

BOCONEO

BUILDING OFFICIALS CONFERENCE OF NORTH EAST OHIO



OCTOBER, 2025

BOCONEO Officers

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President's Message

BOCONEO Members I hope this newsletter finds you all well. At the time of writing, I believe it is fall. It is hard to comprehend with all this beautiful sunny weather but we will enjoy it! Below are some important updates and information.

OBOA Joint Conference! 2025 OBOA Joint Conference is hosted this year by NWBOA. The conference will take place November 16, 17, and 18, 2025 in Dublin, Ohio. Full conference and room registration is now available. Please visit OBOA Club Express to access conference link. <https://oboa.clubexpress.com/>

ICC Cleveland Conference: The 2025 annual ICC Conference, hearings, and expo will be held in Cleveland October 19-30, 2025! Registration is now open; I have provided the link to OBOA website to register for the conference. This is a great opportunity to attend a National Conference and Code Hearings. The Annual business meeting held on Monday October 20, 2025 is free to attend. Please try to make it down for that if you are not attending the conference.

BOCONEO Election Year: Based on the By-laws of BOCONEO our 2025 annual Business Meeting will take place on Wednesday November 12, 2025. This is 1 week earlier than normal due to the ICC Conference. An agenda will be sent out to all members by October 12, 2025, 30 days prior to meeting. If you have any interest in running for a position on the Board of Directors, please reach out to me or any other board member. Continued.....

Wednesday, October 15, 1:00-4:00
lunch at noon

Harry Warner
Solar(PV) Technology and the 2023
NEC 3hr – BBS2025-554

REGISTER

ROUNDTABLES via WEBEX
9:00 am (1 hour)

Tuesday, 10/14, Building Official
Wednesday, 10/15, Plans Examiner
Thursday, 10/16, Plumbing
Friday, 10/17, Electric



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Pro Codes Act: is bipartisan legislation, introduced in the House as H.R. 4072 in June 2025, that aims to clarify that [Standards Development Organizations \(SDOs\)](#) can retain their [copyright protection](#) on safety codes and standards even after those codes are incorporated into law. The goal is to allow non-profit SDOs to self-fund the creation and updating of these critical codes while also ensuring free and transparent access to them for the public. Critics argue the bill could lead to restricted access to laws and turn them into a private enterprise product, but supporters say it is necessary to protect the development process and public safety.

Ohio Senate Bill 6: Certified Building Departments:

Recently, the Ohio General Assembly adopted changes to laws affecting certified building departments. First, [SB 6](#) effective September 30, 2025, permits an owner or owner's authorized representative to request an expedited appeal of an order issued by the building official under the Ohio Building Code to be heard by either the Ohio Board of Building Appeals (OBBA) or certified Local Board of Building Appeals. The OBBA has updated its appeal form to reflect this option. See attached. Questions regarding the OBBA expedited appeal process should be directed to Susan Steer at Susan.Steer@com.ohio.gov.

HB 96:

Next, the latest State biennium budget bill, [HB 96](#), includes amendments authorizing the Board to adopt rules for third-party plans examination and inspections (individuals hired directly by the owner or owner authorized representative) as well as allowing a certified residential building department to be certified to enforce only new construction provisions of the Residential Code of Ohio (RCO) or both new construction and alterations provisions. These amendments are also effective September 30, 2025.

Continued.....



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President's Message

Rules for third-party plans examination and inspections

The Board will soon begin drafting rules to allow certified building departments to accept plans examination and inspections reports from third-parties. Notifications will be issued when the draft rules are available for stakeholder input. **Until the Board adopts rules for third party plans examination and inspections, requirements for certified personnel to be employed by or under contract with a certified building department to perform inspection and plans examination duties remain unchanged.**

Certified residential building department authority change

Existing certified residential building department authority are unaffected by the change permitting departments to define its scope of RCO enforcement. No action is necessary for existing certified residential departments to continue to enforce the RCO for both new construction and alterations. However, if an existing certified department chooses to limit its authority to new construction only, the change requires an application to the Board for certification modification.

