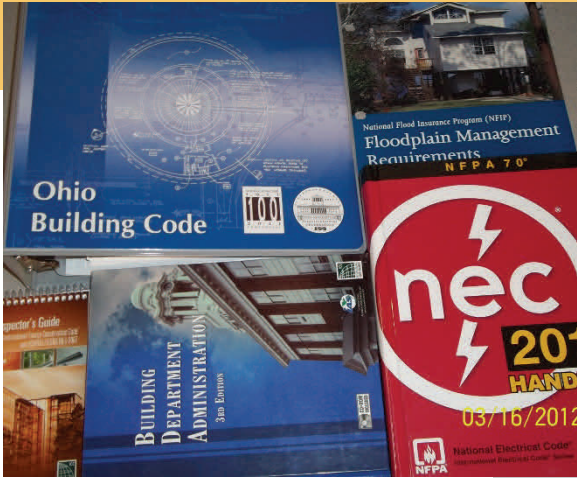


# BUILDING DIVISION



## Daily Activities

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**T**he Building Division enforces the Ohio Non-Residential Building Code 2011 Edition, the Residential Building Code of Ohio 2006 Edition and the City of Warren Codified Ordinances. All commercial buildings within the City are governed by the Ohio Building Code (OBC) except for U.S. government buildings, military structures, and agricultural structures.

The Building Division inspects all construction, repairs, alterations, the relocating and the equipment of a building. This encompasses fire suppression systems, fire detection alarms, conformity to the Ohio Accessibility Guidelines, and public safety in relation to construction. The inspections ensure that the work performed and the installations made, are in conformity with the approved plans relating to safety and sanitation.

The projects that fall under the OBC (Ohio Building Code) are normally inspected at four different intervals: the footer/foundation, frame/rough, cover-up, and final inspection. In 2011, there were approximately 2449 inspections covered under OBC.

Inspections that fall under the Residential Code of Ohio (RCO) include roofing, siding, garages, room additions and renovations on all one, two and three family dwellings. There were approximately 2317 inspections in the year 2011 covered under RCO. The above inspections do not include inspections that are requested by the Health Department or complaint calls.

The inspectors write and file their own field reports, maintain the building files, blueprints, bonds and licenses. The inspectors also review all plans for new construction, additions and renovations of one, two and three family dwellings.

### Daily Activities Continued:

Plan reviews for all use groups other than one, two and three family dwellings are coordinated by the Building Division. In 2011, approximately forty-six (46) OBC plan reviews were performed. These plans are sent out to a certified plan examiner and to applicable City departments.

The City departments that review the plans may include the following when applicable: Water, Planning & Zoning, Engineering, Design Review Board (W.R.A.P.), Health and Fire.

### Municipal Building Energy Efficient Upgrades

**T**he City of Warren has obtained a grant valued at approximately \$250,000 to make energy efficient upgrades at the Municipal Building on South Street. The architectural firm of Baker, Bednar, Snyder and Associates, Inc. in association with Phoenix Design & Engineering, LLC is reviewing the building and creating specifications for the improvements which will include heating and cooling system upgrades. The upgrades are expected to save over 12% on energy spending and consumption in the Municipal Building.

The plans and specifications will be completed in February of 2012 and the installation of the improvements should also be complete in 2012.

The funding for this project is through a grant from Northeast Ohio Public Energy Council (NOPEC). The grant from NOPEC is intended to help the City of Warren reduce energy consumption, become more energy efficient, environmentally friendly and economically competitive.

## Flood Plain Administration

**F**loods are one the most common hazards in the United States. It is important to be aware of flood hazards no matter where you live, but especially if you live in a low-lying area, near water or downstream from a dam.

For more information on flood risk see:

<http://www.fema.gov/hazard/flood/index.shtm>

Christopher Taneyhill is the Flood Plain Administrator for the City of Warren. As representative for the City, he attended the meeting in which the Ohio Department of Natural Resources and FEMA addressed flood plain mapping, insurance issues and flood protection standards. The maps and standards are established by the National Flood Insurance Program (NFIP).

