

**GENERAL/ HOME IMPROVEMENT LICENSING BOARD OF REVIEW
OCTOBER 2, 2019
111 N. Front Street
Columbus, OH 43215
Room 204**

The following duly appointed members were present: Chairman – Mike Pione, Ross Appledorn, Ken Neverman and Shane Kaylor. Representing the City was Cliff Spruill. Belinda Anderson was present taking notes for the meeting.

The meeting was called to order by Chairman Pione at 1:06 p.m. Mr. Kaylor made a motion to accept the minutes of the September 4, 2019 meeting as written. Mr. Neverman seconded the motion. **MOTION CARRIED.**

The next item to come before the Board was the review of new Home Improvement Contractor applications.

The following applications were approved by the Board:

<u>NAME</u>	<u>LICENSE TYPE</u>	<u>APPROVED/TABLED</u>
Clark, Charles Howard	(7) Limited - Siding, Windows & Doors; Deck Installation; Basement Waterproofing; Masonry Fireplaces; Exterior Lathing & Stucco; Sidewalks and Driveway Approaches and Fencing	Approved
Matzinger, Joshua John	(2) Limited - Sideing Windows & Doors & Roofing	Approved
Chapman, Steve J.	Limited - Basement Waterproofing	Approved
Klein, Mike	Limited - Swimming & Spas	Approved
Harper, Jr., James	(5) Limited - Siding, Windows, Doors; Deck Installation; Sidewalks & Driveway Approaches; Roofing & Fencing	Approved
Heinlein, Matthew	(5) Limited - Siding, Windows, Doors; Deck Installation; Exterior Lathing & Stucco; Sidewalks & Driveway Approaches; Roofing & Fencing	Approved
Martin, Wesley	Limited - Basement Waterproofing	Approved
McNutt, Jr., Thomas William	(2) Limited - Siding Windows Doors and Roofing	Approved
Dehlendorf, Matthew	General	Approved

Mr. Sintic made a motion to certify the results of the applicants who were approved to the Department of Building & Zoning Services for the issuance of a Home Improvement Contractor’s License. Mr. Wolt seconded the motion. **MOTION CARRIED.**

The next item to come before the Board was the review of new Demolition Contractor applications.

<u>NAME</u>	<u>APPROVAL</u>
<u>NA</u>	

DUE PROCESS HEARING FOR BARRY CUMMINGS – CHELSI TECHNOLOGIES

The next item before the Board was the complaint filed by **Pamela Palmer, homeowner**, against **Barry Cummings, Chelsi Technologies**. **Mr. Cummings** was present for the meeting, as well as **Ms. Palmer**. It is alleged that **Chelsi Technologies, LLC** violated the City of Columbus Code Sections: **4113.37(b), 4115.01, 4115.03** at the property located at **5060 Refugee Road**. **Secretary Spruill** presented the complaint.

Pamela Palmer stated in her complaint that she signed a contract with **Barry Cummings, Chelsi Technologies** on June 10, 2019 and the work began on August 5, 2019. She stated that Mr.

Cummings instructed his excavation team to demolish the existing roof and support beams and patio slabs without a permit. Mr. Cummings stated he had permission from "Paige" to start without a permit.

Mr. Cummings stated he needed to show work completion at the site to the HUD consultant in order to get paid because the initial draw request was denied by Homebridge because the contractor exceeded the amount allowed to be requested and because the contractor failed to provide proof of a permit for the worksite.

Mr. Spruill presented the case regarding the complaint. He stated that the loan documents were dated 6/7/19 including scope of work. Emails started dated 8/5/19 requesting material draw. On 8/9/19 an application for a permit was submitted to construct new room addition, new garage and demo sun room. On 8/23/19 a record was created based on complaint that work was being performed without permits.

After testimony and questions from the Board, **Mr. Appledorn** made a motion to

Secretary Spruill presented proposed changes to the City of Columbus Building Code. **Mr. Appledorn** made a motion that the proposed language be adopted to the Code regarding section 4101.19 letter S. Specifically as it relates to swimming pools classification thereof, also regarding section 2 of 4127.01 that the city code will be amended to read as written below in 4127.01 in the Residential Code of Ohio, recommend the proposed changes to City Council for adoption. **Mr. Neverman** seconded.

MOTION CARRIED

****The proposed changes are attached****

Mr. Wolt made a motion to adjourn. **Mr. Sintic** seconded the motion. Adjourned at 1:45 p.m.

Mike Pione, Chairman

Cliff Spruill, Secretary

..Explanation

BACKGROUND:

The Department of Building and Zoning Service is the agency that is certified by the Board of Building Standards to enforce all provisions of the rules of the Board and of Chapters 3781 and 3791 of the Revised Code relating to construction, arrangement, and the erection of residential buildings or parts thereof and has adopted the Residential Code of Ohio for One-, Two-, and Three-Family Dwellings, also known as the RCO, as stipulated by the Columbus Building Code (Title 41) for such work on all one-, two- and three-family dwellings within the City.

