



June, 2015

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

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South Euclid, Ohio

President's Message

Registration reminder!

Registration is still open for the Inspector skills Training

If you registered for this event, you should have already received a registration confirmation. If you have not received a confirmation please contact our office. Do not re-register.

The Board of Building Standards, in conjunction with the Ohio regional building officials associations (NWOB OA, NCOBOA, SWOBOA, BOCONEO, FBOA, COCOA), is proud to present training based on the ICC book *Inspector Skills* by Stephen A. Van Note. This seminar addresses the necessary soft skills for success as an inspector, building official and plan reviewer – those non-technical traits and behaviors that enhance building department personnel's ability to interact with others and to successfully carry out their job duties. This training is open to only Board of Building Standards (BBS) certified personnel.

Attendees holding *any* active BBS certification will receive 6 hours of continuing education. There is no cost to attend and all attendees will receive a copy of the *Inspector Skills* book. To attend the event, you must preregister, and the registration links are below. Please register for one session only! Space is limited, so register early for your preferred session.

Continued...

This Month's Meeting

Inspector Skills presented by BBS, Jerry Flanik
6 Hours for All Certifications

[Click To Register Here](#)

No Roundtables this month
Plumbing Roundtable

@ 10:30 AM

&

Electrical Roundtable

@ 10:30 AM

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

Building Officials Conference of North East Ohio



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June 17, 2015; 9:00 am – 4:00 pm

Normandy Party Center

30310 Palisades Pkwy

Wickliffe, OH 44092

Registration link: <https://www.surveymonkey.com/s/0617Cleveland>

This session is being cosponsored by Building Officials Conference of Northeast Ohio

To register, click on the link for the date and location of your choice. Should you need to change to a different session, *do not register twice* but contact our office at 614-644-2613. Likewise, if you will not be able to attend, please let us know as soon as possible so that someone else can have your spot. **Questions:** Please contact Felecia Jackson at: felecia.jackson@com.ohio.gov.

If you would like to arrange for an accommodation under the Americans with Disabilities Act that will facilitate your participation in this educational event, please contact Felecia Jackson at Felecia.jackson@com.ohio.gov.

Sincerely,

Felecia Jackson
Professional Development Administrator
Ohio Board of Building Standards



Jerry Flanik
President



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First Vice President's Report

2015 BOCONEO Golf Outing

The BOCONEO Annual Golf Outing will be held (again) at Grandview Golf Club on July 17, 2015 with the proceeds going to the John Korinek Memorial Scholarship Fund. We still need to secure hole sponsors and participants for this fine event. BOCONEO members, please do your part and consider attending the golf outing and obtaining hole sponsors. Information is available on our BOCONEO website.



Click here for golf registration: [Register to play](#)

Click here for golf sponsorship: [Sponsor a hole](#)

Reminder: There will not be any educational meetings at the Normandy Party Center in July and August. **Have a safe and enjoyable Summer!**



James Decker
First Vice President



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Second Vice President's Report

Accessibility in Existing Structures

There are many questions that can arise when applying accessibility requirements to existing structures. When we look at older buildings we want to be reasonable in what we require owners to add to their older structures (sometimes at great expense), but, at the same time, we want to see that accessibility standards are applied fairly.

Here are a few guidelines to get us started.

When is an existing structure required to be accessible?

Generally speaking, if an existing structure is not changed in any way it is allowed to continue to exist, providing that there are no hazards present.

But when an existing building, or a part of that building, undergoes an addition, alteration, or change of occupancy, the affected area is required to meet the **same accessibility requirements** as in new construction. The exception occurs when the improvements are not technically feasible, in those cases it is wise to provide a study of the existing conditions which would prevent the improvements. (OBC 3409.1, 3409.2, 3409.3, 3409.4, 3409.54, 3409.8, IEBC 406.1, 506.1, 506.1.12, 606.1, 706.1, 806.1, 905.1, 1004.1, 1005.15)

When is a change considered technically infeasible?

For a change to be considered technically infeasible, it shall require the removal or alteration of a load-bearing feature that is **an essential part** of the structural frame. In other situations there may be physical or site constraints that prohibit full compliance. If this occurs, then the element in question shall be made as accessible as possible within those constraints. (OBC 3402.1, IEBC 202 "Technically Infeasible")

Continued...



