

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

Building Officials Conference of North East Ohio



October, 2023

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

President

Russell Rodic
Safebuilt

First Vice President

Dale Steppenbacker
Beachwood

Second Vice President

David Faciana
Lorain

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Monica Ferrante
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Jason Pastorius
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David Faciana
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Mike Girbino
Mayfield Village Fire Dept.
Retired

Past President

Daniel Spada
Geauga County

President's Message

In the month of September, BOCONEO held in-person meeting/education course presented by, Greg Wujcik Senior Territory Manager, Simpson Strong-Tie Company, you can contact via email gwujcik@strongtie.com or mobile 440-263-2490, in attendance approximately 145. The virtual Plans Examiner roundtable was attended by approximately 55 members, plumbing had 50 and electrical had 55 respectively.

The schedule for October is as follows, business meeting/education October 18, 2023, in person. Round tables - plans examiner October 18, plumbing October 19, and electrical October 20 all starting times at 9:00am and virtual through Webex.

On behalf of the BOCONEO officers, I would like to invite our members and non-members to attend the OBOA/BOCONEO Joint Conference Event next month. The Joint Conference is being held in the Cleveland Marriott East in Warrensville Heights. The Conference is a collaboration of education classes and fellow constituents in the building industries. The two-day conference will offer 12-hours of continuing education for certification renewal. Registration for the event is located on the OBOA Clubexpress web site.

<https://oboa.clubexpress.com/>

Continued...

October 18, 2023, 1:00- 3:00

Tom Elliot
International Masonry Institute
BBS 2023-738 1 hour Adhered Masonry
Veneer Systems
BBS 2023-740 1 hour Masonry Codes and
Standards

All certifications

REGISTER

ROUNDTABLES via WEBEX

9:00 am

**Plans Examiner - Wednesday,
10/18/23**

Plumbing - Thursday, 10/19/23

Electrical - Friday, 10/20/23

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Any member interested in potentially becoming a 1st vice president and 2nd vice president officer of BOCONEO please email at rrodic@safebuilt.com_or call me on my cell 440-370-5192. Being an officer of BOCONEO offers a wide networking in our building industry and the benefits of the technology process also in the building industry

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Q. A circus clown falls off a 50-foot ladder but didn't get hurt. How come?

Secretary/Webmaster

Monica Ferrante
Mayfield Heights

A. He fell off the bottom step, or the ladder was laying flat on the ground.

Treasurer

Jason Pastorius
Twinsburg

See you at the October 2023 meeting!

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From Your Secretary

We hope you can join us for the OBOA/BOCONEO Joint Conference next month, November 5, 6, 7. Please use the link to Club Express for registration and information.

<https://oboa.clubexpress.com/>

Be sure to register as a MEMBER for the conference, as all BOCONEO members are automatically members of OBOA. Please choose the classes you plan on attending before completing your registration. The link for the hotel is also on the Joint Conference page. Hotel rooms must be booked by October 13.

If you have a job posting for our website, please send the post to me in a WORD DOC format, ferrantemonica297@gmail.com. Also, if you have filled a job, please let me know so the post can be removed.

"Ancora Imparo – I am still learning." Michelangelo, 87 years old and working on St. Peter's Basilica.

[LINK TO BOCONEO WEBSITE](#)



Monica Ferrante
Secretary



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Education Report

If you have any ICC Code books that coincide with 2015, 2018, or 2021 ICC exams, that you no longer need and would be willing to part with, please email me, Dan Perno at dperno5252@gmail.com. **Please see below for books for sale and contact.**

If there are any other study resource suggestions out there that I missed, again please email me, Dan Perno at dperno5252@gmail.com and I will add them to the posted list in the monthly newsletter.