The Flood Insurance Rate Map (FIRM) for the City of Warren went into effect on June 18, 2010. The City of Warren adopted a new ordinance accepting the FIS report, the FIRM and floodplain management regulations which meet the new NFIP regulations.



Mahoning River at flood stage.  
(Perkins Park)

### 2011 YEAR END REPORT

#### RESIDENTIAL PERMITS

PERMITS	2317
PERMIT FEES COLLECTED	\$78,350.00
State 1% Assessment Collected & Returned to the Ohio Board of Building Standards	\$783.50

#### COMMERCIAL PERMITS

PERMITS	815
PERMIT FEES COLLECTED	\$155,383.32
State 3% Assessment Collected & Returned to the Ohio Board of Building Standards	\$3,461.00

#### STRUCTURES DEMOLISHED

PERMITS	143
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#### TOTAL CITY PERMIT FEES

**\$193,733.32**

#### TOTAL STATE FEES COLLECTED

**\$4,244.50**

#### CONTRACTOR REGISTRATION

CONTRACTORS REGISTERED	488
REGISTRATION FEES COLLECTED	\$58,175.00

#### TOTAL CITY FEES COLLECTED

**\$251,908.32**

#### TOTAL VALUATION OF WORK

**\$16,618,734.40**

## State Certification of Inspectors

**Harry L. Kriner**

**State Certified:** Building Inspector

**Hired:** April 22, 2003

**Certification Duties:** The building inspector shall ascertain compliance of the actual construction with the approved set of construction documents. The inspector acts as the building official's expert and reports compliance and noncompliance issues to the building official for action. Based upon the inspector's findings, the building official, as the responsible individual for enforcement of the codes, makes the final decision on approval, issuance of orders, and issuance of temporary or final occupancy certificates.

**Additional State of Ohio Board of Building Standards**

**Certifications Held:** Residential Building Official

**Ohio Manufactured Homes Commission:**

Certified Manufactured Home Inspector

**B**uilding Division personnel are required to have a current certification for the position they hold by the Ohio Board of Building Standards and the Ohio Revised Code. Inspectors must maintain the continuing education credit hours yearly for renewal of certifications. If the certificate expires, the holder of the certificate shall not perform the duties for which a certification is required. Therefore, inspectors are mandated to attend seminars and continuing education classes throughout the year to maintain their certifications.

### Building Department Required Certified Personnel & Duties

**Christopher A. Taneyhill**

**State of Ohio Board of Building Standards Certified:**

Building Official

**Hired:** September 24, 2001

**Certification Duties:** The building official has the responsibility for the administration and operation of the certified building department. The building official is charged with "causing to be made" duties; causing plan examinations to be performed and inspections made. If there is a question of enforcement or interpretation of specific code requirements, correction items in plan review, or issues of noncompliance in inspections, the building official is the individual responsible to make the final decision to resolve the matter.

**Additional State of Ohio Board of Building Standards**

**Certifications Held:**

Building Inspector and Residential Building Official.

**Ohio Manufactured Homes Commission:**

Certified Manufactured Home Inspector

**Richard V. Bennett**

**State Certified:** Plumbing and Mechanical Inspector

**Hired:** April 2, 1990

**Plumbing Certification Duties:** The plumbing inspector shall determine compliance of the construction of the plumbing system with the approved set of construction documents. The inspector acts as the building official's expert and reports compliance and noncompliance issues to the building official for action.

**Mechanical Inspector Duties:** The mechanical inspector shall determine compliance of the construction of the mechanical system with the approved set of construction documents. These inspections include determining compliance with the approved construction documents for heating, ventilating and air conditioning (HVAC) systems, and the associated refrigeration, fuel gas, and heating piping systems. The inspector acts as the building official's expert and reports compliance and noncompliance issues to the building official for action.

## State Certification of Inspectors

### Timothy Gallagher

**State Certified:** *Electrical Safety Inspector*

**Hired:** *July 15, 1991*

**Electrical Certification Duties:** *The electrical inspector shall determine compliance of the construction and installation of the electrical system with the approved set of construction documents. The inspector acts as the building official's expert and reports compliance and noncompliance issues to the building official for action.*

### Manufactured Homes Training

**T**he City of Warren Building Department is now licensed to inspect manufactured homes by the Ohio Commission of Manufactured Homes. The department and each inspector has passed the state exam and are now certified to inspect manufactured homes.

