

2006 Residential Code of Ohio is November meeting topic

Meeting day changed to Wednesday to accommodate guest speaker John Hester

Ohio has a new statewide residential building code, and this time it's really statewide.

Last year the building code picture in Ohio changed dramatically, and most contractors would say it changed for the better. The Ohio legislature ended the patchwork of residential building code requirements that have existed throughout the state, and introduced one standard code for all jurisdictions—the Residential Code of Ohio.

Ohio has had a residential building code for many years, but every jurisdiction was pretty much free to adopt arbitrary technical changes in the code, sometimes making it necessary for a contractor to build one way on one side of a street and another way on the other side.

In 2005 the legislature designated the regulations of the Ohio Board of Building Standards as the uniform standard require-



John Hester, shown here at the October meeting of Miami Valley NARI, is a popular speaker on codes

November Meeting

What: November Dinner Meeting

Program: 2006 Residential Code of Ohio

Speaker: John Hester, PE, CBO

When: Wednesday, November 8

Where: Holiday Inn I-275 North
Hauck Road at I-275 Exit 46

Time: 6:30 p.m.

Cost: \$25 for NARI members

RSVP: Ohio Valley NARI at 800-498-6274

ments for residential construction in every community in the state. Since the OBBS has endorsed the RCO as its regulations, Ohio now has one code for residential structures in every community from the lake to the river.

The 2006 Residential Code of Ohio became effective as of May 27. It parallels the Ohio Building Code, but it contains some special provision residential builders and remodelers need to know.

John Hester, PE, CBO, chief plan examiner for the City of Cincinnati and president of

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Vendors and contractors rate 2006 Feature Vendor Night as great success

The fourth annual Ohio Valley NARI Feature Vendor Night was the best-attended ever, attractive over 55 vendor and contractor representatives to the Holiday Inn I-275 North on October 12.

The large turnout, which included representatives from 13 vendors, resulted in a packed meeting room. No one seemed to mind the crowded conditions as contractors and vendors socialized and exchanged information about the products and services on display.

Participating vendors were Andersen Windows, Brilliant Promotions, CabitDesign, Cincinnati-Northern KY Home Improvement Magazine, Ferguson Enterprises, Marsh Building Products, Nationwide Floor & Window Coverings, Ovation Audio & Video, Pella



A great turnout of vendors and contractors made for a packed meeting room, but no one seemed to mind the crowded conditions.



Matt Bliemeister (right) who chaired Feature Vendor Night, welcomed Cincinnati-Northern Kentucky Home Improvement Magazine, the newest chapter member, as an exhibiting vendor.

Window & Doors, Speedo Imaging, Western Hills Builders Supply, and Quik-Kopy Printing.

After everyone had the opportunity to go through the deli buffet line vendors were invited to give brief presentations about their companies and to award a door prize.

Turn off those devices to pay for dinner

Want to save energy, and some money too? If so, turn off your computer monitor (or use the energy-saving options in Windows Control Panel to make it turn off automatically), don't fall asleep while watching television, and unplug your cell phone battery charger when it's not actually charging.

According to the Alliance to Save Energy taking these simple steps can save \$18, \$6, and \$1.50 a month, respectively. Doesn't sound like much? It would just about pay for dinner for two at Outback (or your personal favorite casual dining restaurant).

THE NARI RENOVATOR A Publication of Ohio Valley NARI

The NARI Renovator is produced by Ohio Valley NARI as a service and benefit to its members. The organization's office is located at 136 South Keowee Street, Dayton, Ohio 45402; (800) 498-NARI or fax (937) 222-5794.

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Contractors and home owners vent their pet peeves about each other

Contractors who don't start or finish a job on schedule and price increases after a job starts are the principal complaints home owners have about remodeling contractors.

Clients who don't pay on time and those who ask for additional work at no additional cost head remodelers' gripe lists, as revealed by a survey sponsored by Kimberly-Clark DIY, a Roswell, Ga., company that sells cleaning products, and reported in *Journal of Light Construction*.

For homeowners, the top complaint — selected by more than a third of respondents

November meeting *(Continued from page 1)*

the Southwest Ohio Building Officials Association, is a recognized expert in the field of residential building codes. He is also one of the few people around who can read from a building code book and make it interesting!

John will be the guest speaker at the October dinner meeting of Ohio Valley NARI, where he will discuss the principal changes in the 2006 Residential Code of Ohio. If asked, John may also discuss the most common problems that hold up plan approvals and offer some advice to help remodelers get plans approved without delay.

