



March, 2013

## **B.O.C.O.N.E.O. Officers**

### **President**

Paul Kowalczyk  
South Euclid, Ohio

### **First Vice President**

Jerry Flanik  
Lake County Building  
Department

### **Second Vice President**

James Decker  
Mentor, Ohio

### **Secretary**

Dave Hocevar  
Village of South Russell

### **Treasurer**

Mike Skvasik  
Village of Glenwillow

### **Past President**

Ray Sack  
Wickliffe, Ohio

## *President's Message*

I want to thank all those members who remembered to bring your tickets to the meeting. This helps out the organization greatly. As you saw at the February meeting, we will be collecting your ticket in exchange for a plate. This allows us to closely monitor the number of meals we are charged for and keep our costs down.

If you haven't already taken care of your 2013 membership renewal, please see that it is handled before the March 20<sup>th</sup> meeting. If your membership is shown as unpaid at that time, you will need to pay a non-member fee of \$15.00 at the door. Being a paid member is much more cost effective than having to pay for each meeting. If you attended the February meeting and your name was highlighted on the sign-in sheets, we wanted to make you aware that we had not yet received your membership renewal.

I want to acknowledge Jerry Flanik for coordinating the Residential Focus Group and his presentation at last month's meeting. This group is comprised of building officials to help out the membership with many of the changes we are facing under the new edition of the residential code. Our group wanted to be able to provide information that you can use in your jurisdiction to help applicants provide the needed information we require to perform adequate plan approval.

Continued...

### **This Month's Meeting**

### **2013 Residential Code of Ohio Updates**

**Instructor: John Labriola**  
**Summit County Building Official**

**BBS2013-107 3 hours credit**

**All certifications except BO, ESI, NRIUI, RIUI**

[Click To Register Here](#)

### **Plumbing Roundtable**

@ 10:15 am

### **Electrical Roundtable**

@ 10:15 am



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This information is available on our website. It is not required that you use these forms but they form the basis of what the code is requiring of the applicant. The more information we get at the front end of the process; the more effective our time is during the review and approval process. Our groups work is not yet done. We have been working on other energy related details and wall bracing information. As we complete these tasks, we will get the information to the website.

I was on an inspection this week and the contractor said to me that he wished all cities used the same code. He was frustrated because he said the rules were different in each community. My response was that we are all working from the same code. I encouraged him to “ask them to show you the code section that requires what you are being asked to do.” With these new forms and the monthly electrical and plumbing roundtables, our goal at BOCONEO is to strive towards consistency amongst jurisdictions. Sometimes there may be minor differences in interpretations but the end result should never require “above” code compliance. If your jurisdiction wants to enforce greater than the minimum standard and has a valid reason for doing so, you have a right to apply for a code change under Section 112 of the OBC and RCO.

Along with the adoption of the new residential code, this month’s education focuses on some of the significant changes in the current edition. John Labriola is the building official for Summit County and one of our members. He has presented this course to many home builder groups in an effort to communicate these code changes that will affect their work as well. This was an excellent example of communicating with the individuals outside our group who we deal with on a daily basis. Collaborating with each other can only result in a better end product.

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Building Officials Conference of North East Ohio



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This month many of our members will be heading to Akron for the 2013 OBOA/FBOA joint conference at the John S. Knight convention center on March 10<sup>th</sup>, 11<sup>th</sup>, & 12<sup>th</sup>. This is a good opportunity for education, networking and social activities with other code enforcement officials from around the state. If you find that you are in need of additional education credit and have not signed up for the conference, contact Five County Building Officials Association. They may be taking walk-in attendees on the days of the conference. There will also be over fifty vendors from the construction industry at this event.

It has been the attempt of this focus group to get these significant changes out to the members so that we can all be consistent in our enforcement. The focus group is also looking at some standard forms you could utilize in your departments.



Warmest regards,

Paul Kowalczyk  
President



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## First Vice President's Report

### An energy compliance item that has been overlooked for years.

The new 2013 RCO has been in effect since January 1, 2013. As of March 1<sup>st</sup> we have already reviewed and approved several new homes based upon the new 2013 RCO. Is your building department receiving adequate information on the construction documents according to the 2013 RCO to perform thorough plan reviews in order to issue certificates of plan approvals?

Many builders, draftsmen, and registered design professionals have reached out to my staff and I regarding information on the new energy compliance options and new wall bracing requirements contained in the code. Generally, after a brief consultation with us, these construction professionals are enlightened and well on their way to preparing construction documents that will contain enough relevant information in order to be successfully reviewed and approved based on the 2013 RCO.

