



November, 2019

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

### **President**

Michael Gero  
Independence

### **First Vice President**

Daniel Spada  
Geauga County

### **Second Vice President**

Russell Rodic

### **Secretary/Webmaster**

Monica Ferrante  
South Euclid

### **Treasurer**

Laura Heilman  
South Euclid

### **Education Chairmen**

David Faciana  
Olmsted Township

### **Cooperating Member**

Mike Girbino  
Mayfield Village Fire Dept.

### **Past President**

James Decker  
Mentor

## *President's Message*

***Our next meeting and class will be Wednesday, November 20, 2019!***

This meeting will be our Annual business Meeting along with officer elections. The slate of Officers for the 2020 - 2021 term can be found on BOCONEO's website. I would like to thank the nomination committee for their hard work.

This month's class will be presented by Chip Updyke, Chief of Elevator Section, Division of Industrial Compliance. The class, Ohio Elevator Review, is two hours and is good for all certifications. The registration link is active, and the Plan Examiner, Electrical and Plumbing roundtables will be held at 10:30 am. Lunch will be served at noon.

The ICC Annual Conference and Public Comment Code Hearings were last month. BOCONEO had a great turnout with ten members attending. Elected to the ICC Board of Directors was Mike Boso from OBOA. It is great to have an OBOA member on the ICC board.

Continued.....

### **November, 2019 Meeting**

**Chip Updyke**

**Ohio Elevator Review  
2 hours, all certifications**

**OBBS approval # BBS2019-192**

**[Register here.](#)**

### **Electrical Roundtable**

**@ 10:30 AM**

### **Plan Exam Roundtable**

**@ 10:30 AM**

### **Plumbing Roundtable**

**@ 10:30 AM**

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

Building Officials Conference of North East Ohio



November, 2019

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Independence

Remember that a 2020 BOCONEO membership application needs to be completed by each member for the new year. Dues should be submitted with those applications, which are due by March 1. As quickly as this summer went by, the new year will be here in no time.

### **First Vice President**

Daniel Spada  
Geauga County

See you at the next meeting,

### **Second Vice President**

Russell Rodic

Michael Gero

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Michael Gero  
President



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Twinsburg

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## ***First Vice President's Report***

I had a contractor come into the department the other day wanting to construct a 24ft by 24ft freestanding accessory structure and stated that they do not need frost protected footings. They stated that the state voted to put the exceptions back into the code and that they have an engineered design that would follow the accepted engineering practice represented in the former exceptions.

On July 1, 2019, the 2019 Residential Code of Ohio went into effect. This code deleted the exceptions under 403.1.4.1 Frost Protection, for structures 600 sq. ft. or less with 8ft tall walls, or 400 sq. ft. or less with 10 ft. tall walls built of light frame construction. Requiring all structures regulated by the code to have frost protection and essentially no more 12 inch turn down monolithic pours.

OBOA petitioned these deletions after hearing multiple concerns about the exceptions being removed. At its September meeting the Ohio Board of Building Standards agreed with petition # 19-03 and voted to put the exceptions to section 403.1.4.1 back into the 2019 Residential Code of Ohio. **THIS HAS ONLY BEEN VOTED ON AND IS NOT RULE YET.** This still has to go through the rule amendment process which will likely take until sometime in 2020.

In a discussion with Jay Richards from the Ohio Board of Building Standards, until the exceptions are put back in, there are still only four ways to meet the requirements of section 403.1.4.1 which are listed under that section; 1) Extend below the frost line. 2) Construct in accordance with section 403.3. 3) Construct in accordance with ASCE 32. or 4) Erect on solid rock.

He did say that the Board has discussed this issue and feels comfortable by law that if a jurisdiction has administrative authority it could create an ordinance that could include the exceptions in the Climatic and Geographic Design Criteria Table 301.2(1) set by each jurisdiction. Jay also said the Board discussed the option that the submitter of the plans just state that they are using chapter 18 of the Ohio Building Code which 1809.5 still has the exceptions for frost protection.

I asked if a memo could be sent out by the board and Jay said they don't want to jump the gun on the topic since the Rule amendment process is a process and there could be something that could prevent it from becoming rule. Once the process is complete they will send out a memo.



Daniel Spada  
First Vice President



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## *From Your Secretary*

Greetings on these crisp fall days and holidays approaching!

You all may have received an email from OBOA last week to renew your membership.

Please **DO NOT** renew through this email as BOCONEO dues covers your OBOA dues. An application is needed from all of our members in order to keep our information up to date.

I am aware that a few members did renew through OBOA. We will still need an application filled out for BOCONEO records, whether a paying member or retired.

The application defines "retired" in terms of BOCONEO membership. Please review carefully and if you do not qualify, you will need to send dues with your application.

As always, if you have any questions you can contact me or any BOCONEO board member.

Please remember to swipe in for each meeting as this is how your certificates are generated. If you attend a roundtable and plan to attend the general afternoon session, you must swipe in again for the second portion.

If you have not received a membership card or need a new card, please let me know at sign in table. Replacement cards are \$10.

Thank you. See you at the meeting.