This meeting will deal with subject matter of great importance to anyone in the residential building business. It will be both informative and entertaining. John gave a similar presentation at the October meeting of Miami Valley NARI. It was so well-received that the Dayton chapter is already talking about having John do a half-day, or even a full-day, seminar on the code.

The dinner meeting will be at 6:30 p.m. Wednesday, November 8, at the Holiday Inn I-275 North, Hauck Road at I-275 exit 46. Note that the meeting is on Wednesday, rather than the usual Thursday, to accommodate John's schedule. The cost of the dinner is \$25 for NARI members. The menu for the evening will feature the always-popular London broil beef. To make dinner reservations call the Ohio Valley NARI office at 800-498-6274 or send e-mail to info@naticincinnati.org.

— was that the contractor didn't begin the job on schedule. In second place was "When the contractor increases the price of the job after it is under way." It was chosen by about a fifth of those surveyed. Another fifth objected to the mess left behind by the contractor, and a few homeowners — four percent — selected "grumpy workers" as their big beef.

Most contractor responses revolved around payment issues. About a quarter of the contractors surveyed selected "Customers who ask you to do work that's not part of the job for no additional money" as their biggest gripe, with "Customers who don't pay in a timely fashion" close behind. Penny-pinching clients who try to whittle down the price after the job is done snagged third place.

"Grumpy clients" wasn't an option, but "Customers who are never happy" was, and about a tenth of respondents chose it as their No. 1 grievance.

The best defense for contractors? Be on time, use change orders, keep the site clean, and quit being such a grouch.

The mission of Ohio Valley NARI is:

- ✓ To establish and maintain the association's firm commitment to developing and sustaining programs that expand and unite the remodeling industry as well as to ensure the industry's growth and security.
- ✓ To encourage ethical conduct, sound business practices, and professionalism in the remodeling industry.
- ✓ To present NARI as the recognized authority in the remodeling industry.

These missions are carried out by:

- ✓ Promoting the common business interests of those engaged in the industry.
- ✓ Sponsoring educational programs and activities for members.
- ✓ Enlightening consumers to the needs and advantages of home remodeling and maintenance, thereby improving the nation's housing inventory.
- ✓ Recommending legislative and regulatory action that safeguards and preserves the remodeling industry, and stimulates the marketplace.

Goals of chapter to accomplish mission:

- ✓ To provide education to enhance professional and personal competencies.
- ✓ To create and encourage networking.
- ✓ To develop and promote the profession.
- ✓ To serve as a resource center.
- ✓ To provide quality publications to members.
- ✓ To improve membership and membership participation.
- ✓ To improve consumer awareness.
- ✓ To remain proactive on current and pending legislation.



Ohio Valley NARI

Serving the Cincinnati Metropolitan Area

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Still time to enter national awards program

The deadline for local Contractor of the Year Awards has passed, but if you have one or more national-class projects there is still time to submit them for regional and national CotY awards.

The deadline for receipt of entries at the national NARI office in Des Plaines, Illinois, is December 1. Entries must be submitted in binders supplied by NARI. For complete information about the national awards see the National CotY Awards packet, which is available on the Ohio Valley NARI web site at www.naricincinnati.org

2006 OVNARI Evening of Excellence is set for December 14 at the original Montgomery Inn

Again this year the Ohio Valley NARI Evening of Excellence dinner will be held at the original Montgomery Inn location at 9440 Montgomery Road. The date is Thursday, December 14; the time, 6:30 p.m.

Those are the basic details. Put them in your time management program and synch them to your PDA.

The evening will include presentation of Contractor of the Year and service awards, and special entertainment. There will be time for cocktails and socializing starting at 6:30 p.m. Dinner will be served shortly after 7:00 p.m. There will be a choice of chicken, fish, or ribs, or some combinations of the three.

The Evening of Excellence is one of the most important social events of the NARI year. Not only will Ohio Valley NARI members get to enjoy a dinner featuring the Montgomery Inn's world famous food, they will spend an evening in the company of other leading members of the Cincinnati area remodeling industry.

The cost of the dinner is \$45 per person or \$85 per couple. Beer, wine, and cocktails before and during dinner are COD.



Coming Events

Dinner Meeting

Building Codes Update

John Hester, Senior Plan Examiner
Cincinnati Department of
Buildings & Inspections
6:30 p.m., Wednesday, November 8
Holiday Inn I-275 North

Evening of Excellence Dinner

6:30 p.m., Thursday, December 14
Montgomery Inn
Montgomery Road