newsletter, please send an email to boconeo@gmail.com so you don't miss an issue.

Many municipalities took advantage of our website this year to announce position openings. We hope the economy grows in the coming year and we are able to announce even more opportunities. If your department utilizes the website for a position opening, please remember to let us know when the position is filled so it can be marked as such.

The 2013 membership application has been posted on the website. It would help us out tremendously if you would type in your information while at the website, THEN print out the filled in form. No offense, but some people have horrible hand writing that is hard to read.

As you have read elsewhere in the newsletter, this month will be our last in Independence. I look forward to seeing all of you at our new Normandy home in January.



Gregory Fort
Webmaster