



September, 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 hope that everyone had an opportunity to enjoy the summer season. Right when we hit that hot spell in July I felt that was the end of high grass season. One week later the temperature dropped, the rain came down in buckets and sure enough, the grass started growing again. Oh well, as long people don't cut the grass, it keeps us employed!

We had beautiful weather and a nice turn-out for our annual golf outing at the Grandview Golf Course in Middlefield. Seventy two golfers hit the links that day and enjoyed good golf, food and fellowship.

I would personally like to thank the golf committee for putting together another great event; Dave Hocevar, Bob Berteau and Larry Heidan. I would also like to recognize our major hole sponsors Petronzio Management & Bill Griswold. We are happy to announce that we will be able to contribute an amount of just over \$2,000 into the scholarship foundation!

In March of this year at the OBOA State Conference in Akron, the membership passed a by-law change which increased the annual OBOA dues from \$15.00 to \$20.00. As a result of this change, there will be a by-law change in front of the BOCONEO membership at our annual business meeting this November to increase our annual dues for 2014. There has not been an increase in our dues for over five years. We will be proposing a yearly fee of \$100.00/member.

Continued...

This Month's Meeting

Basic Overview of the Ohio Mechanical Code 2011
3 Hours for BO, MPE, BI, MI, RBO, RPE, RBI
BBS2013-214

[Click To Register Here](#)

Plumbing Roundtable

@ 10:15 am

&

Electrical Roundtable

@ 10:15 am.



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*Paul Kowalczyk
South Euclid, Ohio*

The current annual \$80.00 membership fee includes the \$15.00 OBOA membership fee which entitles our chapter to be a member of ICC. The remaining \$65.00 is left to the membership to cover the costs of meals, operating expenses, and some educational instructor costs. Our meal cost is \$12.00/person. If you attend all 9 meetings over the course of the year, your meal expense alone will cost us \$108.00.

First Vice President

*Jerry Flanik
Lake County Building
Department*

Second Vice President

*James Decker
Mentor, Ohio*

If you do the math: \$80.00 - \$15.00 - \$108.00 = -\$43.00 "in the red"

Secretary

*Dave Hocevar
Village of South Russell*

We have been able to subsidize the outstanding amount through the dollars we receive from our educational institutes and money we earned in 2009 from hosting the conference in Cleveland but with our increase in membership, our expenses are going up and we want to continue to be able to maintain a professional service to the membership.

Treasurer

*Mike Skvasik
Village of Glenwillow*

In addition to the meal cost, you are also provided with the opportunity to receive 1 credit of education in a roundtable and at a minimum, at least 2 hours with the monthly education. What other building official organization offers this type of opportunity for 9 meals and at least 27 hours of education for one yearly fee?

Past President

*Ray Sack
Wickliffe, Ohio*

I have attached a spreadsheet showing what other code officials are paying in the other groups around the state. All other chapters have a one time fee and each monthly meal is a separate charge to the member.

Even with our proposed fee increase, we will still be less than every other chapter in the state.

The executive board wishes to continue providing you a nice facility, quality education and an excellent meal. We feel that you we still be getting a great deal at the increased cost of your membership. We ask for your support in this bylaw change.

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

Building Officials Conference of North East Ohio



September, 2013

Organization	BOCONEO	COCOA	FBOA	MVBOC	NCOBOA	NWBOBA	SWOBOA
	Building Officials Conference of Northeast Ohio	Central Ohio Code Officials Association	Five County Building Officials Association	Miami Valley Building Officials Council	North Central Ohio Building Officials Association	Northwest Ohio Building Officials Association	Southwest Ohio Building Officials Association
Annual Membership Fee	\$80.00/year	\$60.00/year	\$55.00/year	\$30.00/year	\$50.00/year	\$30.00/year	\$35.00/year
Additional meeting or meal expense		Member receives 2 free classes a year, the other 4 classes are charged at \$10/credit plus \$5 refreshment cost (Avg. 3 hr class is \$35)	Plus \$20.00/mtg to cover the meal cost	Plus your meal cost at various restaurants (\$12 avg.). Different restaurant is selected for each meeting.	Plus \$15.00/mtg. to cover the meal cost.	Plus \$25.00/mtg. to cover the meal cost.	Plus \$25.00/mtg. to cover the meal cost.
Additional charges			Plus \$5.00 late fee with no reservation				
# of meetings per year	9 meetings / year	6 meetings/year	8 meetings/year	12 meetings/year	8 meetings/year	8 meetings/year	11 meetings/year
Total cost of membership	\$80.00/year	\$200.00/year	\$215.00/year	\$174.00/year	\$170.00/year	\$230.00/year	\$310.00/year

These fees and charges listed above are the current 2013 chapter rates.