Since last month's newsletter our Focus Group met to discuss insulation values over wall top plates at the eaves of ceilings with attic spaces. First, according to our new Energy Compliance Declaration Form that is submitted with the construction documents, the plans examiner knows exactly what option the owner/owner agent is proposing. Second, most energy compliance submittals will be in the form of a simple prescriptive approach as follows:

- ❖ The Home Builder's Association Alternative Energy Code Option (Path 1 & 2), 2009 IECC, or RCO Sections 1101-1104. Insulation and fenestration values by component (selection directly from tables).
- ❖ REScheck (*Total UA Alternative*) is a prescriptive trade-off approach that can be submitted for the 2009 IECC or RCO Sections 1101-1104 due to the U-factor tables having the same values. **Note:** A Total UA Alternative is permitted in section 1105.2.1.3 of The Home Builder's Association Alternative Energy Code Option, and would be submitted either on a separate worksheet or spreadsheet (*REScheck not acceptable*).

Continued...



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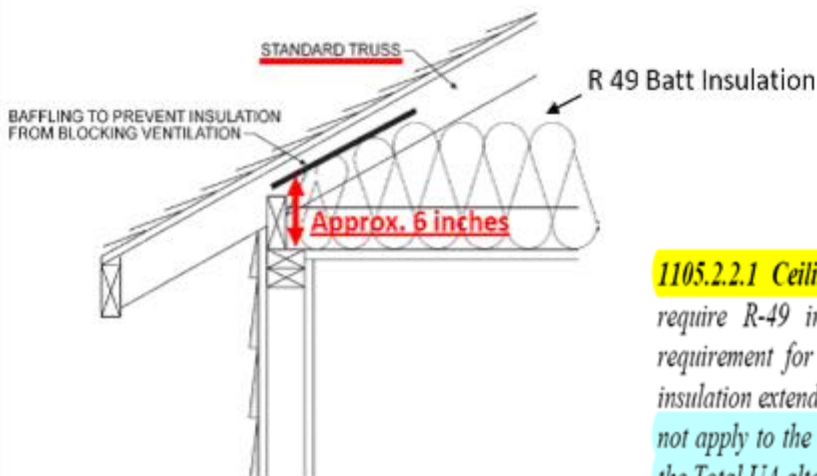
## First Vice President's Report

Third, as you review the insulation values according to the proposed energy options, the value at the eaves may be deficient. Locating section details within the construction documents will allow you to review this area that is usually the point of non-compliance.

### Example:

The RBO/plans examiner was provided with construction documents (with application) for a new house along with an "Energy Compliance Declaration Form" indicating that the energy compliance was based upon Compliance Path #2 (Table 1105.2.1) of the Home Builder's Association Alternative Energy Code Option. Upon reviewing the section detail for a ceiling with attic space (Figure 1 below) the standard truss was not capable of providing the correct height from the wall top plate to the baffle to accommodate the required amount of batt insulation shown.

Table 1105.2.1 for Compliance Path #2 requires a ceiling R-value of 49, but the RBO/plans examiner knows that the tabular value can be reduced to an R-value of 38 wherever the full height of uncompressed insulation extends over the wall top plate at the eaves (RCO 1105.2.2.1). **Note:** This reduction would not be possible if the applicant went with the Total UA Alternative method.



**Figure 1**

**1105.2.2.1 Ceilings with attic spaces.** When Section 1105.2.1 would require R-49 in the ceiling, R-38 shall be deemed to satisfy the requirement for R-49 wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves. This reduction shall not apply to the U-factor alternative approach in Section 1105.2.1.2 and the Total UA alternative in Section 1105.2.1.3.



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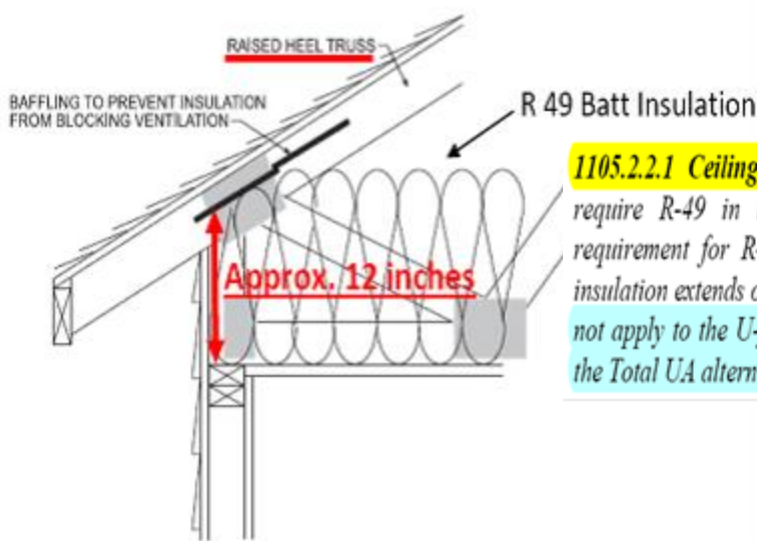
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The batt insulation at a depth of 6 inches indicated in Figure 1 will not provide the required R-38 at the eave areas. After a conversation between the RBO/plans examiner and the owners agent regarding this area of non-compliance, a revised detail was prepared by the owner's agent and submitted for review and approval (see Figure 2 below).



