

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

Building Officials Conference of North East Ohio



April, 2018

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

President

Michael Gero
Independence

First Vice President

David Menn
Eastlake

Second Vice President

Daniel Spada
Geauga County

Secretary/Webmaster

Gregory Fort
Mayfield Heights

Treasurer

Laura Heilman
South Russell

Education Chairmen

David Faciana
Olmsted Township

Cooperating Member

Mike Girbino
Mayfield Village Fire Dept.

Past President

James Decker
Mentor

President's Message

Please make a note of the change of meeting day for April.

*The April BOCONEO meeting and class will be **Thursday, April 19, 2018.***

*Class will begin at **12:30***

This Month's Meeting

RCO Chapter 113 Existing Buildings presented by Paul Fussner
BBS 2018-046 2 hours for BO, EPE, ESI, MPE, RBO, RPE, RCO

And

Chapter 3400 Section 3401.1 Electrical presented by Paul
Fussner BBS 2018-089 2 hours for BO, EPE, ESI, MPE, RBO

[Click To Register Here](#)

Electrical Roundtable

@ 10:30 AM

Plan Exam Roundtable

@ 10:30 AM

Plumbing Roundtable

@ 10:30 AM



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Here we are in the month of April already. This year is really moving along quickly. Please make a note of the change of meeting day for April.

Our next meeting and class will be Thursday, April 19, 2018. The registration link is active, and the Plan Examiner, Electrical and Plumbing roundtables are available. Lunch will be served at noon and the class for this month will be starting at 12:30 pm.

At the OBOA Joint Conference (OBOA and NWOBOA) last month, BOCONEO was well represented again on the OBOA Executive Board. John Cheatham was elected vice president, Jim Decker was elected to a two year term and Greg Fort to a one year term as directors-at-large.

Last month BOCONEO presented ten scholarships to children of the members. Recipients were Madyson Maynard, Beverly Sipp, Abigail Kowalczyk, Katherine Hickman, Dakota Bichara, Ryan Finney, David Skvasik, Marissa Packard, Mackenzie Bonvenuto, and David Girbino. Congratulations to all.

The ICC Group A code hearings will be in Columbus, Ohio April 15 through April 23, 2018. The schedule includes hearings on proposed changes to the codes that serve as the basis for Ohio's codes, including: International Building Code (IBC) egress, fire safety and general provisions; International Fire Code (IFC); International Fuel Gas Code (IFGC); International Mechanical Code (IMC); International Plumbing Code (IPC); and International Residential Code (IRC) mechanical and plumbing provisions. Approved changes resulting from the 2018/2019 ICC code cycle will be incorporated into the 2021 IBC, IPC, IMC and IRC which will be basis for the next full, non-residential building code update in Ohio. The Committee Action Hearings are free to attend.

Continued...

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Attending just some of the hearings helps to provide a better understanding of the code-development process. At its January 19, 2018 meeting, the Board of Building Standards approved attendance at the Committee Action Hearings for six hours of continuing education for all certifications for each day of attendance at hearings on Ohio-based codes. Quite a few BOCONEO members are planning to attend. Check with Jim Decker for car pool options.

The planning and scheduling the continuing education classes is coming along for the upcoming year. We will have the classes posted on the website soon. If you have any ideas or thoughts of subjects you may like to see please send them to Dave Faciana, Education Chairman, at dfaciana@olmstedtownship.org.

Remember that we all make up the organization, and we all can participate to make the organization better whether it is by serving on a committee or by assisting in the clean up after a meeting. If you have any comments or ideas, please don't hesitate to let me or one of the officers know.

See you at the meeting.



Michael Gero
President



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Second Vice President's Report

May is Building Safety Month. ICC has stated on their website that it is a public awareness campaign celebrated by jurisdictions worldwide for the past 38 years to help individuals, families and businesses understand what it takes to create safe and sustainable structures.

