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June 2019

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3 Simple Ways to Boost Your Home's Curb Appeal

By: Mike Hudak, President

Medina County Home Builders Association

Spring and early summer are the best times to revitalize the exterior of your home so set aside a little time now to give your home some extra attention. Updating the appearance of your home is a common home improvement project that adds value



to your property by generating a strong return on investment. There are many low-cost updates you can tackle yourself. In fact, home exterior projects can be relatively affordable and simple to complete.

Before you dive into your first project, objectively evaluate the

appearance of your home. Try looking at the front of your house from a home buyer's perspective. What characteristics are immediately eye-catching? You will want to highlight the features you first identified.

Here are three common exterior improvement ideas to help get you started or that you can share with potential home buyers that are interested in building but have a home they need to sell first:

Lighting

Determine what type of lighting will enhance the look and safety of your home. Common exterior lighting includes pathway, landscaping, porch and security lights. If you're adding a front porch fixture, make sure the size is proportionate to your space to create a sleek and inviting

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Above list has been updated via the most current NAHB Spike Club Roster Report

*Current Life Spike status

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Professional Tools for our Members

The HBA has the professional business tools you need for home sales. The MCHBA Home Construction & Limited Warranty Agreement packages are available at the office for only \$35 each. Or if you have your own contract and you just need the Warranty, the warranty and folder are available for just \$25. We encourage you to use these tools for your protection, peace of mind and they make a great resource tool for your customers to keep all their

pertinent home buying paperwork together. Call the HBA office and order your professional tools today.



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2019 Dates To Remember

June 1-16, 2019

Spring Parade of Homes

- Check out your fellow members Parade homes and support them!

September 12, 2019

MCHBA Annual Golf

Outing at Shale Creek -

watch your email for more info.

From the Executive Director

Members and Friends:

Our Spring Parade of Homes event started last weekend and by all accounts and feedback I've received so far, we are talking the best one yet. Traffic is up, interest is great, the wide variety of houses are creating an incredible amount of buzz and visitors. All good! I'm very excited that we have several new builder members participating which keeps the event fresh and unique for the consumer.

I would like to thank our Parade sponsors: **Major Event Sponsor Carter Lumber**, other Parade partners include: **84 Lumber, All Construction Services, Clement Construction Inc., Graves Lumber, Medina Lighting, Paramount Plumbing, Sundance LTD, Third Federal Savings & Loan, Transfer Title Agency and Wolff Bros. Supply**. I sincerely thank each of the above companies for their support and participation. We were able to stretch our marketing dollars and were able to partner with Fox 8 - check out the website to see our commercials and other promotional materials.

Get out and see your fellow members homes. It's a great year to be a builder in Medina County!

Respectfully:

Dave LeHotan
Volunteer Executive Director



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COUNTY**
Home Builders
Association



**MEDINA
COUNTY**
Home Builders
Association

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LOTS & ACREAGE

BARBERTON

V/L Austin Dr: 4 acres zoned C3. Adjacent to 397 Austin Dr. Land is essentially flat & cleared. **\$295,000. Gary Stouffer 330-835-4900.**

BATH TOWNSHIP – Revere Schools

392 E Bath Rd: 5.6 acres in Cuyahoga Falls. 2 parcels (approx. 4.5 acres combined) w/approx 340' frontage on Bath Rd., zoned R-5. 1 parcel (approx. 1.1 acres) w/approx. 115' frontage on Graham Rd, zoned MU-4. Please do not trespass. Call agent to walk property. **\$700,000. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616.**

Lot 45 Ira Rd: Build your dream home. Large 2.28 acre heavily wooded lot w/matured trees. Located near Cuyahoga Valley National Park. Revere LSD. **\$125,000. Gina Luisi 330-814-4747, Gary Stouffer 330-835-4900.**

681 - S/L 29 Trellis Green Dr., Akron: Private lot in Arbour Green Dev. w/frontage & possible walk-out basement. Wooded in front & open at the back w/ beautiful views. City sewer. **\$113,999. Gary Stouffer 330-835-4900.**

