



3/2/2022

Senate Small Business and Economic Opportunity Committee

RE: Senate Bill 196

Chair Rulli, Vice Chair Lang, Ranking Member Sykes and Members of the Committee:

My name is Tim Courtad, writing on behalf of Pride One Construction in Medina, OH to show our collective support for Senate Bill 196.

Pride One Construction is a mid-sized firm offering General Contracting, Construction Management, and Development services. Since our inception, we have completed over \$2 billion in construction value, supported thousands of local subcontractors, and worked with many of the local building departments in the State of Ohio. Our support of Senate Bill 196 reflects over thirty years of experience in the construction industry and what we feel would be a tremendous opportunity to improve the lives of Contractors and Subcontractors amid increasing burdens of workforce shortage, material delays, and continuing scrutinization.

Senate Bill 196 proposes a change to the building inspection process that would allow for certain decisions to be appealed expeditiously at the Contractor's cost and discretion. Current Ohio law has a gap in the building inspection process that allows certain Ohio building departments to impact projects through a lengthy rejection delay, causing great expense and creating negative downstream effects on our Subcontractors with no ability to appeal such decisions in a timely manner.

Specifically, we feel that Senate Bill 196 will help mitigate the following issues we have experienced in recent years:

- Project delays resulting from code discrepancies between the Ohio Building Code and a fully Permitted set of drawings which could have been avoided through an expedited appeal by having a review board verify that Work was performed per Code despite such not being reflected on the Permit drawings.
- Increased costs because of a failed inspection due to a building inspector's misinterpretation the Code's draft stopping requirements. While the code was clear in our favor, the Project constraints did not include a long delay for an appeal and forced us to take on extra cost to avoid the delay.
- Discrepancies in how the Local Building Department inspector, the Local Fire Department, the State Fire Marshal, and/or the State Elevator inspector interpret the Code. There are often situations where these parties are not in agreement on life safety requirements and compromises need to be made that impact our time and budget because of not being able to appeal their decisions in a timely manner.



- Differing inspectors on a weekly, sometime daily, basis: One day an inspector would say something was acceptable. The next day, a different inspector would come to the site and red tag the same item that the previous inspector said was OK.
- Difficulties during the plan review process, including continuously addressing the same comments with drawing revisions, having those items approved, but then receiving new comments added on the review. This happened multiple times and even though we had a conditional permit, we couldn't achieve a full permit for 4-6+ months.
- Differing protocols from plan reviewers, including a lack of documentation. This can cause confusion and delays for Contractors if conversations are not documented or recorded properly.

We are in support of Senator Roegner and believe that an expedited appeal process will give Contractors the option of putting the fate of their Project in their own hands. We further believe that implementation of this Bill will have a compounding effect on building inspections, resulting in more accurate and timely inspections because of this check and balance on the current process.

Pride One Construction offers its full support of this bill and encourages this committee vote Senate Bill 196 out of committee.

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