

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

Building Officials Conference of North East Ohio



March 2015

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

### **President**

Jerry Flanik  
Lake County

### **First Vice President**

James Decker  
Mentor, Ohio

### **Second Vice President**

James McReynolds  
Olmsted Township, Ohio

### **Secretary**

Gregory Fort  
Mayfield Heights

### **Treasurer**

Mike Skvasik  
Village of Glenwillow

### **Education Co-Chairmen**

James McReynolds  
Michael Gero

### **Cooperating Member**

Doug Leovic  
Wickliffe Fire Dept.

### **Past President**

Paul Kowalczyk  
South Euclid, Ohio

## *Reminder*

BOCONEO membership dues are to be paid by March 1, 2015. Beginning with the March 18<sup>th</sup> meeting, your membership is required to be current or \$15 will be required at the door to cover our food costs. City of Cleveland members are currently being processed.

You **MUST** bring your Boconeo membership card to this meeting as we are now going online with electronic check in-check out.

**This Month's Meeting**  
**"OBC Chapters 1 and 17"**  
**BBS2015-176: 3 Hours for all certifications**  
**Instructor: Steve Regoli**

[Click To Register Here](#)

**Electrical Roundtable**  
**@ 10:30 AM**  
**Plan Exam Roundtable**  
**@ 10:30 AM**  
**Plumbing Roundtable**  
**@ 10:30 AM**

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## President's Message

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## **Join us on April 10, 2015 at the 2015 BOCONEO Educational Institute**

Don't miss this opportunity to participate in our 2015 lineup of outstanding courses that are designed to engage all participants while providing dynamic interaction with instructors.

This year's Institute will feature an Architectural Track and Fire Protection Track. Plan for some great education, food, and fellowship! We have put together some outstanding educational offerings for the 2015 BOCONEO Educational Institute to be held on April 10, 2015 at the Normandy Party Center in Wickliffe, Ohio.

This is a great opportunity for you to reach out to people outside of your departments in order to encourage good working relationships through education. Please consider inviting Architects, Engineers, Contractors, Home Builders, and others to attend our 2015 Educational Institute. Let's build good communication and consistency throughout our jurisdictions!

The Educational Institute provides a warm and friendly setting to learn new requirements, meet and network with industry professionals, and obtain additional education while promote what we do every day (not to mention the Excellent Food!). Registration and other information are also available at our website [www.boconeo.org](http://www.boconeo.org). Hope to see you there!



Jerry Flanik  
President



March 2015

## Second Vice President's Report

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Lake County

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Mentor, Ohio

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James McReynolds  
Eastlake, Ohio

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Mayfield Heights

#### Treasurer

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Village of Glenwillow

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South Euclid, Ohio

### Alternatives for Lateral Bracing, Part 2

My article in last month's newsletter garnered a lot of feedback, and rightfully so. This concerns an aspect of the code that requires clarification. This month I will address the changes that we can expect to see regarding this issue of deck bracing. I spoke with Dave Hocevar, a past president of BOCONEO, about this subject. Dave serves as chairman for the two OBOA committees that deal with residential issues: The Residential Code of Ohio Committee and the Residential Code Interpretations Committee.

He tells me that we can expect changes to this section of the code sometime in the fall of 2015. Specifically, the drawing 502.2.2.3 in the 2013 RCO will be eliminated entirely. This drawing has caused a lot of confusion, mainly because code officials were interpreting this drawing as the only approved method, which it is not. The drawing was meant as an example of an acceptable method of deck bracing, but was not meant to be construed as the **only** acceptable method. Section 502.2.2.3 **Deck lateral load connection** will also be deleted in its entirety. This section refers to the figure named above, as well as requiring a "design capacity of not less than 1500 pounds" for each of two hold down tension devices to be installed.

Instead we should be utilizing the requirements found in 502.2.2.1.1 **Placement of lag screws or bolts in deck ledgers**. These requirements will still be enforced. As Building Officials we should be aware that the upcoming changes to the RCO will eliminate the need for only one method of bracing to be acceptable. Note that Section 502.2.2.2 **Alternate deck ledger connections** will no longer refer to Figure 502.2.2.3. However, this section clearly allows for alternative methods of lateral deck bracing. The stipulation is that these designs be made "in accordance with accepted engineering practice."

Now an architect or engineer may submit an engineered design for approval, which is completely unique or different from what we have seen in the past in our role as Building Officials. We must remain open minded and allow designers to take responsibility for their solutions to the problem of deck bracing. If a designer submits a solution to us, and is willing to stamp that drawing, we should accept this as part of the approved plan and perform our inspections accordingly.

I am pleased to report that changes are in motion to clarify (or at least make less muddy) the requirements for lateral bracing on decks.

James McReynolds, Second Vice President





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## *From Your Secretary-Webmaster*

So we are finally here. After two years in the making, we are ready to roll out electronic check in-check out. So what does this mean to you? Well, all your membership information, including your membership payments, license information, contact information, employer information, etc. is now stored on an off-site server that is updated in real time.

**Beginning this month** you **MUST** have your Boconeo membership card with you to check in and out of class. If you forget your card or haven't received it, you will have to wait at the back of the line then be checked in manually.

The process is fairly simple. A touch-screen monitor has been purchased by Boconeo. It will be on the table in place of the sign-in sheets. There will also be a bar-code reader placed next to the monitor. Using it is no different than scanning your Giant Eagle or CVS card when you shop.