Manufactured homes in the State of Ohio are now regulated by SB102. The Ohio law is based upon actions taken by the federal government in the Manufactured Housing Improvement Act signed into law on December 27, 2000. Installers of manufactured homes are required to obtain a license through the State of Ohio.



## Ohio Building Code Update

**T**he new building code update cycle which occurs every three years in the State of Ohio and is automatically adopted by the City of Warren through its codified ordinances was effective November 1, 2011. The Building Department now enforces the 2011 Ohio Building Code for all new non-residential buildings and structures. The 2006 Residential Code of Ohio will continue to be the code enforced for one, two, and three family dwellings in the State of Ohio with a tentative code update scheduled for January 2013.



## Contractor Registration

### Codified Ordinance 1305.015 Registration Requirements

**B**y City Ordinance, no person, firm, company or corporation shall engage in the business of contracting for services to be rendered, in part or in full, for any work in connection with the location, erection, construction, repair, alteration, moving and/or equipping of a building or structure which is subject to the Ohio Building Code (OBC) or the Residential Code of Ohio for One-, Two- and Three-Family Dwellings, additions and appendices thereto, without first registering with the City.

Further, no person, firm, company or corporation shall engage in the business of contracting for services to be rendered, in part or in full, for any work in connection with the location, erection, construction, repair, alteration or moving of sidewalks, driveways, driveway and ditch pipes, waterlines, sanitary and storm sewers, or any other type of construction within the street rights of way and public places of the City without first registering with the City.

The Registration requirements do not apply to such work performed by homeowners on or to single family dwellings in which they reside. Waivers, as specified, and permits for such work, are however required.

The Contractor's Registration does not apply to such work done, or caused to be done, by the United States of America or the State of Ohio.

All contractors that work within the City of Warren Corporation Limits must be registered.

The requirements for contractors to register are as follows:

- \$10,000 Surety Bond for one year
- Ohio Worker's Compensation Certificate
- Proof of Liability Insurance Coverage
- Proof of State or Federal License (if req.)
- City Tax ID Number
- Contractor's Qualification Statement
- Initial Registration Fee or Renewal Fee.

Four hundred and eighty-eight (488) general, electrical, H.V.A.C., plumbing and demolition contractors were registered in 2011. The resulting registration fees brought \$58,175.00 into the general fund.

### Lordstown's Eastside Sanitary Sewer

**T**he Eastside Sanitary Sewer Project was completed in 2011 by the Village of Lordstown. The sanitary sewer will serve 281 properties and a trailer park. The sanitary sewer connects to the City of Warren's sanitary sewer system at the City's Waste Water Treatment Plant.

The Village of Lordstown entered into an agreement with City of Warren's Water Pollution Control Department to maintain the sewer. Under that agreement the City is responsible for the inspections of the sanitary lateral connections. One hundred and twenty two (122) lateral connections to the Eastside Sanitary Sewer were inspected by the City's Plumbing Inspector in 2011.

## Contractor Registration

### Why Require Contractors to Be Bonded?

- 1) Surety bonds offer protection to consumers and government bodies by making sure the contractor follows the rules. If, for some reason, those standards aren't met, the bond company sees to it that the problem gets resolved.
- 2) Some contractors like to argue that since they have liability insurance, the bond is unnecessary. But a liability insurance policy is meant to protect the contractor. A consumer can not make a direct claim on the contractor's liability insurance. If the contractor leaves town the consumer is left without recourse. Another point to consider is the fact that insurance does not cover criminal acts, while a bond will.
- 3) If the work does not meet code and the contractor does not resolve the problem, the wronged consumer in the city can make direct claim to the bonding agent. Without the bond in place, consumers and city officials may find themselves under a pile of paperwork and/or legal fees.
- 4) Bonds are designed to act as a verification that the contractor is willing to comply with the standards set forth by the city. Both parties assume that it is not likely to be used and therefore the cost to the contractor is minimal.
- 5) The City of Warren's primary responsibility is to provide order and protection to its citizens. By requiring licensing the City prevents problems from the start by screening applicants for registration and making sure they qualify for the jobs being performed and then bonding ensures if problems occur there is a solution.
- 6) By requiring a bond, the City alleviates the potential hassle and costs that can occur when jobs aren't done right. This promotes credibility to the contractors who deserve to be in business.