Study Resource Suggestions: (In no particular order)

1. Ohio Board of Building Standards – www.ohio.gov
2. ICC - www.iccsafe.org
3. England Training Division LLC - www.ibcode.com
4. West Coast Code Consultants - www.wc-3.com
5. Building Code Masters - www.buildingcodemasters.com
6. Thompson Learning Center - www.passicccexam.com
7. Building Code Trainer - www.buildingcodetrainer.com

Code items for sale: all in excellent shape

2019 Ohio Residential Code \$50.00

2015 IRC flashcards \$10.00

2015 IRC significant changes \$10.00

2015 IRC Study Companion \$10.00

IRC items- negotiable price

Thanks,

Shelly Gardner - sheldonjgardner@sbcglobal.net



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Fire Marshal's Report

According to the National Archives and Records Administration's Library Information Center, Fire Prevention Week is the longest running public health and safety observance on record. The President of the United States has signed a proclamation proclaiming a national observance during that week every year since 1925. Each year fire prevention week is observed in the U.S. The week that October 9th falls in memory of those who perished and those whose lives were forever changed as a result of the Great Chicago Fire, which occurred on October 8, 1871 and burned through October 10th

It is hard to believe, but the year is drawing to a close and here we are preparing to observe fire prevention week once again. As the mercury in the thermometer begins to dip, we will begin once again to fire up our furnaces, fireplaces and, in some cases portable heaters. According to the NFPA, fires involving operating heating equipment is second only to cooking fires in frequency every year. Fire prevention week is a good time to ensure your heating equipment, central heating systems, fire places, chimneys and flues are inspected, and cleaned and serviced as needed to ensure proper and safe operation. Make certain chimneys and flues are clean, open, and unobstructed. For those of us with furnaces, fireplaces and appliances that burn fuel whether LP gas, Oil, Natural gas, wood, or pellets annual service and maintenance helps ensure safe and efficient operation. In addition, fuel burning appliances should always be accompanied by good quality carbon monoxide detection. Regular maintenance and service of fuel burning equipment is the primary way to prevent CO from escaping into the home, and a good CO detector is necessary to protect occupants in the event of a failure or accident.

CO is colorless, odorless, and produced whenever any fuel burns. It has a greater affinity for hemoglobin within our blood than oxygen does and will cause serious oxygen depletion and death in short order when concentrations are high in enclosed spaces. Since CO is just about the same weight as ambient air it can mix in evenly when fuel burning equipment is not working properly. Forced air heating systems can further distribute the toxin throughout the interior space of the home or work space.

Continued.....



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In 1, 2, and 3 family dwellings CO detectors should ideally be installed on every level, but if your budget only provides for a single unit, it is recommended to place it near your primary sleeping area. CO detectors should be installed according to the manufacturer's instructions. Typically, the manufacturer will include specific details regarding locations that are optimal for their product.

Portable electric space heaters are a hot button for me. In my opinion they are one of the most abused, misunderstood, and misused appliances which makes them extremely dangerous.

Earlier this year, I was doing some work for my Mother-In-Law at her home. While there, I noted that she had several electric space heaters running which got my attention in a hurry. I questioned her about the heaters and she was evasive. Eventually she explained that she had been using 3 heaters in her sun room as the primary source of heat for her plants. In addition, she was operating one in her adjacent family room. A closer look revealed that 2 of the heaters were on the same circuit but in different rooms. An examination of the equipment revealed the plugs on the two operating on the same circuit were in the process of failing. Both plugs were visibly damaged from arcing/overheating as were the receptacles. The neutral wire in the one wall box was so discolored from heat that it appeared almost black in color.

Continued.....



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I immediately advised her of the danger, and cut the plugs off of the power cords so they could no longer be used. Surprisingly, she insisted that the heaters had been working just fine. As I continued to look into the issue, I discovered that the subpanel that supplied the circuits the space heaters were connected to had some issues including a broken buss. An electrician was called in and the sub panel was replaced along with several circuit breakers. My point here is that the electric space heaters in this case were clearly being used outside of their listing and design parameters. This was further complicated by a hidden issue with the subpanel which may have impacted the function of the circuit breakers within. The key takeaways are: Portable electric space heaters are for temporary additional heat in a small room or space. They are not designed to serve as the primary heat source nor are they designed for continuous operation. Some other things to consider when using portable electric heaters: Never use extension cords. Always connect them directly to a grounded permanent electrical receptacle. Always maintain a minimum clear distance of 3 feet in all directions to anything that can burn. Always place the heater on a hard, flat stable surface and always operate the appliance in accordance with the manufacturer's instructions. Have a great fall season!

Be Well, Stay Safe!



Assistant Chief Michael Girbino,
Fire Marshal
Mayfield Village Fire, Retired
BOCONEO Cooperating Member