

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

Building Officials Conference of North East Ohio



September 2015

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

President
Jerry Flanik

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

President's Message

Welcome Back
I hope everyone enjoyed the summer!

This Month's Meeting

"Complaints, Investigations & Building Department Support"
Rob Johnson , OBBS
3 Hours for All Certifications
BBS2015-177

[Click To Register Here](#)

Electrical Roundtable
@ 10:30 AM

Plan Exam Roundtable
@ 10:30 AM

Plumbing Roundtable
@ 10:30 AM



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“Sprinklered Throughout”

Most of us have heard the following words: An automatic sprinkler system shall be provided throughout buildings, or “sprinklered throughout.” At first, you must think that sprinklers are required to be installed everywhere within a building or fire area that is required have an automatic sprinkler system. Then, realize that certain exceptions and omissions exist within the OBC and NFPA 13 that may alleviate installing sprinklers in certain areas but the building is still considered “sprinklered throughout.”

Example: An owner wants to build an electronics manufacturing facility (200,000 sq. ft.). Group F-1, Construction Type is IIB with all set backs at least 80 feet (unlimited area building). The owner (who is an electrical engineer) has expressed to the architect that he does not want sprinklers installed within the electrical equipment room that contains two (480 Delta Primary Volt - 208Y/120 Secondary Volt) -500KVA dry-type transformers feeding two switchboards within the room.

Question 1: Is an automatic sprinkler system required throughout this facility?

Answer: Yes, according to OBC 507.3, the building must be provided with an automatic sprinkler system throughout in accordance with Section 903.3.1.1 (NFPA 13-10).

Question 2: Can the architect simply write a statement on the construction documents to omit sprinklers in the electrical transformer room because water discharging on electrical equipment could be a problem?

Answer: No. However, the electrical transformer room is permitted to have sprinklers omitted according to OBC 903.3.1.1.1 (Item #3) provided that the room is constructed of fire resistance rated construction of at least 2-hours. NFPA 13-10 Section 8.15.10.3 also offers the following:

NFPA 13-10 Section 8.15.10.3 Sprinklers shall not be required in electrical equipment rooms where all of the following conditions are met:

- (1) The room is dedicated to electrical equipment only.
- (2) Only dry-type electrical equipment is used.
- (3) Equipment is installed in a 2-hour fire-rated enclosure including protection for penetrations.
- (4) No combustible storage is permitted to be stored in the room.



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President's message continued...

First Vice President

James Decker
Mentor, Ohio

Question 3: Is the room required to be constructed as a transformer vault?

Answer: See October's Newsletter (next month) as we will build on the electrical system.

Second Vice President

James McReynolds
Olmsted Township, Ohio

In general, there are five (5) items in OBC 903.3.1.1.1 that allow sprinklers to be omitted from certain rooms and areas. Even though sprinklers are not installed within these exempted areas, buildings are still considered "sprinklered throughout" and are afforded the benefits of height and area increases, corridor wall rating reductions, and hazardous material increases, etc.

Secretary

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Mayfield Heights

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Village of Glenwillow

Lastly, OBC 9023.2 Exception exists for spaces or areas in telecommunications buildings used exclusively for telecommunications equipment in order to afford sustainability of communication between community and the various life safety services, including fire, police and emergency medical services. Smoke detection along with 1-hour fire barriers and 2-hour horizontal assemblies will need to be provided.

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First Vice President's Report

In November, elections will be held for BOCONEO board of directors. The positions of President, 1st Vice President, 2nd Vice President, treasurer and secretary, will be available for two year terms starting in January.

Greg Fort and Mike Skvasik will be running for continuing their seat as secretary and treasurer respectively. Jim McReynolds is interested in running for the 1st Vice-President and I am interested in running for President.

That would leave the second Vice-President's seat available. If anyone is interested in running for this seat, please indicate your desire by contacting any board member.



James Decker
First Vice President



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Wickliffe Fire Dept.*

Past President

*Paul Kowalczyk
South Euclid, Ohio*

From Your Secretary

Welcome back from summer break. I hope everyone enjoyed themselves. As we begin our fall and winter seasons, I want to remind everyone that membership cards are only issued once and are not replaced annually. If you loose your card you will need to purchase a replacement card at a cost is \$10.

One of the things I have learned from using the auto check-in system is the mistakes that happen usually happen when I have to change screens for someone that forgot their card, then change back to auto check-in. For this reason I will have forms available for all guests and members without cards. This will allow me to manually enter the information later after everyone is inside. Leaving the program in one mode without changing should eliminate some of the errors with registrations.



Gregory Fort
Secretary



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This Months Educational Presenter

September's class will be presented by Rob Johnson of the Board of Building Standards. The title of the class is "Complaints, Investigations & Building Department Support", and 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. 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.

Certificates of attendance will be distributed electronically after completion of the class. We use the email address provided when you register for the class. Please be sure it is correct. In order to receive proper credit please double check your name and BBS ID number when you register. You must sign in for each class to receive a certificate, which will be via email, 3 to 5 days after the class. If you do not receive your certificate within 5 days of the class or have an issue with your receipt of the email, please let us know at

boconeo.certificate@gmail.com.

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,

Michael Gero

Co-Educational Chairman





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Technically Speaking...

The following positions are listed as open on the website. Click on the following links for more information.

[Building Commissioner Fairview Park](#)

[Shaker Heights Building Department Manager](#)

[Building Official SAFEbuilt Bedford Heights Office](#)

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

[Highland Heights Building Inspector](#)

[Cleveland Heights Commercial Plumbing and Residential Building Inspector](#)

[Cleveland Heights Electrical and Residential Building Inspector](#)

State wide employment opportunities are also posted at oboa.org

If you have an employment opportunity and wish to have it posted on the Boconeo website and newsletter, please send the ad in Word format only to boconeo@gmail.com. This service is members only.



Gregory Fort
Webmaster

[Link to BOCONEO website](#)

[Link to BOCONEO Facebook page](#)



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Past President's Report

About 15 minutes before the shotgun start the raindrops began to fall but when the blast went off the rain ceased and the carts began rolling to their respective holes. With over 70 golfers and no rain for the remainder of the day, BOCONEO had another enjoyable and successful golf outing at Grandview Golf Course.

I want to thank all those who participated in making this event a success. I would like to acknowledge the golf committee of Laura Heilman, Larry Heiden and Dave Hocevar for their hard work on pulling this outing together.

With the support of the golfers and the hole sponsors, the outing raised over three thousand dollars for our scholarship foundation. The BOCONEO Executive Board would like to recognize the following sponsors:

3914 Northhampton LLC

ABV Contractors

Beck Architects

Carter Lumber

CSA Group

CT Consultants

Dave Lynn Consultants

Jim Decker, BOCONEO Vice President

Developers Realty, Inc.

Enterprise Construction, Inc.

Gottschalk Building Company

Greater Cleveland ACCA

JMK Development, Inc.

Kenco Electric

Kennington Electric

Northeast Ohio Fire Prevention Association

Ohio Building Officials Association

Paul Kowalczyk, BOCONEO Past President

Myers Homes

Paul Davis Restoration

Peerless Electric

Petronzio

Petros Homes

Mike Skvasik, BOCONEO Treasurer

SMACNA

Tom Jamieson Family

Verne & Ellsworth Hann

Yanesh Brothers Construction

Ziska Architects

Thanks again for all the support. Let's make next year an even bigger success!

Paul Kowalczyk
Past-President