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Second Vice President's Report

What is the priority list for improvements?

This is a trick question: there is no prioritized list given for accessible route improvements. Ideally, all elements will be accessible. When existing elements are not accessible, what should be made accessible with the money available is subjective.

The intent is not that if the total cost of the accessible route exceeds 20 percent, then nothing must be done. Nor does it mean that the entire 20 percent must be spent. The idea is that improvements made to the accessible route be made until 20 percent of the cost of the alteration is spent or an accessible route is achieved. The best method of employment is to make this accessible first:

1. access to the site
2. access into the building
3. access to the primary function area, and
4. accessible plumbing fixtures.

The decision as to what to improve first should be based on what will provide the best access in the long run.



James McReynolds
Second Vice President



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From Your Secretary

We received a lot of emails about the June Inspector Skills Training. Most had to do with our members being charged the \$12 for lunch.

Boconeo members do not have to pay for lunch, this is a charge to **Non-Members only** and should have been communicated by the BBS in the original email. But it was not, and we got hammered with emails until the BBS sent out an update with an explanation. Sorry for the confusion.

Also, we will NOT be using the card scan check-in this month. The BBS is running the whole show, from registration to check-in and out, to handing out certificates.

We are continually tweaking the sign-in software to make it as easy as possible for check-in and check-out. Each month we evaluate any problems we had and make adjustments for the following month.

At last months meeting we ran into some situations that had not been accounted for, namely, non-members paying for attendance as well as those members that did not have their Boconeo card to check in.

From this point forward, to make the data entry easier, non-members and those that forget their membership card will need to fill in an attendance sheet. This way we can enter the information at a later time without having to stop the program and switching back and forth, thus creating possible errors at check-in.

Most of you have mastered the check-in. A few have not. Just slide your card under the reader, but not back through the reader as it will check you out at the same time. We're almost there so keep up the good work.



Gregory Fort
Secretary



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This Months Educational Presenter

This month we have a special presentation sponsored by the Board of Building Standards. The class is "Inspector Skills" and will be presented by our own Jerry Flanik. The class offers six hours of continuing education credit for all certifications.

Registration for this class is through the BBS. The BBS will be using sign in sheets for attendance purposes. The BBS will also be issuing the certificates for continuing education credit upon completion of the class.

The electrical, plumbing and plan examiner roundtables for June will not take place. The roundtables will return after our summer break in September.



Michael Gero
Co-Educational Chairman



January, 2015

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Technically Speaking...

One of my favorite lines from Monty Python's Holy Grail was "I'm not dead yet". Then the "body picker upper guy" wops him in the head, and now he's dead.

We'll I'm not dead yet, but I'm looking to retire in a couple of years. Most of the goals I had when joining the Boconeo board are, or very close, to being fulfilled.

I came to the board to automate Boconeo into the 21st century. We now have a permanent database hosted on a cloud server. I hoped to develop an automated check in system and eliminate the sign in sheets. We are now 95% there. A little more tweaking and this will be complete. Another goal was to set up an electronic registration system. That has been up and running for quite some time now. The goal of having all Boconeo documents, from minutes to financial statements, and more, is also complete. All Boconeo documents are now archived on a permanent Google drive account online.

Phil Seyboldt recruited me to help with the Joint Conference way back in (???) when it was held in downtown Cleveland. Thanks for getting me involved Phil, it's been fun. I'm looking to the future and now it's time for someone to take over the helm.

I have commitments through the end of next year, both to Boconeo and OBOA. I will be involved throughout the Boconeo Joint Conference until the end of my term. I also want to be a part of the ICC Convention coming in 2017. But at the end of those terms I will be passing the torch.

The reason for my announcing this early is I need to train someone that would be interested in becoming the next Boconeo webmaster, and possibly Board Secretary as well. The two positions are sort of welded together.

With all that is now in place, it could take a good year to learn all the computer requirements involved with newsletters, website updates, job postings, membership registrations, etc. At a minimum you would need to be versatile in Microsoft Word, Excel, PowerPoint, Adobe Photoshop and WordPress.

I would like to find someone with basic skills that would be willing to learn the system that is in place, and who would like to take over when I leave. Send an email to boconeo@gmail if you are interested.

Gregory Fort
Webmaster

