



May, 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

## President's Message

President Jerry Flanik was recently in Japan teaching classes for ICC so I am filling in for him. This month you need to sign up **TWICE**, once for May class and also for the June BBS class. May is our normal sign up to get a head count for lunches to be ordered.

Now in June we will be hosting the **Inspector Skills Training** presented by the Board of Building Standards. This is a six hour class good for ALL certifications. You may have received information from the Board, as anyone with a State License may attend. As we are limited to 200 registrants, Jerry **insisted** that **Boconeo** members be allowed to sign up first before non-members.

Felecia Jackson from the Board of Building Standards has agreed to provide an exclusive sign up link **only for Boconeo members**, but you must sign up by May 12, 2015. On May 13, 2015 the sign up link will be sent out to all active BBS certified personnel. Since you're reading this, why don't you sign up now for the June class, but remember to come back to sign up for our regular May class. Click the link below now to sign up for the June BBS class:

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

Details of the BBS June class are continued on the next page...

### This Month's Meeting

#### Ohio Ethics Law

2 Hours for BO, MPE, PPE, EPE, BI, FPI, MI, PI,  
NRIUI, ESI, RBO, RPE, RBI, RMI, RPI, and RIUI.

BBS 2015-358

[Click To Register Here](#)

### Plumbing Roundtable

@ 10:30 AM

&

### Electrical Roundtable

@ 10:30 AM



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## Registration now open!

### Inspector Skills Training

The Board of Building Standards, in conjunction with the Ohio regional building officials associations (NWOBOA, 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 link is on the previous page. Space is limited, so register early for your session.**

June 17, 2015; 9:00 am – 4:00 pm  
Normandy Party Center  
30310 Palisades Pkwy  
Wickliffe, OH 44092



Gregory Fort  
Bocone Secretary-Webmaster

Jerry Flanik  
President



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## *First Vice President's Report*

In the interest of attempting to draw additional dialogue, I thought I would publish ahead of time this months' topics for the plans examiners round table. Two topics will be presented: First, can air be supplied to hotel guest rooms through the undercut of the corridor door? Second topic, and my pet peeve, is changing the construction type of an existing building during an alteration so that wood can be used as a building element.

Visit the following link for information regarding ICC's effort to promote building safety during May's Building Safety Month:

[www.iccsafe.org/about-icc/building-safety-month/2015-building-safety-month-is-may/](http://www.iccsafe.org/about-icc/building-safety-month/2015-building-safety-month-is-may/)



James Decker  
First Vice President



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## *Second Vice President's Report*

### IRC 506

Let's talk about concrete floors placed on ground. We all have seen concrete drives or concrete floors that have been torn out. We have all visited job sites where chunks of concrete are strewn about, some upside-down.

How many times have you seen the wire mesh-which is supposed to be placed  $\frac{1}{2}$  way into the pour-laying at the bottom of the slab. Whatever strength or reinforcement was intended by placing the wire was defeated by allowing the wire mesh to stay at the bottom of the pour. In fact, its strength has been rendered nearly useless.

IRC506.2.4 Reinforcement Support states that "Where provided in slabs on ground, reinforcement shall be supported to remain in place from the center to upper one third of the slab for the duration of the concrete placement." This code section has a lot of contractors scratching their heads, especially when I suggest that they place the wire mesh on chairs.

When I perform a pre-pour inspection for a slab to be placed on ground, I always bring along a copy of IRC 506.2.4 and I show them the requirement for support of the reinforcing material. I take time to explain to the contractor that the wire reinforcement does little good if it ends up on the bottom of the pour. I also give a copy of the code section to the contractor (I always carry several copies with me.)

Contractors will invariably argue that they pull up the wire as they go along. I answer by saying that if everyone pulled the wire up as well as well they do, then we wouldn't see the wire at the bottom of the pour. Obviously the code writers have realized that relying on a contractor to pull up the wire is just not working.

Continued ...



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## *Second Vice President's Report*

Many times I am asked why I enforce this requirement. I have been told that most communities do not enforce this code section. I tell them that I enforce this section, because it is a code requirement, and I understand the value of wire reinforcement when placed halfway up into the pour. I enforce it also because one of my duties is to instruct contractors about code requirements.

I also take time to mention that there is an alternative to using wire mesh and that is fiber mesh reinforcement. Fiber mesh is installed by the concrete purveyor at the plant of origin, although many contractors also add fiber to the mix when it arrives at the job site.

The fiber mesh alternative is an engineered solution to concrete reinforcement, and is spread throughout the mixture, so that every square inch of the new concrete has reinforcement in the form of miniscule fibers. Using fiber mesh eliminates the need to provide wire mesh.

If wire mesh is to be used as reinforcement for concrete slab/floor pours, then it must be supported by chairs or other means. The sensible alternative is to use 4 concrete with fiber mesh reinforcement.



James McReynolds  
Second Vice President



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## *From Your Secretary*

### **Save The Date**

Our annual golf outing will be held on Friday, July 17, 2015 at the Grandview Golf Club in Middlefield, Ohio. Registration and sponsorship information will be available in the next newsletter.

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A large number of our membership have helped us test out the new electronic check in system. The system has been in use for the last two months meetings. We have found a couple of minor bugs due to the setup of the classes and they are being addressed as we go forward. Each month we dial in the software a little more.

The goal is to eventually be able to sign into Constant Contact for the monthly meetings by only entering your Bocone number (not your State number) and selecting your classes. This will eliminate having to enter your employer, address and redundant information every month.

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Gregory Fort  
Secretary





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## *This Months Educational Presenter*

Thank you to all for your assistance in working through the process of electronic check in and electronic delivery of certificates. You must check in to receive your certificate 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](mailto:boconeo.certificate@gmail.com).

We use 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.

May's class will be presented by Susan Willeke of the Ohio Ethics Commission. The title of the class is "Ohio Ethics Law", BBS 2015-358, and is approved for 2 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 roster 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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## *Position Openings*

The following local positions are still listed as open on the website:

Independence Part-time Building Inspector  
South Euclid Housing Inspector  
Full-Time Lake County Certified Building / Electrical Inspector  
Part-time Building Inspector Wickliffe  
Municipal Building Inspection Solutions

Please visit the Boconeo website for further information.

The following positions are listed as available on the OBOA.org website:

Campbell County has an opening for a Building Inspector.  
Clermont County needs a Building Inspector.  
Delaware County is advertising for a Building Inspector.  
Geauga County needs a Building/Electrical Inspector.  
Pickaway County is advertising for a Building Inspector.  
Summit County has an opening for an Electrical Inspector.  
The City of Cincinnati is advertising for both Building and Zoning Personnel.  
The City of Columbus has a vacancy for an Assistant CBO.  
The City of Dayton is looking for a Chief Building Inspector.  
The City of Mason is advertising for a Building/Electrical Inspector.  
The City of Westerville has openings for a Plans Examiner and a Clerk Specialist.  
The State of Ohio has an opening for an Industrial Safety Administrator.  
Union County is advertising for a Building/Electrical Inspector.



Gregory Fort  
Webmaster