## BUILDING DEPARTMENT CODE ENFORCEMENT SOFTWARE

**Currently using:** Integrated Code Enforcement System (ICES)

**Purchase Date:** 1995

**Issues:** Outdated for today's code enforcement project management

### BUILDING OFFICIAL'S RECOMMENDATION

**B**egin researching and getting quotes for a new Building and Safety Inspection Software System that would allow for:

1. The City Engineering, Planning and Building Department to automate building permit, land use, code enforcement and registration processes.
2. A system that can even be used by inspectors in the field using laptops.
3. A system which would allow calling back a contractor or owner with an automated response when an inspection has been completed.
4. Submit a permit application, request an inspection or check the status of a project online.
5. Route inspection requests to a specific inspector in the field automatically.
6. Easy to use, mobile and affordable software system to increase efficiency.
7. Ability to generate violation notices and schedule follow-up visits in the field, and generate standard and custom activity and case reports.
8. Customized reporting.

## Making Homes, Schools, and Workplaces Safer Together

**T**he importance of regulating and enforcing building codes is, unfortunately, often overlooked until a catastrophic tragedy occurs. By inspecting buildings during and after construction, the City of Warren Building Department helps to ensure that buildings in the community are safe places to live, work, play and learn.

The City of Warren Building Department is an active member of the International Code Council, Ohio Building Officials Association, National Fire Protection Association, the American Association of Code Enforcement (AACE), and the Five County Building Officials Association. These organizations are dedicated to building safety and fire prevention.

The web addresses for the above organizations are as follows:

International Code Council

[www.iccsafe.org](http://www.iccsafe.org)

Ohio Building Officials Association

[www.oboa.org](http://www.oboa.org)

National Fire Protection Association

[www.nfpa.org](http://www.nfpa.org)

Five County Building Officials Association

[www.fboa.org](http://www.fboa.org)

The American Association of Code Enforcement

[www.aace1.com](http://www.aace1.com)

The International Code Council develops the codes used to construct residential and commercial buildings, including homes and schools. Most U.S. cities, counties and states that adopt codes choose the International Codes developed by the International Code Council.

For thousands of years, building codes and regulations have protected the public. Today, thousands of jurisdictions across the nation adopt and enforce the International Codes developed by the International Code Council to guide the safe construction of buildings.

Building Code regulations in the City of Warren help to ensure that homes, schools, workplaces and other buildings are as safe as possible. Codes address all aspects of construction including structural integrity, electrical, mechanical, plumbing systems and property maintenance.

“Safe buildings don’t happen by chance.” Code enforcement officers recognize the important professionals who make sure the buildings in our community are safe. “Public safety is our number one concern.”

Building and code officials are here to help the public understand building safety issues. “In this modern age of do-it-yourselfers it becomes extremely important for homeowners to work with the City of Warren to make sure their residence fully complies with building safety codes.”



## Unsafe Structures

## New Construction in 2011

**U**nsafe and unsecured buildings are another area of importance handled by the Building Division. When the Building Division is notified that a building is in a dangerous state, inspections are made to determine the condition of the building and investigations are made to determine who owns the property.

Registered letters are sent to the owners giving them guidelines and conditions set forth in Article 1323 of the Codified Ordinances of the City of Warren.

If nothing has been agreed upon by the owners and this department and time limitations have run out, legal and civil action is pursued to abate the unsafe conditions.



Main Lite Electric Building on Sferra Ave. NW



Unsafe Fire Damaged Structure

### 3000 Sferra Avenue N.W.

#### New Structure

**A**pprovals were granted on August 26, 2011 for construction of a new 11,800 sq. ft. structure in Warren Commerce Park. The building is owned by Main Lite Electric Company who will be using it for corporate office space and storage.

Total Construction Cost: \$600,000.00