The RCO does not regulate the design and construction of residential swimming pools and requires a separate adoption. This code change clarifies what pool structures the code adoption covers.

A Public Hearing was held before the Board of Review of General and Home Improvement Contractors on Month XX, 2019, and the Columbus Building Commission on Month XX, 2019, whereupon the Board of Review of General and Home Improvement Contractors and the Building Commission voted to recommend this proposed Ordinance be forwarded to the Columbus City Council for adoption.

FISCAL IMPACT: No funding is required for this legislation.

..Title

To supplement Chapter 4127 of the Columbus City Codes, 1959, by amending existing Section 4127.01(A) of the Columbus Building Code in order to clarify what pool structures the code adoption covers.

..Body

WHEREAS, The Department of Building and Zoning Service is the agency that is certified by the Board of Building Standards to enforce all provisions of the rules of the Board and of Chapters 3781 and 3791 of the Revised Code relating to construction, arrangement, and the erection of residential buildings or parts thereof and has adopted the Residential Code of Ohio for One-, Two-, and Three-Family Dwellings, also known as the RCO; and

WHEREAS, the RCO does not regulate the design and construction of residential swimming pools and requires a separate adoption; and

WHEREAS, this code change clarifies what pool structures the code adoption covers; and

WHEREAS, a Public Hearing was held before the Board of Review of General and Home Improvement Contractors on Month XX, 2019, and the Columbus Building Commission on Month XX, 2019, whereupon the Board of Review of General and Home Improvement Contractors and the Building Commission voted to recommend this proposed Ordinance be forwarded to the Columbus City Council for adoption; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS

SECTION 1. That the existing Section 4101.19 of the Columbus City Codes is hereby amended to read as follows:

4101.19 - Letter S.

"Shared-use path" (Class I Bikeway) means a bikeway outside the traveled way and physically separated from motorized vehicular traffic by an open space or barrier and either within the street or

highway right-of-way or within an independent alignment. A shared-use path also may be used by pedestrians, including skaters, joggers, users of manual and motorized wheelchairs, and other authorized motorized and non-motorized users.

"Shed" means a roofed one-story structure, open on one or more sides, and not a porch or marquee as defined in this chapter.

"Sidewalk space" means the part of a public street provided or set apart as a walkway for pedestrians, including the planting strip when the same exists, as distinguished from the roadway of said street.

"Skeleton construction" means that construction whereby all external and internal loads and stresses are transmitted to the foundation by a skeleton or framework of metal, or concrete reinforced by metal.

"Spire" means a tapering structure with vertical dimensions much greater than the dimension of the base.

"Structure" means an assembly of materials forming a construction for occupancy or use, including but not limited to: building; stadium; gospel or circus tent; reviewing stand; platform; staging; observation tower; communication, radio or television tower; water tank; trestle; pier; wharf; open shed; coal bin; shelter; fence in excess of six feet in height; display sign; dish antenna and any other similar assembly of materials. The word "structure" is construed as if followed by "or parts thereof."

"Swimming Pool" means any structure intended for swimming, recreational bathing or wading that contains water over 24 inches (610 mm) deep. This includes in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

SECTION 2. That the existing Section 4127.01 of the Columbus City Codes is hereby amended to read as follows:

4127.01 - Residential Code of Ohio (RCO).

(A) Incorporated. The "Residential Code of Ohio for One-, Two- and Three-Family Dwellings," also known as the RCO, as adopted, and/or as republished from time to time, by the Ohio Board of Building Standards (OBBS) of the State of Ohio, Department of Commerce, and Division of Industrial Compliance, shall be in full force and effect. This code includes, but is not limited to, all related codes and standards for electrical, mechanical (HVAC), refrigeration, hydronic and plumbing systems. The provisions of this model code shall apply to all buildings and structures governed under the provisions of the OBBS - Residential Code of Ohio (RCO). The OBBS-Residential Code of Ohio (RCO) is incorporated as if set out fully at length herein and is referred to as the RCO. Included in this adoption shall be the residential swimming pool enclosure section of the current adopted Ohio Building Code, for any RCO covered structure or accessory structure intended for swimming or recreational bathing that contains water over 24 inches deep, including in-ground, above ground, and on-ground swimming pools, hot tubs and spas.

(B) Plans and specifications submitted to the Department for approval for the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure covered by this code, any appurtenances connected or attached to such buildings or structures, or any accessory structures, shall be governed by the code as adopted above. Included in this adoption shall be the residential swimming pool enclosures section of the current adopted Ohio Building Code.

SECTION 3. That prior existing sections 4101.19 and 4127.01 of the Columbus City Codes are hereby repealed.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period provided by law.