



April, 2022

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

President

Russell Rodic
Safebuilt

First Vice President

Dale Steppenbacker
Beachwood

Second Vice President

David Faciana
Olmsted Township

Secretary/Webmaster

Monica Ferrante
Mayfield Heights

Treasurer

Laura Heilman
South Euclid

Education Chairmen

David Faciana
Olmsted Township

Cooperating Member

Mike Girbino
Mayfield Village Fire Dept.
Retired

Past President

Daniel Spada
Geauga County

President's Message

In the month of March, BOCONEO held virtual meeting/education course presented by, Jim Gogolski is a Code/Technical Representative with Hoover Treated Wood Products, and his contact info is cell phone 706-990-8963 or email jgogolski@frtw.com attendance approximately 200. Also, virtual Plans Examiner roundtable in attendance approximately 57 and no plumbing roundtable was held. The April meeting/education class will be held on April 20, virtually.

The Residential Construction Advisory Committee (RCAC) is tasked with recommending an Ohio Building code for 1, 2, and 3-family dwellings, currently the 2019 Residential Code of Ohio, to the Ohio Board of Building Standards. The committee is comprised of builders, designers, a mayor, a fire official, and 2 building officials. The member replacement for the RCAC Committee has been recommended by OBOA is out past president Dan Spada. Good luck to you Dan.

Continued.....

April 20, 2022

1:00 - 3:00 p.m via WebEx

Susan Willeke

Ohio Ethics Law

2 hours -BBS2022-120

BI, BO, BPE, EPE, ESI, FPI, FPPE, LPE,
MPE, MI, MCPE, NRIUI, PI, PPE, RBI, RBO,
REPE, RIUI, RMI, RPE, RPI

[REGISTER HERE](#)

Roundtables via WebEx

Plans Examiner Roundtable
Wednesday, April 20, 2022- 9:00 a.m.

Plumbing Roundtable
Thursday, April 21, 2022 - 9:00 a.m.

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

Building Officials Conference of North East Ohio



April, 2022

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

President

*Russell Rodic
Safebuilt*

I would like to thank Laura Heilman for her time of service as treasurer officer for BOCONEO, Laura has announced her resignation of treasurer position. Again, Laura thank you for your dedication to the BOCONEO organization in holding the treasurer officer position. Our organization will now ask any of our members who would like to apply/interview for the treasurer office position contact my cell phone 440-370-5192 or email rrodic@safebuilt.com to discuss the process.

First Vice President

*Dale Steppenbacker
Beachwood*

Second Vice President

*David Faciana
Olmsted Township*

With the expectation of returning in-person meetings I would like to ask all our members to wipe off the dust of their membership cards to have ready for service.

Secretary/Webmaster

*Monica Ferrante
Mayfield Heights*

Pop quiz

Treasurer

*Laura Heilman
South Euclid*

Q. What can be seen in the middle of the months March and April, that cannot be seen in the beginning or the end of either month?

Education Chairmen

*David Faciana
Olmsted Township*

A. The letter "r".

Stay safe and stay healthy for 2022!

Cooperating Member

*Mike Girbino
Mayfield Village Fire Dept.
Retired*

See you at the April meeting!

Russ, President

Past President

*Daniel Spada
Geauga County*



Russ Rodic
President



April, 2022

B.O.C.O.N.E.O. Officers**President**

Russell Rodic
Safebuilt

Treasurer Report

March 2022

First Vice President

Dale Steppenbacker
Beachwood

Checking account beginning balance **\$14,638.61**

Deposits:

Second Vice President

David Faciana
Olmsted Township

Memberships \$ 3,900.00

Less:

Post Office Box Fee \$ 84.00

Membership Refund 100.00

Executive Board Meeting 130.00

Sunshine 121.99

Constant Contact & Myrro 704.60

WebEx Fee 55.08

Total 1,195.67

Secretary/Webmaster

Monica Ferrante
Mayfield Heights

Treasurer

Laura Heilman
South Euclid

Education Chairmen

David Faciana
Olmsted Township

Ending Balance **\$ 17,342.94**

Scholarship Account Beginning Balance

\$ 7,781.25

Cooperating Member

Mike Girbino
Mayfield Village Fire Dept.
Retired

Deposits:

Student Withdrew Refund 500.00

Less:

Scholarships awarded \$ 4,700.00

Past President

Daniel Spada
Geauga County

Ending Balance

\$3,581.25

Money Market Account Beginning Balance

\$ 82,952.61

Interest

1.41

Ending Balance

\$ 82,954.02

TOTAL ASSETS:

\$103,878.21



Laura Heilman
Treasurer



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Retired

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Geauga County

2nd Vice President Report Education Chair

This month's class:

Wednesday, April 20, 2022 via Webex
1- 3 p.m.