If you are coming for the roundtables, you will see on the touch screen three selections, one for plumbing roundtable, one for electrical roundtable and one for the new plans exam roundtable. All you have to do is touch the class you are attending (just like an ATM) then place your membership card under the card reader to check in. It takes about three seconds for the computer to log you in and automatically resets for the next person in line to check in.

If you are checking in for the main class, there will not be any selections available, you just swipe and go. There will still be a three second delay before the next person can swipe their card.

Upon conclusion of the class, both for roundtables and main class, you will need to check out. Please don't push and shove in line. This will be much quicker than looking up your name on the sign up sheets. Links to the class certificate will be emailed as was done last month.



Gregory Fort  
Secretary



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## This Months Educational Presenter

Last month we tested electronic delivery of the certificates for the classes. Thank you to all that responded to the email. I do apologize for the multiple emails, it was part of the learning curve. This month we will only be delivering the certificates electronically. Should there be any issue with your receipt of the email please let us know at [boconeo.certificate@gmail.com](mailto:boconeo.certificate@gmail.com).

We will be using the email address provided when you register for the class. Please be sure it is correct. Also, in order to receive proper credit please double check your name and BBS ID number when you register.

March's class will be presented by Steve Regoli of BBS staff. The title of the class is "OBC Chapters 1 and 17". This class, BBS 2015-176, is approved for 3 hours of credit for certifications, BO, MPE, PPE, EPE, BI, FPI, MI, PI, NRIUI, ESI, RBO, RPE, RBI, RMI, RPI, and RIUI.

The electrical, plumbing and plan examiner roundtables begin at 10:30 a.m. Roundtables will run from 10:30 to 11:30 a.m. with lunch starting around noon. Please sign up only for the roundtable you plan to attend.

All classes require a distinctive sign in sheet. The BBS requires attendees to sign in within 15 minutes of the class beginning. You must remain for the entire class to receive credit. Certificates of attendance will be distributed electronically after completion of the class. The attendance rooster is submitted to BBS by BOCONEO. Your certificate is required to be submitted to the BBS by you when you renew your certifications.

Just a couple of housekeeping reminders; if you would like a vegetarian type of lunch please email your request to [boconeo@gmail.com](mailto: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](mailto: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,  
Co-Educational Chairman



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## *Past President's Report*

Beginning with the March meeting, BOCONEO will now host a plans examiner roundtable in addition to the regular plumbing and electrical roundtables. The BBS has assured us that the approvals for this roundtable will be authorized at their March 6<sup>th</sup> Board Meeting. As of now, I can only inform you that the 1 hour credit for March is pending. You will be able to sign up for this roundtable when you register for the main class. This roundtable will be held at the same time as the other roundtables.

The certifications available for credit are MPE, PPE, EPE and MechPE. Please bring your building code books and any topics you may have to the roundtable.



Paul Kowalczyk  
Past-President



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## *Open Positions*

The following positions have been posted and are still listed as open on the Boconeo website.

[Mayfield Heights Housing Inspector](#)

[Inspector Position Municipal Building Inspection Solutions](#)

[Geauga County Multi-Certified Inspector](#)

[Full-Time Lake County Certified Building / Electrical Inspector](#)

[Cleveland Heights Building Commissioner/Official](#)



# 2015 BOCONEO Educational Institute Building Officials Conference of NE Ohio

Friday, April 10, 2015

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_ BBS#: \_\_\_\_\_

**Check the appropriate boxes for your morning and afternoon class choices:**

<b>REGISTRATION 7:30 a.m. – 8:00 a.m.</b>			
	<b>Architectural Track</b>		<b>Fire Protection</b>
8:30 a.m. to 11:15 a.m.	<input type="checkbox"/> <u>Plans Examination 101</u> BBS2015-178  CEUs: 3 hours MPE, EPE, PPE, RPE  Instructor: Debbie Ohler, P.E. Ohio Board of Building Standards		<input type="checkbox"/> <u>NEPA 72. What Codes Apply to Fire Alarm Systems &amp; NFPA 25. Misapplications</u> BBS2015-Coming Soon  CEUs: 3 hours BO, MPE, & more are coming soon.  Instructor: Tom Parrish, VP, Integrated Systems Telgian Corporation
<b>LUNCH 11:30 a.m. – 12:00 p.m.</b>			
12:15 p.m. to 3:15 p.m.	<input type="checkbox"/> <u>Residential Code of Ohio &amp; Code Conflicts for Inspectors</u> BBS2015-274  CEUs: 3 hours BO, MPE, EPE, PPE, BI, RBO, RPE, RBI, RIUI  Instructor: Bill Gallagher, AIA CT Consultants		<input type="checkbox"/> <u>Confusing Topics with Fire Alarm Systems &amp; Smoke Control Systems</u> BBS2015-Coming Soon  CEUs: 3 hours BO, MPE, & more are coming soon.  Instructor: Dale Simmons, CPP, PSP Karpinski Engineering

<b>Registration Fee: \$120.00 includes cont. breakfast &amp; lunch</b>  Register online at <a href="http://www.boconeo.org">www.boconeo.org</a> or mail check and application payable to:  BOCONEO P.O. Box 241295 Cleveland, Ohio 44124  <i>(Payment accepted by credit card or with pre-paid check)</i>	<b>Location - 2015 BOCONEO Educational Institute:</b>  Normandy Party Center 30310 Palisades Parkway, Wickliffe, Ohio 44092  <b>Questions/Contacts</b> Jerry Flanik 440-350-2636 Ray Sack 440-943-7115 Laura Heilman 440-338-6700 x233
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**Architects - All BBS courses are good for your HSW hours required by the Ohio State Board of Architects.**

*"Where education is at the center of our organization"*