

# The O·C·E·O·A Enforcer

The Newsletter of the Ohio Code Enforcement Officials Association

Second Quarter, 2008

## SPOTLIGHT

Do you think Property Maintenance Inspectors should be required to be licensed or certified to work in Ohio?

## Inspection Experience Leads to New Career for Tina Roberts

Hello Everyone!

Just wanted to let you all know about my career change! After nearly 20 years as a public servant, I am now a full-time Realtor with Coldwell Banker Heritage Realtors (I actually made the decision to go full-time in July). During my tenure as a public servant, I have forged many relationships with a lot of you and I really hope that you all will consider me the next time you are ready to buy or sell a home! My license is good throughout the State of Ohio and I am able to find a great Realtor to help you out, if you are out of my "Working" area (I try to stay within 30 miles of my home/office). I have put my knowledge of planning, zoning, and property maintenance to good use in my real estate career. Who better to trust than someone like me?

Please check-out my website at [www.tippcitytina.com](http://www.tippcitytina.com) and feel free to contact me by email, cell #937-474-4763, home office 937-669-4813, or main office 937-918-2675.

Thanks to you all and I look forward to working with you all in the near future!

Sincerely,

Tina B. Roberts, Realtor, CNS, Sales Associate  
Coldwell Banker Heritage Realtors  
937-474-4763 (cell)  
937-669-4813 (home)  
937-918-2675 (office)

## Hot Zoning and Graphics Issues

Paul Freedman, from the City of Columbus, will be with us to discuss the most recent issues concerning zoning and graphics issues.

Paul Freedman started with the city of Columbus in 1996 as a code development planner working in the city's Planning Division after graduating from the Ohio State University with a Master's Degree in City and Regional Planning. He has held many differing positions during his tenure with the city of Columbus, ranging from GIS Technician to Computer Support Specialist and today he leads a small section that is responsible for researching and drafting changes to the city's Zoning, Building, Planning, and Housing Codes. He also serves as the city's floodplain manager as well as being the Building Services Division's webmaster.

Prior to coming to Ohio for graduate school, Paul completed his undergraduate studies at Stockton State College in southern New Jersey, his home state. He earned a Bachelor of Science degree in Environmental Studies and worked for several seasons as a National Park Service Ranger at Acadia National Park, near Bar Harbor, Maine. In his free time, he likes to bike, fish, hike, and explore the outdoors. Paul and his wife Cindy spend a great deal of their free time working to complete their log cabin retreat near Athens, Ohio.

## FEE INCREASES

We hoped it would be a long time before we would ever have to think about raising the cost of memberships or our educational programs. We were badly mistaken.

In order to offer the same quality and services we have in the past we had to raise the cost for the programs by an additional \$5. The membership dues

*Renew Your Membership  
or Join Today*

will remain the same at \$25 for an annual membership.

The Board also decided we should charge an additional fee of \$10 for late registrations. The cut-off date for registrations will be stated in the Flyer for each respective meeting so everyone will know when their registration must be in to avoid a late fee.

## Architectural Nomenclature What Does It All Mean?

Randy J. Stephens  
Architect

Mr. Stephens will help us better understand much of the nomenclature we need to be familiar with to be effective in communicating to the public just what part of the house we want them to repair and/or why maintenance of that particular part of the house is so important to the welfare of the whole structure.

Mr. Stephens has been a Registered Architect in the

See Nomenclature on page 2

### 2008 OCEOA Meeting Dates

- February 14, 2008·
- May 15, 2008·
- August 14, 2008·
- November 13, 2008·

All meetings will be held at the Ramada Hotel & Conference Center on Sinclair Road in Columbus, Toll Free Phone No. 1-877-609-6086

<http://blog.oceoa.org>

Now online

Now at a new location

Sharing ideas and supporting each other in our profession is one of the primary reasons OCEOA exists. We have tried to make that easier in recent years by fielding requests from members about how others hand a problem or conduct certain activities, etc and then sending out e-mails to the membership asking for responses.

We have now taken that question/solution process to the next level. Last fall we tested a blog (web log) for OCEOA and found it can be a helpful tool and one that is more interactive and viewable by more people than with the former email process. Once the question or topic has been entered on the OCEOA blog,

anyone can post comments to that specific topic.

We have now moved our blog and OCEOA website to the same web hosting server so there is a new address for the blog. You can still reach it through the link on the OCEOA website at [www.oceoa.org](http://www.oceoa.org) or go directly to the blog by entering [blog.oceoa.org](http://blog.oceoa.org) (do not enter www.). Once you have entered the site you can subscribe to the blog which means you can receive an email every time a new topic, question or comment is posted. You can choose to comment on a specific topic and, if you prefer, subscribe only to that topic.

Commenting on topics/questions is easy. However, the first time you enter a comment, a confirmation e-mail will be sent to you asking you to confirm your entry. This helps

eliminate junk comments on the site.

Questions and topics for the blog should be submitted to the moderator of the Blog Don Tate at [don.tate@ketteringoh.org](mailto:don.tate@ketteringoh.org) or to the President, Denver Williams at [denver.williams@ci.dayton.oh.us](mailto:denver.williams@ci.dayton.oh.us).