Susan Willeke - OHIO ETHICS LAW

2 hours -BBS2022-120

BI, BO, BPE, EPE, ESI, FPI, FPPE, LPE, MPE, MI, MCPE, NRIUI, PI, PPE, RBI, RBO, REPE, RIUI,
RMI, RPE, RPI

Susan Willeke

Education and Communications Manager

Susan Willeke is an accomplished government-relations professional with more than 27 years' experience in public affairs, communication and public speaking. Susan joined the Ohio Ethics Commission in 2005 as the Education and Communications Manager where she oversees and conducts educational and communication outreach. In that position, Susan presents approximately 200 speeches annually, develops information strategies regarding agency programs and represents the Ethics Commission to Ohio citizens, the media and the Ohio legislature.

The Ohio Ethics Law: It's Everybody's Business!

This lively session will help public officials and employees in understanding how to identify and avoid acting on potential conflicts of interest. It will also provide information regarding ethics prohibitions related to public contracts and potential post-employment requirements. Attendees will also learn about general assistance available from the Ohio Ethics Commission to assist both the public and provide sectors in understanding and complying with the Ethics Laws.



Dave Faciana
2nd Vice-President
Education Chair



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Education

Thanks to member, Dan Perno for providing these links:

Here are a few resources to help with ICC Certification Training for those looking to add to the certifications already obtained.

International Code Council - www.iccsafe.com ICC offers many different training options to help students reach their professional goals, learn code, practice taking exams, and ultimately take ICC certification exams.

West Coast Code Consultants Inc. - www.wc-3.com WC3 offers comprehensive Residential, Commercial, and Fire Code training classes, broken down into "modules", with a practice exam at the end of each module and then finally a full practice exam for the whole course.

England Training Division - www.ibcode.com England Training offers courses and practice quizzes to familiarize the student with many different Residential and Commercial Certification exams

Building Code Masters - www.buildingcodemasters.com BCM offers many thorough Commercial and Residential practice exams (Printable) as well as Exam Guides to learn how to study for Building Code Exams

Thompson Learning - www.passicccexam.com Thompson Learning offers a comprehensive approach to learning how to navigate the code book as well as practice exams and materials for studying for the ICC certification exams.



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Past President's Report

Last month Paul Kowalczyk, Mike Gero, Mayor Bain from Pepper Pike, and myself went to the Board of Building standards open forum meeting in Columbus addressing the topic of inspector shortages. The Board asked for written statements on suggestions and input on the topic. We composed a written statement.

Dear Board of Building Standards Board Members,

The Building Officials Conference of Northeast Ohio would like to formally submit comments for the March 25, 2022, board meeting on the topic of how the Board can respond to the staffing needs of certified building departments while ensuring uniform application of the codes by qualified personnel and meeting the Board's statutory mandates.

BOCONEO has established an Ad Hoc committee for this topic specifically. Members include James Decker, Michael Gero, Paul Kowalczyk, Russell Rodic, and Daniel Spada. This committee has met with Northeast Ohio Mayors and City Managers Association over the past year to discuss this topic and brainstorm ideas to alleviate some of the stresses Mayors, Managers, and departments are burdened with due to the shortage of available candidates.

BOCONEO would like to recommend:

Training program/ Education: *One of our biggest hurdles is the know-how on how to become an inspector, building official, or plans examiner. The acceptance of a program through Tech Schools, Colleges, Universities, or through the State, much like there are Police Academies and Fire Academies, would be a recognized means and path for individuals to get into the field. The acceptance of recognizing a program like this as a method of obtaining experience and education, would be an avenue that would allow individuals right out of high school and even later in life to go to, to learn about the codes and inspection process. There are currently Tech Schools that offer certificates in how to become an electrician, plumber, HVAC installer, general contractors, and colleges that offer degrees in construction technology. These students learn about the codes and usually physically work and install their trade work. The knowledge gained in these settings is on par with the knowledge an inspector needs. BOCONEO feels that these existing training classes and degrees may only need to be tweaked to be something that the Board would recognize as an acceptable path. The recognition of these Tech certificates should also be accepted as years of experience as required in the matrix for the Board.*

Continued....



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Past President's Report

In addition to accepting the Tech Certifications, the Matrix experience for trainees needs to be evaluated. We recognize the willingness of the Board over the past couple of years to modify this and allow for personalized training, and this has helped in some instances, but a more uniform training program should be established for individuals to be able to acquire full certification or other certifications. The idea of an apprenticeship or shadowing program is brought up all the time by outside individuals who show interest in our field but do not have the required work experience. Even a hybrid version would be beneficial to attracting an individual who may not have construction experience but has an interest and is trainable.

