



Medina County Building Department
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DATE: May 23, 2017

FROM: Charles Huber, Chief Building Official

TO: Chairman Ron Young, Ohio House of Representatives' Economic
Development, Commerce, and Labor Committee

SUBJECT: HB 128 Opponent Testimony

1. I am the Chief Building Official supervising Medina County Building Department's 13 employees providing residential and non-residential construction code enforcement to the County's unincorporated townships, six incorporated villages, nonresidential code enforcement and residential electric inspection services to the City of Wadsworth. Representing myself I testify today in opposition to HB 128.
2. HB 128 lines 347-350 adding ORC 3781.181(B) replaces existing rule to require inspections to be accomplished within 24 hours of request. Medina County Board of Commissioners via resolution set response criteria more demanding than current Ohio rules' of four business days response time. Medina Board of Commissioners' criteria is to provide inspections requested by 3:00pm prior business day (requested either via voicemail, e-mail, or website public portal). Internal office actions are attached. This provision will require Ohio Department of Commerce's Division of Industrial Compliance's Bureau of Building Code Compliance (DIC-BBCC), counties, municipalities, and townships to:
 - a. Establish compressed response time capabilities for requests made 24 hours before a business day.
 - b. Establish capability to receive Friday evening/night, Saturday, and non-Monday-holiday inspection requests via telephone (such as contracted answering service), e-mail, and website public portal.
 - c. Establish capability to respond weekends and holidays to requests made 24 hours prior. This will involve either placing a building, electric, and plumbing inspectors on standby/on-call status weekends

and holidays and/or establishing service contract to provide those weekend and holiday services.

3. I submit that the sponsor and sole proponent haven't provided data justifying the new costs to townships, municipalities, counties, and DIC-BBCC.
4. Existing Ohio statute establishes the Ohio Board of Building Standards (BBS) and the Ohio Residential Construction Advisory Committee (RCAC) with expertise and private sector representation to establish rules (Ohio Administrative Code) including construction code process and criteria for administering these codes/rules and requiring a process to petition BBS and RCAC to amend those rules. The proponent hasn't availed himself of the opportunity to develop the changes he seeks, prepare justification for those changes, and participate in the review of his petition(s). I submit:
 - a. That if the proposed changes have merit, then BBS (and RCAC for the Residential Code of Ohio, OAC 4101:8) will adopt those changes without requiring legislative action.
 - b. That if BBS and RCAC doesn't support the proponent's petition(s) and the proponent still holds the proposed changes have merit, then the proponent could seek legislative remedy. At that time the Legislature would have the benefit of BBS's and RCAC's initial review.

MEDINA COUNTY BUILDING DEPT INSPECTION REQUEST PROCESS

Before 3:00pm Prior Business Day: Inspection requests received via voicemail (time-stamped), e-mail, or website public portal.

Before Clerical staff's end-of-business-day (4:30pm) they enter inspection request into Building Department's software which assigns inspection to particular inspector based on construction trade and geographic location (inspectors assigned to particular portions of jurisdiction). Clerical staff also pulls hard copy permit/inspection documents and distributes to correct inspector.

7:00am Day of Inspection: Inspectors arrive at office and compose that day's route based on travel efficiency, special time requests, and coordination of fire prevention system inspections with Fire Dept.

8:00am Day of Inspection: Inspector's route is set with estimated time of arrivals and available at website's public portal.

Approximately 2:00pm Day of Inspection: Inspectors return to office. Enter inspection results into Building Department software (viewable via website public portal) return voicemails, e-mails, accomplish/file hardcopy documents.

3:30pm Inspector's Work Day Ends.