### Banking, Foreclosures and Vacant Buildings

John Carter, from the City of Dayton, will be with us again to discuss how to cut through some of the red tape when dealing with properties that have fallen into the foreclosure system or been taken over by a bank or mortgage company for some reason.

John was recently quoted in an article in Governing Magazine and

See Banking on page 3

You can now download the meeting registration form and copies of the Enforcer by visiting the web site at [www.oceoa.org](http://www.oceoa.org)

Nomenclature continued from pg. 1

Commonwealth of Pennsylvania since 1989 and a Registered Architect in the State of Ohio since 1993.

He received his Bachelor of Environmental Design from Miami University in 1982 and his Master of Architecture from the University of Virginia in 1986

Mr. Stephens is currently employed at Miami University as the Senior Project Manager/Architect

Responsible for overall project management of major rehabilitation and new construction projects for the University's Planning & Construction Dept, including review of project scope and design with University project committees, consulting architects and engineers, project budget and scheduling oversight, and conformance to University standards.

Mr. Stephens has serves as Adjunct Faculty at Miami University, Instructor for ARC 417/517 Architectural Materials & Methods. He has also served as Guest Critic, Miami University, as requested, for undergraduate and graduate studios and Instructor for the National Center for Construction Education and Research, 2008

Mr. Stephens received the Design Award for the Atlantic City Convention Center – Rail Terminal, Pennsylvania Society of Architects of the American Institute of Architects, 1990 and Preservation Merit Award from the Ohio Historic Preservation Office for the rehabilitation and restoration of the Lane Public Library in Hamilton, Ohio, 1997.

### OCEOA Officers and Trustees

- Denver Williams, Pres. 937-333-3916  
City of Dayton
- Melissa McMillon, V.Pres. 614-491-1080  
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- Mike Farrenkopf, Secy. 614-645-7759  
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- Josh Harmon 937-324-7646  
City of Springfield
- Dana Rose 614-645-7897  
City of Columbus
- Don Tate 937-296-2423  
City of Kettering

## Building Codes Assistance Project

Do you **use** ASHRAE 90.1, IECC, Title 24....or other commercial building energy codes?

Do you **enforce** commercial or residential building energy codes?

Answer questions about your experiences using and/or enforcing energy codes in a short online survey (5-10 minutes) and **ENTER A DRAWING to win a 160GB Video iPod classic!**\* Chances of winning are very good!

Your input will contribute to a greater understanding of the changes and resources needed to support engineers, designers, builders, and code officials in their use of the energy codes.

GO TO [www.bcap-energy.org](http://www.bcap-energy.org) today (or click here: [BCAP - Building Energy Code Survey](#)) to participate in this national survey! We want to hear from you.

My program, the [Building Codes Assistance Project \(BCAP\)](#), is conducting a Building Energy Code Usability and Compliance Survey designed to assess issues faced by engineers, designers, builders, contractors, installers and **code officials** in their use of the energy codes.

### Why Help?

This is a great opportunity for states, to gain free information about their approximate level of code compliance, and any issues associated with states abilities to enforce the code. If we get reasonable participation within a particular state, we will package those results and make them available to your state on an individual state basis. The results should provide the foundation for providing resources and education (and budgeting) to improve statewide code compliance. (A national overview and analysis will also be publicly available).

### Options of how you can help.

The survey is located on the BCAP homepage ([www.bcap-energy.org](http://www.bcap-energy.org)) and will be conducted until April 25, 2008.

Kym Willock  
Senior Program Associate  
Alliance to Save Energy  
Phone: (202) 530-2252  
Fax: (202) 331-9588  
Email: [kwillock@ase.org](mailto:kwillock@ase.org)



## PROMOTING BUILDING SAFETY WEEK

Now is the perfect time for you to begin planning Building Safety Week activities for the constituents you serve. Set for the week of May 5-11, this year's theme is "Building Safety: Where You Live, Work and Play."

Building Safety: Where You Live, Work and Play

The International Code Council offers a number of tools to help you get ready. Take this opportunity to reintroduce your department to the community and share information about the importance of building safety and fire prevention codes.



For more information about building safety and fire prevention codes, and the important role "first preventers" play in saving lives and protecting property, call a Code Council Media Contact.

1-888-ICC-SAFE (422-7233)

**Renew  
Your Membership  
or Join  
Today**



We want YOU at the May Meeting

Banking continued from pg. 2

his Banking Project was mentioned as one of the tools that have proven successful when dealing with foreclosed properties.

## Dealing With HUD Properties

James Cannon will be with us to discuss one of the other types of properties that can sometimes be confusing to deal with. HUD owned properties.

If you have a large number of HUD owned homes or apartment projects in your jurisdiction, you may already know that it makes sense to get to know your local HUD Representatives. Many of the issues that crop up involving HUD owned properties can often be handled with a phone call.

Likewise, there are times when you may be of assistance to your local HUD Representative as well.

*In the business world, the rear-view mirror is always clearer than the windshield.*

Warren Buffett