Certifications: *The reinstatement of the Residential Plumbing Certification and the creation of a Residential Electrical Safety Inspector Certification is a must. There are many departments that would benefit from being able to hire an individual who would be able to obtain these certifications. In most departments the majority of the work load is residential work. The reinstatement and creation of these certifications would allow individuals with less commercial work experience to get into the field and allow departments to utilize their experience.*

Retirees: *Although this topic is not an end all solution for our industries problem, it is none the less a factor. Some of the forfeitures, health insurance, and health insurance reimbursements prevent and deter many retiring inspectors and building officials who still have many years of work left in them from coming back to the job especially at a part time status. Re-employment to any OPERS covered position, full or part time, after retiring requires a two-month separation or the pension payment would be forfeited for those two months. Re-employment as an independent contractor to an OPERS employer other than the one you retired from requires a two-month separation or the pension payment would be forfeited for those two months. Re-employment as an independent contractor to the employer you retired from forfeits your pension and health care benefits. Re-employment with a non-OPERS employer who contracts with an OPERS employer does not affect the pension payment (i.e., Safebuilt, temp agency). Other factors that change through OPERS sometimes force inspectors and building officials to retire before they are ready to because of a change that will benefit them to retire before a change goes into effect, causing them to leave the industry prematurely.*

Continued.....



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Past President's Report

BOCONEO hopes the Board will look into and consider these ideas and factors that we believe would be beneficial to our industry to alleviate some of the staffing shortages and interest into this fulfilling career path. Something has to be done as the majority of individuals that are employed currently are within retirement range. We realize it is a topic that needs much consideration to any change as the effect of a decision has a direct impact on the health safety and welfare of the public.

Thank You for Considering Our Input

BOCONEO Ad Hoc Committee

There were other statements submitted and they can be found on the Boards Website in the packet for the March 25 meeting. At the meeting the Board summarized the written statements and then opened the floor. There were about ten to fifteen individuals including Paul and Mayor Bain who had very well-spoken speeches that addressed the topic. The Board listened to all the ideas and struggles and said that they hear us and are looking into ways to help attract individuals into our industry.

We will continue to meet with the Mayors and Managers Association and stay updated with the Board's movement.



Daniel Spada
Past President



April, 2022

Fire Marshal's Report

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Commissioning of Fire Alarm Systems Continued:

Before using a decibel meter to evaluate fire alarm sound levels within a protected space, first ensure your equipment has been properly calibrated, is fully charged or has fresh batteries if applicable and is operating properly. Set your weighted scale to the "A" setting. If using a smart phone app, make sure the app allows for this setting to be adjusted, as some do not.

907.5.2.1.1 prescribes that fire alarm sound levels must be 15dbA above average ambient or 5dbA above the maximum sound levels within the space having a duration of not less than 60 seconds, whichever is greater in EVERY occupiable space in the building. In my opinion, this means that any space in the building that a person would normally occupy for any reasonable period of time would be subject to this requirement.

Small spaces such as offices with doors where the space is not equipped with a dedicated audible device should be evaluated from within the room with its door closed. Decibel readings that are found to be below the minimum requirements prescribed in the Code should be documented. In addition, visual presentation of the occupant notification process should provide visualization by either direct or indirect viewing throughout the occupied areas where visual devices are installed. NFPA 72 provides clear guidance for designers to follow with regard to visual notification. Occasionally, the placement of furnishings and decorative materials will interfere with visualization which is why it is a good idea to try to schedule the acceptance test and commissioning process after these items are in place.

Continued...



April, 2022

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Many modern fire alarm systems employ notification devices that offer field adjustable settings for audible and visual levels as well as audible patterns and characteristics. In many cases, issues with sound levels and visual penetration can be resolved by adjusting devices in the field. When changes are made to candela settings in the field, the as-built drawings kept with the system documentation should be revised to reflect the changes from the original design.

First Vice President

*Dale Steppenbacker
Beachwood*

Second Vice President

*David Faciana
Olmsted Township*

System documentation including the contractor's statement of compliance and the system record of completion along with as-built drawings should be kept with the system for its lifetime. NFPA 72 now requires each new system be equipped with a document box labeled FIRE ALARM SYSTEM DOCUMENTS. The document box would be installed near the main fire alarm control panel or in a location approved by the AHJ. All subsequent testing and maintenance documentation can also be kept here, making it easy for testing and service technicians to access this information when needed.

Secretary/Webmaster

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Mayfield Heights*

Treasurer

*Laura Heilman
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Education Chairmen

*David Faciana
Olmsted Township*

More to come next month.

Cooperating Member

*Mike Girbino
Mayfield Village Fire Dept.
Retired*

Be Well, Stay Safe!

Michael Girbino

Past President

*Daniel Spada
Geauga County*



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