You are encouraged to share this information with your department's legal counsel for further guidance and questions.

Dale Steppenbacker
BOCONEO President
dalestep@roadrunner.com
216 406-1102



Dale Steppenbakcer
President



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Treasurer Report

September 2025

Checking account beginning balance	\$8,804.90
Deposits:	
Deposits	\$280.00
Total:	\$2,80.00
Less:	
Monthly Meeting-	\$ 1,725.00
NWOBOA ADD	\$ 300.00
Board Lunch	\$179.04
Cisco- Webex	\$27.54
Total	\$ 2,231.58
Ending Balance	\$ 6,853.32
Scholarship Account Beginning Balance	\$ 100.00
Deposits:	
None	
Less:	
None	
Ending Balance	\$100.00
Money Market Account Beginning Balance	\$ 83,862.07
Interest	.69
Ending Balance	\$ 83,862.76
TOTAL ASSETS:	\$ 90,816.08



Jason Pastorius
Treasurer

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Secretary Report

Happy Fall!

Please see President's Report for important message regarding our annual business meeting.

Remember that your BOCONEO membership fees include OBOA dues membership. If you receive renewal reminders from OBOA (Club Express), please disregard and send fees to BOCONEO; both BOCONEO and OBOA memberships will be renewed when payment is received.

Membership applications for 2026 will be updated on our website and sent to all members after our annual business meeting.

- ❖ A reminder that members must be registered individually; a membership may not be shared within a company. This applies for attendance for any of our meetings, in person and/or virtual roundtables.

Please check the website for job postings. If you need a posting put on website, please send it to me in a Word Doc, to

ferrantemonica297@gmail.com

Also, if you have a post on the website and the job has been filled, please let me know, so I can update the site.

Thank you.

[LINK TO BOCONEO WEBSITE](#)



Monica Ferrante
Secretary

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Education Report

To all BOCONEO Members,

Just a few points to finish out the 2025 "Con-Ed Season"...

1. October 15th Harry Warner will be presenting Solar(PV) Technology and the 2023 NEC 3hr – BBS2025-554
2. November 12th 3-Hour In Person Round Table – BBS2025-539
Panel will be Jerry Flanik MCP, CBO, Paul Kowalczyk AIA, CBO, MPE, Mike Gero CBO, Jim Decker PE, MPE, CBO, Dan Perno MCP, CBO, Jeff Bogart AIA, Mike Wildermuth AIA, MPE, Joe Bindas ISO/Verisk, and possibly a representative from the BBS.
3. The 2025 ICC CLEVELAND Conference/Hearings/Expo will be held October 19th-22nd (Annual Conference), 19th-20th (Expo), 22nd- 30th (Hearings) at the Huntington Convention Center, 1 St. Clair Ave., Cleveland, Ohio 44114. We would like to see as many BOCONEO members there as possible. Please get registered asap! Events, Classes and Meetings totaling up to 40.5 possible Continuing Education Units!
4. 2025 OBOA-NWOB OA Joint Conference will be held November 16th – 18th at the Embassy Suites by Hilton Columbus Dublin, 5100 Upper Metro Place, Dublin, Ohio 43017. Again, we hope to see you there. There are plenty of well-rounded classes available, up to 18 Con-Ed Hours per attendee. If you do plan on coming, please register on the OBOA website as quickly as possible.

Finally, the BOCONEO Board of Directors would like to extend the opportunity for someone to get involved and nominate someone or themselves for a position on the Board of Directors. If you would like a chance to be responsible for finding and scheduling our continuing education classes, if you have some new ideas, please get involved and reach out to the Board of Directors. We encourage all our members to get involved.

Thank you all for your continued support and attendance!