COPLEY

209 V/L Rothrock Rd: Approx. 1.43 acre commercial lot near Montrose shopping. Flat land. Minimal trees & a driveway. **\$149,900. Gary Stouffer 330-835-4900.**

4520 V/L Medina Rd: 2.21 acre commercial lot across from Akron Gen'l Wellness Ctr. Water & sewer avail. **\$300K. Gary Stouffer 330-835-4900.**

V/L Plainview Dr: Over 6 acres of heavily wooded property located at end of cul-de-sac. Near highways, local shops & restaurants. **\$69,900. Gary Stouffer 330-835-4900, Gina Luisi 330-814-4747.**

CUYAHOGA FALLS

412-432 E. Bath Rd: 2.08 acre parcel of land on E. Bath Rd. Zoned R-5. There are 2 homes on property. Please do not trespass. Call agent for showing. **\$250,000. Matt Stouffer 330-814-4616, Gary Stouffer 330-835-4900.**

S/L 1 Hampton Ledges: Neighborhood of 6 homes. Located at end of cul-de-sac & situated on 2.492 acres. Perfect setting for walkout lower level. **\$109,000. Gary Stouffer 330-835-4900, Mari O'Neill 330-414-2652.**

HINCKLEY

The Trails at Redwood Falls: Located where old Skyland Golf Course was. Conservation development will have 97 parcels, walking trails, club house & 5 lakes. City water & sewer. **Robin Pickett 330-322-3181.**

The Hollow at Willow Lakes: 47-acre new development w/city water. Over 20 2-acre homesites. Call today to build your dream home with Legacy-Carrington Builders. **Robin Pickett 330-322-3181.**

KENT

4980 SR 43: Approx. 2.45 acres in Brimfield Twp, currently garden center. 160' frontage on SR 43. **\$386,000. Gary Stouffer 330-835-4900.**

5439 Burnett Rd: Approx. 33.5 acres on Summit St. Zoned R-3 High Density Residential. Approx. 630' frontage on Summit St. Sewer/Water/Gas/Electric/Cable (Buyer's responsibility to verify accessibility, capacity, etc. on all utilities). **\$1,200,000. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616, Gina Luisi 330-814-4747.**

V/L W Campus Center Dr: Approx. 16.2 acres on east side of W. Campus Center Dr. Approx. 1142' frontage on Campus Center Dr. Subject to new survey, legal description and lot split. **\$125,000. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616, Gina Luisi 330-814-4747.**

V/L Cline Rd: Approx. 8.5 acres made up of 3 parcels on Summit St. and Cline Rd. across from Dix Stadium. Zoned R-1 Low Density Residential. **\$300,000. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616, Gina Luisi 330-814-4747.**

1257 Meloy Rd: Approx. 8 acres on Meloy Rd. zoned R-1 Low Density Residential. Approx. 756' frontage on Meloy Rd. **\$59,000. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616, Gina Luisi 330-814-4747.**

V/L Powdermill Rd: Approx. 24 acres of wooded land on Powdermill Rd. w/some wetland areas. Zoned R-1 Low Density Residential. Subject to new survey per Portage Co. **\$78,500. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616, Gina Luisi 330-814-4747.**

V/L Powdermill Rd: Approx. 7 wooded acres on Powdermill Rd. across from Kent State Golf Course. Zoned C-1 Commercial District. Approx. 558' frontage on Powdermill Rd. **\$165,000. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616, Gina Luisi 330-814-4747.**

V/L Powdermill Rd: Approx. 25 acres south of railroad tracks on Powdermill Rd. Zoned R-1 Low Density Residential. Approx. 1076' frontage on Powdermill Rd. Subject to lot split. Sewer/Water/Gas/Electric/Cable (Buyer's responsibility to verify accessibility, capacity, etc. on all utilities). Call agent for additional info. **\$312,500. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616, Gina Luisi 330-814-4747.**

5036 SR 43: Approx. 43 acres on SR 43. Zoned G-C General Commercial. Subject to new survey per Portage Co. Sewer/Water/Gas/Electric/Cable (Buyer's responsibility to verify accessibility, capacity, etc. on all utilities). **\$1,300,000. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616, Gina Luisi 330-814-4747.**