**1105.2.2.1 Ceilings with attic spaces.** When Section 1105.2.1 would require R-49 in the ceiling, R-38 shall be deemed to satisfy the requirement for R-49 wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves. This reduction shall not apply to the U-factor alternative approach in Section 1105.2.1.2 and the Total UA alternative in Section 1105.2.1.3.

**Figure 2**

The choice by the owner's agent was to use a raised heel truss in order to provide compliance with RCO 1105.2.2.1 for an R-38 uncompressed insulation value at the eave areas while maintaining an R-49 throughout the rest of the attic space.

Another way to achieve the full R-value would be by use of insulation with a higher R-value per inch at the eaves. The use of spray foams may be another choice by owners in order to reduce the heel height at eaves. However, the details would need to indicate the type of foam and the R-value per inch. Also, if foam is used at eaves, care must be taken to ensure that the baffles will not be compressed by the expansion of spray foam products, thus reducing or possibly eliminating the passage of air for proper attic ventilation.

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## **Join us on April 24, 2013 at the 2013 BOCONEO Educational Institute**

I encourage all members to participate in our upcoming BOCONEO Educational Institute at the Normandy Party Center in Wickliffe. This year we will feature three educational tracks of engaged learning (Architectural, Building/Fire, and General). More information coming soon!

Our Educational Institutes provide an ideal venue for you to obtain additional education and promote what we do on a daily basis. Also, by inviting your 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 related to ensuring public safety, health and welfare.

Plan for some great education, food, and fellowship! Spring is right around the corner and the Executive Board is looking at mid-late April to kick off our Annual BOCONEO Educational Institute.



Jerry Flanik  
First Vice President

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## *From Your Secretary*

### Memberships due by March 1, 2013

The 2013 Boconeo membership application is available online at:

[Online Boconeo 2013 Membership Application](#)

We would appreciate if you would fill out the membership application online, THEN print out a copy to send in or bring with you to the meeting. The typed information is MUCH easier to read.

If you have any questions about your 2013 membership you can contact me at: [hocevar@southrussel.com](mailto:hocevar@southrussel.com)



Dave Hocevar  
Secretary





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## *This Months Educational Presenter*

This month's class will be 2013 Residential Code of Ohio Updates given by John Labriola, Summit County Building Official. It will be a three hour class ending right around 4pm. Credit will be given for the following certifications: MPE, PPE, EPE, BI, FPI, MI, PI, RBO, RPE, RBI, RPI.

Since dues were due March 1<sup>st</sup>, if your dues have not been paid your name will not appear on the regular sign-in sheets. You will be required to register separately in addition to paying the \$15 fee for the program.

If you register for the class and will not be able to attend please send an email to [boconeo@gmail.com](mailto:boconeo@gmail.com) with that information so we can adjust the count. Last month there were quite a few no shows, I know some due to weather, however we still had to pay for those lunches. Please help us control some of the expenses with the courtesy of a cancellation notice. Thank you.

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From Rob Brown:

A.O. Smith will be presenting at the Plumbing Round Table and will talk about their residential hot water tank installations and the energy code. They were here last month and did a great presentation. This month is a different topic and representative and should be a great class as well.



Michael Gero  
Educational Chairman



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## Technically Speaking...

Please remember to bring your registration ticket to the meeting. You will need to redeem it to receive a plate for the lunch line. If you forget your ticket you will need to get a replacement ticket at the front desk and go back to the end of the line. We really need to keep an accurate lunch count so we don't over/under pay our caterers.

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I've added a new feature to the website for all members to use. We now have a **Classified Ad board** for non-commercial use. Are you selling a house, car, boat, tractor, jet ski or other personal item? Someone in our group (**over 350**) might just be interested in your offer.

The rules are simple. You must be a member to post, no commercial advertising and no off color topics. The board reserves the right to remove any ad deemed non-appropriate at it's sole discretion.

The **Classified Ad board** is located at the bottom of the home page. Just click through to the next page and you can view or place ads. If you are placing an ad it must first be approved by one of the website administrators before the ad will be shown publicly. This will normally be within one day.

You may have noticed the home page video has been removed. I am looking into alternative platforms and hope to have a replacement in the next month or so.

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If you know of any business that would like to place an ad on the home page of our website, let one of the board members know. Right now they can purchase an ad for \$50 for an entire month and that money goes towards our scholarship fund just like our golf outing advertising does. We get 300-400 page views each month so it is really a small price to pay.



Gregory Fort  
Webmaster