Dan Perno Education Chairman dperno5252@gmail.com



Dan Perno
Education Chair

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Fire Marshal's Report

Fire Prevention in Focus

Fire Hazards Associated with Home Oxygen Therapy



Due to underlying medical conditions, some residents use home oxygen therapy as part of their necessary treatment routine. It is important that these residents are aware of fire hazards associated with this therapy, and provide best practices in how to mitigate the risk.

Fire needs oxygen to burn. When more oxygen is available, fires can ignite at lower temperatures, burn hotter, and spread faster than most people realize. When a person is using home oxygen therapy, their clothes and other combustibles around them can become saturated with the excess oxygen. Even when the supply is turned off, these combustibles will remain saturated for several minutes until dissipation can occur. If a heat source is introduced during this time, a fire will ignite rapidly and spread quickly causing burns to the person and rapidly spreading to other areas of the home.

Continued.....

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The main ignition source for these types of fires are lit cigarettes, e-cigarettes and vaping pens. Home oxygen therapy fires can also be caused by the person getting too close to candles, stoves, grills and other ignition sources while the medical oxygen is present.

The best way to prevent these fires is to never smoke or be around other ignition sources while on, or directly after, home oxygen therapy. In addition, there is a device that can be installed on the oxygen tubing called a thermal fuse. A thermal fuse is a safety device designed to stop the spread of fire, if the tubing ignites, by melting closed at a preset temperature cutting off the oxygen supply in the tubing. Some local fire departments are able to obtain the thermal fuses from the State Fire Marshal's Office and then install them for the resident free of charge.



Joe Eisenhuth
Solon Fire Dept
BOCONEO Cooperating Member

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ICC update

ICC Annual Conference and Group B Committee Action Hearings

The Annual ICC Convention will be held October 19-22 at the Huntington Convention Center in Cleveland. A summary of events follows:

Saturday 10/18

7:00 am - WICED (Women in Code Enforcement Development)/PTN (Permit TechNation) and ICC Day of Service

Sunday 10/19

8:00 am - Tee time for the Ron Burton Golf Outing to be held at Stonewater Golf Club in Highland Heights.
9:00 am - Building Tours. Rock Hall, University Circle, Market District & Historic Downtown Cleveland Tours
3:00 pm - Expo. Visit vendors and sponsors in the Exhibition Hall
7:00 pm - Welcome to Cleveland Event - Catered with live music at the Rock & Roll Hall of Fame sponsored by OBOA and the OBOA Foundation.

Monday 10/20

8:00 am - 11:45 am - Opening Session/Annual Business Meeting. For the Annual Business Meeting, individuals need not be registered for the conference to attend. This is an opportunity for our local building code enforcers to witness the ICC in action!! Keynote speaker Kristin Scroggins will provide an enlightening speech. Elections for ICC Board of Directors will occur as well as ICC by-laws change.
9:00 am - 2:00 pm - ConstructReach. This is an outreach program to entice our young future leaders to consider career opportunities in the construction industry.
9:00 am - 4:00 pm - Companion Tours. Multiple famous Cleveland attractions will be visited.
2:00 pm - 7:00 pm - Expo. Visit vendors and sponsors in the Exhibition Hall.
7:00 pm - 10:00 pm - OBOA Foundation Fund Raiser. To be held on the Rooftop Terrace of the Convention Center, this event will be a major fundraising effort for the OBOA Foundation. The event is a mixer for attendees including food, cash bar and raffle. Registration for the Conference is not required and all persons are welcome. Per person cost is \$100.

Tuesday 10/21

8:00 am - 11:15 am and 1:45pm - 5:00 pm - Education Programs. Eight tracks of education are being offered.

11:45 am - 1:30 pm - Awards Luncheon

6:00 pm - 9:00 pm - "The Enchanted Night" Gala Reception and Banquet

Wednesday 10/22 through Thursday 10/30

Committee Action Hearings Group B#2

Jim Decker-Past President and OBOA Vice President