2346 SR 59: Approx. 41 acres corner of SR 59 and Powdermill Rd. Zoned C-1 Commercial District. Approx. 1336' frontage on SR. 59. Sewer/Water/Gas/Electric/Cable (Buyer's responsibility to verify accessibility, capacity, etc. on all utilities). **\$1,400,000. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616, Gina Luisi 330-814-4747.**

LIVERPOOL TOWNSHIP

Estates at Rim Rock: Spectacular 2-3 acre homesites, secluded cul-de-sacs, peaceful country setting. 3 lots left. **Robin Pickett 330-322-3181.**

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MEDINA

V/L Brynwood Dr: Approx. 6 acres w/pond to build your dream home in Montville Twp. Unique lot truly one-of-a-kind. Sale of lot contingent on sale of home at 6233 Brynwood Dr. first. That buyer will have first right of refusal on lot. **\$200,000. Gary Stouffer 330-835-4900, Gina Luisi 330-814-4747.**

V/L State Rd: Approx. 82 acres in Granger Twp. with approx. 3000' frontage. Home on property. Value in land. **\$1,950,000. Gary Stouffer 330-835-4900.**

NORTON

V/L Knecht Ave & Carl St: Nearly 1 acre, level corner lot adjacent to Loyal Oak Park yet private w/ mature trees. Requires well & septic, w/gas & electric available on Carl St. Home can face Carl St. or Knecht. Bring your own builder. **\$32,900. Ryan Shaffer 330-329-6904.**

RAVENNA

V/L Emerald Pkwy: Approx. 120 wooded fairly flat acres in City of Ravenna zoned R-4. Original approved plan was for 300-400 units w/large pond/wetland area in middle of property. **\$875,000. Gary Stouffer 330-835-4900.**

RICHFIELD – Revere Schools

Lot 33-A Briarwood Rd: Approx. 1.36 acre corner lot across from National Park. Wooded, fairly flat w/slight rise from street. Well & septic needed. Per County Health Dept., lot is only approved for 2-bedroom home. **\$59,995. Gary Stouffer 330-835-4900.**

V/L Brecksville Rd: 3.36 acres w/water & sewer available. Limited industrial/office. **\$230,160. Gary Stouffer 330-835-4900, Linda Manfull 330-283-0851.**

SHARON TWP – Highland Schools

Bonnie Glen - Beautiful lots ranging from 2 to 4 acres w/ravines, woods & open landscape. Spectacular development to bring your own builder & build your dream home. **Robin Pickett 330-322-3181, Gary Stouffer 330-835-4900.**

STOW

2815-2845 Graham Rd: 4.38 wooded acres perfect for dream home. Zoned R-3. 2 rental homes on property currently at \$500-\$600 monthly (month-to-month). **\$186,000. Matt Stouffer 330-814-4616, Gary Stouffer 330-835-4900.**

UNIONTOWN

3663 S. Arlington Rd: Over 4 acres of commercial land with 194' frontage on S. Arlington Rd. & Fortuna Dr. Zoned B-3. Utilities at street. Convenient to I-77 & shopping/retail. **\$450,000. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616.**

WADSWORTH

599 Brentwood Way S/L 17: Highland LSD. 2.84 acres on cul-de-sac, well, septic. **\$175,000. Gary Stouffer 330-835-4900.**



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Louis Perry & Associates, Inc. – Wadsworth
Mack's Inc. – Valley City
Osborne Medina, Inc. – Medina
Stewart Title Agency – Medina

Advocacy; Our Main Purpose

Established over 40 years ago, the main purpose of OHBA is to provide state legislative and regulatory advocacy for the industry. This is not news to those who follow us closely. It was good planning then and it is still the right choice now. The number of possible regulatory impacts has grown steadily through the years.

As we enter the summer, we are preparing to attend the NAHB Legislative Conference. The arena there is full of challenges. Hopefully, a strong Ohio contingent will attend. The following week, OHBA holds our summer board meeting where many items will be discussed of concern and interest to all on the



statewide front too. This is the normal course of business. The HBA federation partners are your advocates and work hard for you.