The other chapters have discussed raising their membership fees for 2014 to accommodate the OBOA due increase.

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Building Officials Conference of North East Ohio



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President

*Paul Kowalczyk
South Euclid, Ohio*

The Board positions coming available for the 2014/2015 year are 2nd Vice President and Secretary. If you are interested in serving on the Executive Board, nominations and declarations of candidacy shall be made by sending a letter of intent to the President no later than September 30th. We are required by the by-laws to submit a slate of candidates during the month of October to the membership.

First Vice President

*Jerry Flanik
Lake County Building
Department*

Second Vice President

*James Decker
Mentor, Ohio*

There is a new "March 2013 OBC Update" available for this current code cycle. The Board of Building Standards will be providing each certified department with a copy of the update. If you do not receive updates from the Ohio Board of Building Standards, you can purchase them from ICC.

Secretary

*Dave Hocevar
Village of South Russell*

We only have three more meetings until the end of the year. Hope to see you there!

Treasurer

*Mike Skvasik
Village of Glenwillow*

Past President

*Ray Sack
Wickliffe, Ohio*



Warmest regards,

Paul Kowalczyk
President



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Second Vice President's Report

I hope everyone enjoyed their summer. It seems like every summer goes by faster each year. Recently, I attended a seminar about the Biggert-Waters Flood Insurance Reform Act of 2012 at the Ohio Statewide Floodplain Management Conference in Columbus, Ohio. On October 1, 2013 certain flood insurance rates are going to increase with the greatest impact on pre-FIRM properties located within a Special Flood Hazard Area (SFHA). Floodplain Managers are advised to research this new law as you may see an increase in Elevation Certificates. Insurance agents will use the Elevation Certificate to compare the building's elevation to the Base Flood Elevation (BFE) in order to determine the insurance rate. Below are some facts along with questions and answers from FEMA regarding this new Reform Act.

Flood insurance premiums are expected to rise.

A new law intended to strengthen the National Flood Insurance Program (NFIP) makes several changes to the way flood insurance premiums are calculated. These changes may increase your monthly mortgage payment. Contact your lender to find out if these changes will affect you.

Questions about the Biggert-Waters Flood Insurance Reform Act of 2012

1. What is the Biggert-Waters Flood Insurance Reform Act of 2012?

Answer: The Biggert-Waters Flood Insurance Reform Act of 2012 (BW-12) is a law passed by Congress and signed by the President in 2012 that extends the National Flood Insurance Program (NFIP) for five years, while requiring significant program reform. The law requires changes to all major components of the program, including flood insurance, flood hazard mapping, grants, and the management of floodplains. Many of the changes are designed to make the NFIP more financially stable, and ensure that flood insurance rates more accurately reflect the real risk of flooding. The changes will be phased in over time, beginning this year.



Jerry Flanik, CBO
Second Vice President



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2. Why was the Biggert-Waters Reform Act of 2012 passed?

Answer: Flooding has been, and continues to be, a serious risk in the United States—so serious that most insurance companies have specifically excluded flood damage from homeowners insurance. To address the need, in 1968 the U.S. Congress established the NFIP as a Federal program. It enabled property owners in participating communities to purchase flood insurance if the community adopted floodplain management ordinances and minimum standards for new construction. However, owners of existing homes and businesses did not have to rebuild to the higher standards, and many received subsidized rates that did not reflect their true risk.

Over the years, the costs and consequences of flooding have continued to increase. For the NFIP to remain sustainable, its premium structure must reflect the true risks and costs of flooding. This is a primary driver for many of the changes required under the law.

3. What changes to insurance operations are anticipated?

Answer: Many of the proposed changes are designed to increase the fiscal soundness of the NFIP. For example, beginning this year there will be changes addressing rate subsidies and a new Reserve Fund charge will start being assessed. There are also provisions to adjust premium rates to more accurately reflect flood risk. Other provisions of the law address coverage modifications and claims handling. Studies will be conducted to address issues of affordability, privatization, and reinsurance, among other topics.

4. Will all policyholders see changes in insurance rates as a result of BW-12?

Answer: More than 80 percent of policyholders (representing approximately 4.48 million of the 5.6 million policies in force) do not pay subsidized rates. About 20 percent of all NFIP policies pay subsidized rates. Only a portion of those policies that are currently paying subsidized premiums will see larger premium increases of 25% annually starting this year, until their premiums are full-risk premiums. Five percent of policyholders – those with subsidized policies for non-primary residences, businesses, and severe repetitive loss properties - will see the 25% annual increases immediately. Subsidies will no longer be offered for policies covering newly purchased properties, lapsed policies, or new policies covering properties for the first time.