Now is the time to think of what you can do to help promote our industry next Month. ICC offers many free downloadable brochures, sample resolutions, and public address statements that you can utilize. Think about reaching out to a reporter for your local paper. Be a speaker at your senior center to discuss building permits and/or steps to hiring contractors. Have your political leaders adopt a resolution recognizing the month.

We have done such a good job enforcing the codes that we fortunately have not had a major structural disaster. The bad thing about that is that we have almost become a forgotten work force. Use next month as a time to self-promote our industry. Let people know what we do, why we do it, and how they can become an inspector. Everybody knows how you become a Doctor, Fireman, Lawyer, etc., not many people know what experience, training, and testing you have done to become an inspector.



Daniel Spada
Second Vice President



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From Your Secretary

Many of you have already renewed your Boconeo memberships for 2018. If not, please do so as soon as possible. \$20 of your dues is forwarded to OBOA each year for your state membership.

Once again it's time to remind everyone that your plastic Boconeo swipe/membership card is your permanent card. We do not issue new cards every year. That was one of the reasons for switching to the current system.

For all the new, first time members, welcome. Your Boconeo swipe/membership card will be available at the monthly meetings. Just let me know at sign-in that you need your card.

Almost every month I receive calls and emails stating that the certificate was not received. We usually just check the computer and see that you were signed in and send the link for you to download. Unfortunately there have been times where a name is not on the roster. Boconeo has a responsibility, as proctor for the state, to verify attendance. For this reason I have slowed down the check-in registration to verify membership and make sure you are checked in. You need to verify that you are checked in also. Certificates will not be emailed unless you are on the roster.

Hope to see everyone at the meeting on the 19th.



Gregory Fort
Secretary/Webmaster

[Link to BOCONEO website](#)



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From Your Treasurer

March, 2018

Checking account beginning balance		\$9,538.65
Deposits:		
Memberships	\$ 12,800.00	
	\$ 12,800.00	
Less:		
Meeting Lunches	\$ 1,620.00	
Post Office Box	78.00	
OBOA Dues	3,520.00	
Website Photos	60.00	
Sunshine	100.00	
Board meeting	<u>120.00</u>	
	\$ 5,498.00	
Ending Balance		<u>\$16,840.65</u>
Scholarship Account Beginning Balance		\$6,290.84
Less:		
Scholarships Awarded	\$ 4,400.00	
Ending Balance		<u>\$1,790.84</u>
Money Market Account Beginning Balance		\$47,666.81
Plus:		
Interest	<u>.81</u>	
Ending Balance		<u>\$47,668.35</u>
TOTAL ASSETS:		\$66,299.84



Laura Heilman
Treasurer



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This Months Educational Presenter

RCO Chapter 113 Existing Buildings presented by Paul Fussner BBS 2018-046 2 hours for BO, EPE, ESI, MPE, RBO, RPE, RCO

And

Chapter 3400 Section 3401.1 Electrical presented by Paul Fussner BBS 2018-089 2 hours for BO, EPE, ESI, MPE, RBO

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 for the roundtable you plan to attend.

REMEMBER that you must **"SWIPE IN"** to be on the attendance roster. If you do not receive a certificate that means you are not on the roster. If you are not on roster, you will not be reported to the BBS as attending the class. It is your responsibility to be sure your attendance is recorded.

The email address you have on file with **BOCONEO** is used to send your certificate of attendance. If you have changed jobs or email addresses, please let us know so we can update the contact email. If you do not receive your certificate within 5 days of the class or have issues with receipt of email, please contact **BOCONEO** at boconeocertificate@gmail.com



David Faciana
Education Chairman



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Fire Marshall's Report

The 2017 Ohio Fire Code, based largely on the 2015 IFC was adopted by the State Fire Marshal last December. Several new sections were added in this revision that as building officials, inspectors and design professionals may be of interest and significance, 3 of which I will address here.