Here in the Buckeye State, we have regular dialogue on building code issues. There seems to be constant push

for increased requirements. Remember California where net zero energy use homes will be the law there in a few years. The state legislature is in the process of resolving similar issues with utility generation providers. Hopefully, we can report later the final state budget will include some lot development property tax incentives as well. About four contractor licensing initiatives for various trades are in the hearing stage.

All this advocacy is impinged by term limits and constant challenges to legislative apportionment through litigation. Term limits of state legislators has made swearing in new Ohio lawmakers a weekly event. Challenges to congressional districts keep all incumbents on edge as the threat of having a new district is a major concern to incumbents.

Moreover, all states must draw new legislative lines by 2022 to accommodate population changes. Federally, Ohio is expected to lose at least one congressional seat. That means districts composed of more than 800,000. All Ohio House and Senate seats must be redrawn as well.

Good thing you have a strong voice in the capitol. ■



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EVENT DATES:

Sat., June 1 – Sun., June 16

HOURS: Sat & Sun ONLY Noon to 5pm,
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1 Scattered Site (Rittman)



Straub Homes, Inc.

275 Overlook Drive, Rittman
1502 sq.ft. • 3 BR • 2 BA

Model \$220,000 / Build from \$200,000*
330.466.2468

2 Scattered Site (Seville)



Kensington Custom Builders

87 High Street, Seville
5157 sq.ft. • 6 BR • 7 BA

Model \$711,666 / Build from \$618,000*
330.606.6499

3 Hunters Glen



Panther Builders, Inc.

4432 Glen Meadow Court, Seville
2500 sq.ft. • 3 BR • 2.5 BA

Model & Build from \$125/sq.ft.*
330.472.4255

4 Whitetail Crossing



Windridge Homes, Ltd.

6825 Black Tail Court, Medina
2,421 sq.ft. • 3 BR • 2.5 BA

Model \$459,900 / Build from \$384,900*
330.441.7419

5 Whitetail Crossing



Bridgeport Custom Homes

4407 Antler Trail, Medina
3208 sq.ft.+936 bsmt • 4 BR • 4.5 BA
Model \$609,900 / Build from \$459,900*
440.539.5562

6 Colonial Hills



Modern Home Concepts

1597 Beacon Hill Drive, Wadsworth
2650 sq.ft.+875 bsmt • 4 BR • 3.5 BA
Model \$652,000 / Build from \$300,000*
330.464.3369

7 Harps Mill



Windridge Homes, Ltd.

7428 Harps Mill Drive, Wadsworth
2954 sq.ft. • 4 BR • 3.5 BA
Model \$574,900 / Build from \$399,900*
330.441.7419

8 Lookout Pointe



Landmark Homes

3129 Woodlark Trail, Medina
2,216 sq.ft. • 3 BR • 2.5 BA
Model \$389,900 / Build from \$345,000*
330.805.5197

9 Bonnie Glen Estates



Arthur Rutenberg Homes

2510 Bonnie Glen Road, Medina
5331 sq.ft. • 4 BR • 5 BA
Model \$1,100,000 / Build from \$700,000*
330.441.0777

10 Lake Medina Reserve



Edgewood Homes

4684 Lake Forest Trail, Medina
5017 sq.ft. • 4 BR • 4.5 BA
Model \$729,900 / Build from \$574,900*
440.521.2770

11 Falcon Point



Artisan Building & Design

3690 Eagle Point Court, Medina
1862 sq.ft. • 3 BR • 2.5 BA
Model \$387,900 / Build from \$387,900
330.952.1833

12 Estates at Rim Rock



Legacy Homes of Medina

2520 Kellsway Court, Medina
3100 sq.ft. • 4 BR • 3.5 BA
Model SOLD / Build from \$475,000**
330.722.9884

NOTES:

*Build from price does not
include lot

**Does not include detached
garage

13 The Trails at Redwood Falls



Legacy-Carrington Builders

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330.635.7558

14 Scattered Site (Richfield)



Modern Home Concepts

5488 Broadview Road, Richfield
2845sq.ft.+600 • 4 BR • 3 full 2 half BA
Model \$565,000 / Build from \$300,000*
330.464.3369

15 Scattered Site (Richfield)



Europa Custom Homes

4600 East Boston Road, Richfield
3200 sq.ft.+1500 bsmt • 4 BR • 4 BA
Model SOLD / Build from \$629,000*
440.343.1212

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› May 2019 BWC News from CareWorks Comp

“Time ripens all things. No man’s born wise.” ~Miguel de Cervantes

Problem: “We don’t have any light duty jobs for our injured workers.”

Problem Solved: Grant money from the Ohio BWC, a York Transitional Work Developer to help you create “light duty jobs,” or Modified Duty Offsite (MDOS) to place your injured worker at a non-profit like the Salvation Army or local food bank.

BWC Transitional Work Grants are available to assist Employers in creating a formal Return to Work program. A Transitional Work Program is a customized program that includes policies and procedures to assist employers in safely bringing injured employees with restrictions back to work by performing identified jobs, tasks or functions as they transition back to their original positions. The program also includes the development of Job Analyses which outline the employee’s full duty position with task by task details for each essential job function as well as identifying modified tasks that may be performed as the employee “transitions” back to full duty. Applying for the grant is easy. The application is available at www.bwc.ohio.gov, or you can reach out to Danielle Dresden of York, our Transitional Work Manager at 330.714.8884 or Danielle.Dresden@yorkrisk.com.

(MDOS) is also an alternative work option that can be part of an employer's Remain at and Return to Work Program. MDOS is a tool for employers to have available when they have limited or no transitional duty work onsite that is within the injured employee's physician documented capacities. York can assist employers in temporarily placing the employee at a local non profit working within their capacities until they can return to the employer site. For more information please contact Kimberly Wickert, York, Remain at and Return to Work Director at Kimberly.wickert@yorkrisk.com or at 330-416-0530.

Stop Use and Inspect Order Issued on 3M Fall Protection Harness

3M Fall Protection has learned of the possibility of a manufacturing defect in a dorsal d-ring of ExoFit NEX™ harnesses manufactured between January 2016 and December 2018. Although there have been no reported incidents involving this condition, a dorsal d-ring with this defect will not support the load in a fall arrest event which could result in serious injury or death. More information can be found at [this link](#).

1

Behind every good outcome

Important Deadlines:

- ¶ **June 30, 2019:** Deadline for 2018 Safety Council participation requirements (attend 10 meetings throughout the 2018 Policy Year.)

Spike in fraudulent unemployment claims

The Ohio Department of Job and Family Services (ODJFS) has noted an increase in the number of fraudulent unemployment claims over the past several weeks. These claims are being filed online using a social security number acquired in an unknown fashion. The actual employee to whom the SS# belongs is not even aware of the claim. According to the ODJFS integrity hotline - there have been several hundred cases in late March and April. Some cases are caught and flagged, within a day, if the perpetrator is not able to offer other identifying information to the ODJFS. Some cases are not caught until the employer notifies the state. If you believe that someone has filed a fraudulent claim using one of your employees' (or client's employee) SS#, please contact the ODJFS Integrity Hotline at 1-800-686-1555. It would be a good idea to have the employee call the number as well. The investigator will make other suggestions to the employee such as calling the police and credit bureaus. Contact our unemployment manager, Kammy Staton to discuss the many ways we can assist you with unemployment issues. Kammy can be reached at 614-526-7165 or Kammy.staton@careworkscorp.com.

What Do I Do If OSHA Shows Up at My Business?

The Occupational Safety and Health Administration (OSHA) could show up on your doorstep for different reasons. But when they do, it is important to keep a few things in mind. They should have credentials and will let you know the reason they are there during an opening conference. The inspection should be limited to the reason they are there. If they point out something you should do, try and correct it. They may wish to look at your OSHA Recordkeeping documents to determine if there are specific issues. They may wish to speak to your associates in private and they most likely will have questions for you. It is important to be honest and be prepared to produce training records if asked.