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*Ray Sack
Wickliffe, Ohio*

The 80% of all NFIP policies that already pay full-risk premiums will not see these large premium increases. Most policyholders will see a new charge on their premiums to cover the Reserve Fund assessment that is mandated by BW-12. Initially, there will be a 5% assessment to all policies except Preferred Risk Policies (PRPs). The Reserve Fund will increase over time and will also be assessed on PRPs at some undetermined future date. Additional changes to premium rates will occur upon remapping, the provision calling for these premium rate changes will not be implemented until the latter half of 2014.

5. In general, which properties will be most affected by changes in rates?

Rate changes will have the greatest effect on properties located within a Special Flood Hazard Area (SFHA) that were constructed before a community adopted its first Flood Insurance Rate Map (FIRM) and have not been elevated. For many communities the initial FIRM would have been adopted in the 1970's and 1980's. Your local insurance agent will be able to provide you the initial FIRM date for your community.

Many of these pre-FIRM properties have been receiving subsidized rates. Subsidies are already being phased out for non-primary residences. Starting this fall, subsidies will be phased out for businesses; properties of one to four residences that have experienced severe repetitive loss; and properties that have incurred flood-related damages where claims payments exceed the fair market value of the property. Premiums for these properties will increase by 25% per year until they reach the full risk rate.

Subsidies are not being phased out for existing policies covering primary residences. However, the subsidy provided to primary residences could still be lost under conditions that apply to all subsidized policies. Subsidies will be immediately phased out for all new and lapsed policies and upon sale of the property. There may also be premium changes for policyholders after their community is remapped. But that provision of the Act is still under review and will be implemented in the future.

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Building Officials Conference of North East Ohio



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*Paul Kowalczyk
South Euclid, Ohio*

I would advise Floodplain Managers to research the Biggert-Waters Flood Insurance Reform Act of 2012 in order to correctly answer any questions from property owners as well as assisting them with floodplain information regarding their properties (see helpful links below).

First Vice President

*Jerry Flanik
Lake County Building
Department*

[http://www.fema.gov/media-library-data/20130726-1912-25045-8239/bw timeline table 04172013.pdf](http://www.fema.gov/media-library-data/20130726-1912-25045-8239/bw_timeline_table_04172013.pdf)

Second Vice President

*James Decker
Mentor, Ohio*

[http://www.fema.gov/media-library-data/20130726-1914-25045-8243/floodsmart factsheet homeowners.pdf](http://www.fema.gov/media-library-data/20130726-1914-25045-8243/floodsmart_factsheet_homeowners.pdf)

Secretary

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From Your Secretary

On behalf of myself and the Executive Board I would like to thank the people involved with making BOCONEO'S 2013 Golf outing a huge success. It is truly through the generosity of our hole sponsors that we can continue to award scholarships every year. Below is a list of our 2013 BOCONEO'S hole sponsors.

3914 Northhampton Inc.

Al Hunziker

Annabelle Properties

Carey Construction

Carter Lumber

Chapman Electric

Contemporary Electric

CT Consultants

Custom Solutions, LLC

Enterprise Const.

Enzoco Homes

Gottschalk

Jack Clifford

Kenco Electric

Kennington Electric

Laura Heilman

Mike Skvasik

Municipal Building Inspections

OBOA

Panzica Construction

Payne & Payne

Peerless Electric

Petronzio Management Co

Pipe Fitters

Pro Built

Quality Home Inspections

Quarry Pool Boys

RHM Homes

Richard Beck & Associates

Shannon Electric

Sipp Tepe Architects

SMACNA

Specialized Concrete + Landscaping

Superior Beverage

Verne & Eollsworth Hann

Yanesh Bros. Construction



Dave Hocevar
Secretary



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Wickliffe, Ohio

This Months Educational Presenter

September's class is "Basic Overview of the Ohio Mechanical Code 2011".

This 3-hour class offers continuing education credit for the following certifications: BO, MPE, BI, MI, RBO, RPE, RBI.

This year BOCONEO will offer a total of 25 hours worth of continuing education. Not included in this total are the Electrical and Plumbing roundtables that provide an additional hour of con-ed. Although not every class provides hours for each certification, we do try to maximize the certifications that receive hours. Please let us know if there is a class you would like to have throughout the year.

Just a couple of housekeeping reminders; if you would like a vegetarian type of lunch please email your request to boconeo@gmail.com when you register so arrangements can be made for special diets. We will make every attempt to accommodate the requests.

Also, if you have registered for the class and find that you will not be able to attend, please send an email to boconeo@gmail.com with that information so we can adjust the attendance count. We understand that schedules can change so we ask you to help us control some of the expenses with the courtesy of a cancellation notice. Thank you.