Monica Ferrante  
Secretary

[Link to BOCONEO website](#)



November, 2019

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

Michael Gero  
Independence

***From Your Treasurer***

October, 2019

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Checking account beginning balance		\$ 7,430.14
Deposits:		
Raffle	127.00	
Membership card replacements	20.00	
Membership	200.00	
	\$ 347.00	
Less:		
Insurance	739.00	
Executive Board Meeting	98.00	
Monthly Meeting Lunches	2,100.00	
ICC Conference Reimbursements	965.94	
	\$ 3,902.94	
Ending Balance		\$ 3,874.20
Scholarship Account Beginning Balance		\$ 9,286.48
Deposits:		
None		
Less:		
None		
Ending Balance		\$ 9,286.48
Money Market Account Beginning Balance		\$ 47,703.62
Plus:		
Interest	20.58	
Ending Balance		\$ 47,724.20
<b>TOTAL ASSETS:</b>		<b>\$ 60,884.88</b>



Laura Heilman  
Treasurer





November, 2019

## *Fire Marshal's Report*

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Work that requires a heat source is performed within most jurisdictions on a regular basis and on occasion without the knowledge of fire and building officials. This type of work is referred to in the Fire Code as "Hot Work" and might include such operations as the use of portable equipment within a structure for cutting, welding and sweating operations, public exhibitions and demonstrations where hot work might be conducted, fixed welding booths, and the application of roof coverings that require the use of an open flame device. Hot work that it conducted as part of an operation that has been covered under a construction permit is exempt from this requirement, however it is this type of work specifically that requires close coordination between fire and building officials.

Chapter 35 entitled "Welding and Other Hot Work" provides regulations for the safe performance of this type of activity and **requires** the local fire code official to issue permits for the performance of hot work within their jurisdiction in accordance with Chapter 1 of the Fire Code unless specifically exempted. Among these fire safety provisions in this chapter is the requirement for a formal fire watch to be conducted during and after hot work operations. While the application and operation of the fire watch may differ from jurisdiction to jurisdiction, it is essential for the fire code official to be involved. In addition to requiring and monitoring the fire watch, the local fire code official will typically conduct a fire safety inspection of the hot work operation ensuring there are sufficient means of egress from the work area, adequate fire protection, proper shielding if necessary, and a fire safety plan in place. In addition, they would inspect any LP gas cylinders and distribution hoses used to fuel heat and flame producing equipment to ensure compliance with other chapters of the Code and referenced standards.

Roofing operations often go on without the knowledge of the fire code official even after the issuance of a permit by the building department. I believe in many cases the use of torches to heat the roofing materials may be overlooked or simply omitted in the permit submittal process. As the City of Shaker Heights can attest to after the fire that occurred at Fernway School on July 10<sup>th</sup> 2018 this type of work, while seemingly innocuous can be extremely dangerous. Between 2013 and 2017, fire departments in the United States responded to an average of 4,630 structure fires involving hot work per year. These fires caused an average of 15 civilian deaths, 198 civilian injuries and \$355 million in direct property damage. 43 percent of the fires involving hot work during this period occurred in or on homes, including one or two-family structures and apartments or other multi-family homes, while 57 percent occurred in non-residential properties.<sup>1</sup>

Continued....



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The leading types of hot work equipment involved in fires between 2013 and 2017 were:

- **Welding torches** (involved in 39% of non-residential hot work fires)
- **Cutting torches** (involved in 27% of non-residential hot work fires)
- **Heat treating equipment** (involved in 17% of non-residential hot work fires)
- **Soldering equipment** (involved in one-third of residential hot work fires but only 6% of those that were in non-residential occupancies).<sup>2</sup>

From 2001 through 2018, a total of five firefighters were fatally injured in four fires started by torches. One was killed in a partial collapse of an apartment building that was being renovated. Another was caught between a manlift and an upper floor at a silo fire while checking for fire extension. Two firefighters were killed in a wind-driven fire in an apartment building that started when molten slag from welding work ignited an attached shed. The welding work was performed improperly and without a permit. The fifth firefighter fell down an elevator shaft at a fire that started when slag from welding ignited cork insulation in a vacant warehouse.<sup>3</sup>

Statistically, hot work is dangerous business. Building and fire officials need to work together closely to regulate and monitor these operations in accordance with the requirements in the adopted Codes and standards in order to better ensure the safety of the occupants, contractors and firefighters who may be called upon to respond in the event of an emergency.

1, 2, 3: NFPA Research Report by Marty Ahrens August, 2019 "Structure Fires Caused by Hot Work"



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



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## ***This Months Educational Presenter***

Charles (Chip) UpDyke presents our November class, *Ohio Elevator Review*. This is a 2 hour class that covers all certifications.

Currently Chief Elevator Inspector for the State of Ohio, Chip is a key manager, leader, and previous field supervisor for the State of Ohio Department of Commerce Operations and Maintenance Elevator Inspection section.

Chip has been with the State of Ohio for over twenty years and in a supervisory and leadership position for over 12 years. Chip has done a reputable job in keeping the focus and positive direction of his staff in the forefront of daily operations and significantly increased their efficiency and effectiveness in handling the ever-increasing inspection load of the section. Chip and his staff have been on the forefront of technology and its introduction into the field inspection process, and he has been a strong proponent of personal and professional development to enhance the quality and efficiency of our services to the public.

Chip Updyke holds a Bachelor degree in Electro-Mechanical Engineering and Associate degree in Applied Science. He is an active member of NAESA International and ASME code committees.



David Faciana  
Education Chairman