Chapter 3, paragraph 320 entitled "Mobile Food Units" now applies to "All mobile food units operated in this state". This paragraph contains some comprehensive and specific requirements regarding not only operational and fire protection concerns, but also wiring, fuel gas piping, and LP gas tank installation. Specific standards are referenced including NFPA 58 and NFPA 70.

Chapter 53, paragraph 5307 deals specifically with carbon dioxide systems used for beverage dispensing. This new section requires either mechanical ventilation and/or an emergency alarm system for CO2 systems with an aggregate capacity exceeding 100 lbs. and references the Mechanical Code.

Your fire code officials may seek your assistance with the application of these requirements or may reference certain sections as they may apply in the plan review process.

In Chapter 9 paragraph 903, the requirement for the installation of fire sprinklers in certain types of occupancies differs significantly from what has been adopted in the 2017 Ohio Building Code. The difference between the two codes lies with the area thresholds that trigger the requirement for sprinklers protecting spaces where upholstered furniture and mattresses are manufactured, stored and displayed for sale.

Continued...



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Fire Marshall's Report

The Ohio Fire Code language is taken verbatim from the 2015 ICC requiring sprinklers in Groups F-1 and S-1 used for the fabrication and storage of upholstered furniture and mattresses respectively where the occupancies used exceed 2,500 square feet, and in Group M where the occupancy used exceeds 5,000 square feet.

In comparison, the 2017 building code sets the threshold at 8,000 square feet for all three groups. The requirement in the IFC and OFC was implemented as a direct result of the aftermath of the Super Sofa fire in Charleston, SC on June 18th 2007 where nine firefighters lost their lives, mostly attributed to a condition known as flashover.

Fire and building officials will need to work together closely through the plan review and construction processes when dealing with the manufacture, storage, display and sale of these products. It is my hope we can work together to eventually align both codes for the greater good of protecting the public and our fire suppression personnel across the state.



Assistant Chief Michael Girbino, Fire Marshal
Mayfield Village Fire
B.O.C.O.N.E.O. Ad-Hoc Executive Board Member

**Building Officials Conference of Northeast Ohio
Annual Golf Outing – Rolling Green Golf Club
15900 Mayfield Road, Huntsburg, OH 44046
Friday, July 27, 2018**



Proceeds benefit the John Korinek Memorial Scholarship Fund

\$75.00 per player includes: green fees, cart, lunch and dinner

\$35.00 Dinner only per person

Scramble Format

Team Skin Game

Cash Prizes

Registration – 8:30 am

Shotgun Start – 10:00 am

Reservation Deadline July 13, 2018

Registration Form

Please reserve tees for the following players at \$75.00 per player or \$300.00 per foursome

Name (Please Print)

Company or Affiliation

1. _____

2. _____

3. _____

4. _____

Contact name _____ Phone _____

Make checks payable to "BOCONEO"

Mail to:

BOCONEO

P.O. Box 505

Novelty, OH 44072

Questions:

Dave Hocevar at 440-821-2141

Larry Heiden at 440-279-1786

Dave Menn at 440-951-1416 ext. 124 or 440-343-7790

Laura Heilman at 440-338-1312



**Building Officials Conference of Northeast Ohio
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15900 Mayfield Road, Huntsburg, OH 44046
Friday, July 27, 2018**

Request for Sponsors

Proceeds benefit the John Korinek Memorial Scholarship Fund

Sponsor form, indicate sign copy below:

Company Name _____

Do you want your company name and logo at the tee? If requested, BOCONEO will place your own company yard sign at the tee. Maximum size of sign: 18" x 24".

Will you be providing your own sign? Yes / No

Contact Name _____ Phone _____

Please indicate seller _____

Sponsor Deadline July 20, 2018

Hole Sponsor \$50.00 per hole, includes sign placed on tee.

Number of holes sponsored _____ Total check enclosed \$ _____

Make checks payable to "BOCONEO"

Mail to:
BOCONEO
P.O. Box 505
Novelty, OH 44072

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Thank you for your support!