If you have registered for the class and find that you will not be able to attend, please send an email to boconeo@gmail.com with that information so we can adjust the attendance count. We understand that schedules can change so we ask you to help us control some of the expenses with the courtesy of a cancellation notice. Thank you.



Michael Gero
Educational Chairman



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IN MEMORY



ROMAN DeMASSIMO, age 73; beloved husband of Marvene "Pudge" (nee Backley); loving father of Kimberly, Dean, and Lee Ciresi (Tony); devoted grandfather of Ryan, Cole, Julia, Nick, Justin, Anthony and Kaia; cherished son of Frank and Eleanore (nee Giannini) (both deceased); dear uncle and great uncle of many. Friends may call at GOLUBSKI DELIBERATO FUNERAL HOME, 4747 TURNEY RD., CORNER of GARFIELD BLVD., FOR VISITATION Monday, August 5, 2013, 3-8 P.M. Prayers will be held at the funeral home Tuesday, August 6, 2013 at 9:15 a.m., followed by a Mass of Christian Burial at St. Monica Church at 10:00 a.m. Online condolences may be submitted at: www.GDFH.net

Ralph J. Reeb, age 51, of Baltimore, passed away Thursday, August 29, 2013 at his residence. He was a 1981 St. Francis De Sales graduate and a 1985 Capital University Graduate. He was a State of Ohio Plumbing Chief, head of the Ohio's Backflow Program and an instructor for plumbing apprentices, a Walnut Township Zoning Administrator, a member of the O.A.P.I., the P.H.C.C. and the A.P.H.C. He was an avid outdoorsman who loved being with his friends and family who will be greatly missed. He is survived by his loving wife, Trudy M. Reeb of Baltimore; children, Sarah and Ryan Reeb of Baltimore; mother, Norma (Bill) Rose of Westerville; father, Ronald H. (Jan) Reeb of FL; sisters, Karen (Mark) Hedstrom of FL and Kathy (Rick) Payne of CA; brother, Ronnie "RC" Reeb of Westerville; mother and father-in-law, Roger (Eileen) Miller of Butler; sisters-in-law, Reva (Gary) Lewis of Westerville; Holly (Lance) Tate of Powell; best friend, Merico Merendo; several loving nieces and nephews; and all his second sons. He was preceded in death by his good friend Father Rod DiPietro. A Funeral Mass will take place on Tuesday at 10:30 a.m. at St. Elizabeth Ann Seton Parish, 600 Hill Rd. North, Pickerington, Father James A. Klima, celebrant. A committal service will follow the Mass of Christian Burial at Union Evangelical Cemetery on Snyder Church Rd. Family and friends may call on Monday from 2-4 and 6-8 p.m. at the JOHNSON-SMITH FUNERAL HOME, 207 S Main. St., Baltimore, OH. Memorials can be made in Ralph's name to the Baltimore Food Pantry, 1760 West Market Street, Baltimore, OH 43105. Online condolences can be made at www.funeralhome.com



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Other News and Announcements

Lake County Building / Electrical Inspectors

The Lake County Commissioners are seeking full-time and part-time Building / Electrical Inspectors for the Lake County Building Inspections Department. Qualified applicants will be team-oriented, dependable, motivated, and must possess good communication and decision-making skills; have experience performing residential plan reviews and conducting commercial and residential building inspections.

Computer skills are necessary along with the ability to operate various software programs including but not limited to: MS Windows, Microsoft Word, Excel, Outlook, Adobe, etc. Applicants must be able to communicate clearly and concisely, both orally and in writing with a diverse group of people – homeowners, contractors, project managers, architects, and engineers. Certification Requirements: At a minimum, State of Ohio Certifications: Commercial Building Inspector (BI), Residential Building Official (RBO), and Electrical Safety Inspector (ESI). Building Official (BO) certification is desirable. Valid State of Ohio Driver's license required.

Duties and Responsibilities under the direction of the Chief Building Official: Perform commercial and residential field inspections as well as residential plan reviews. Read and interpret plans, specifications, and blueprints quickly and accurately. Consult with building owners, contractors and the public. Enforce regulations with tact and good judgment. Establish and maintain effective working relationships with contractors, the general public and other employees. Provide prompt, courteous professional service and communication. Provide correct information regarding applicable building codes and referenced standards, required permits, and inspections. Assist the public in understanding the approval, permitting and inspection process.

Only qualified candidates should send resumes to: Mr. Jerry Flanik, Lake County Building Department, 27 Woodland Rd, Painesville OH. 44077

AN EQUAL OPPORTUNITY EMPLOYER