At the conclusion of the inspection, the inspector will hold a closing conference to discuss observed violations. The closing conference may occur immediately following the inspection or several days or weeks later. Typically citations are mailed to the employer several days or weeks after the closing conference but must be issued within six months of the start of the inspection. If you receive a citation it must be posted and you have 15 days from the receipt of the citation to contest it, but if you choose to do so you should have an attorney. You should always request an informal conference where you can produce documents, pictures or other evidence showing good faith to abate the hazards in order to have the citation withdrawn or reduced. You can find more information on OSHA's website in "All about OSHA" or contact Jim Wirth, 614-827-0370 or jim.wirth@yorkrisk.com.

Group Rating Program Reminder

The 2019 workers' comp policy year will begin July 1st. For those employers who are not enrolled in the CareWorks Comp group rating program and are interested in a no cost / no obligation evaluation for the 2020 policy year please contact Bob Nicoll, CareWorks Comp Program Manager, at robert.nicoll@careworkscorp.com

(Cover story – Continued from front cover)

look. The fixture you select should support the total wattage you need for proper illumination. Be sure to keep in mind the availability of outdoor outlets. You may want to consider solar powered outdoor lighting.

Color

If your home exterior is chipped, cracked or overall feels dated, add a fresh coat of paint. A color change to the front door, garage door or window trim can refresh the exterior of your home. The front door is the focal point of the home. Examine the condition of your front door before adding new paint. If your door is weather worn or simply beyond repair, it might be time to have it replaced. While purchasing a new door is an expense, it adds instant curb appeal, especially if you select a bold color.



Landscaping

A well-manicured front lawn can make all the difference in beautifying your home exterior. If your yard needs attention, start with a basic clean-up. Try pruning trees, trimming shrubs and removing weeds to give your yard a fresh look. Plant a tree or add flowers to spruce up your yard. Plants can flourish without a significant amount



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of maintenance if you select greenery compatible with the local climate. There are plenty of ways to keep your grass healthy and green. You can find low-maintenance lawn care tips at TheLawnInstitute.org.

For additional suggestions to improve the appearance of your home, contact the Medina County Home Builders Association directly.

Although this article is consumer targeted, there are some great ideas you can share with your potential home buyers in the event they have a home they need to sell before they can build or move in. ■



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Our recent meeting held on May 1st at Williams on the Lake had 60 attendees.

Speakers that day were:

Colleen Swedyk, *Medina County Commissioner*

Building Inspectors:

Chris Randles, *Medina County Chief Building Inspector*

Drew Floor, *Brunswick Building Inspector*

Ssteve Molnar, *Brunswick Electrical Inspector*

Tom Cromer, *Medina City Building Inspector*

Kevin Hall, *Wadsworth Building Inspector*

Health Department Inspectors:

Collin Johnson, *Director of Environmental Services*

Mark Burnett, *Plumbing Inspector*

Please reference Health Department Code Changes detailed on pages 20 through 26.

Specifically, the Building Department shared these ORC code changes:

Building Planning – Chapter 3

- No longer in earthquake zones
- 115 mph wind speed zone increased from 90 mph
- Minimum habitable room size reduced to 70 sq.ft.
- Allowable dryer vent length increased to 35 feet (1502.4.5.1)
- Max stair rise increased to 148 1/2" from floor to floor

Foundations – Chapter 4

- Footings: Footer widths increased:
 - . Table 403.1(1) light frame construction
 - . Table 403.1(2) light frame construction with brick veneer
 - . Table 403.1(3) cast in place or fully grouted masonry wall construction

Floors – Chapter 5

- New section 507 added with prescriptive requirements for decks

Section 507 – Decks

- Table 507.3.1 provides for minimum sizes for deck footings, this table represents a large expansion from the current code. Use 40# LL
- Table 507.4 provides for maximum height of deck
- Table 507.5 is a new span table just for deck beams
- Table 507.6 provides for a span chart for deck joist spans only
- Table 507.9.1.3(1) provides for on-center spacing for ledger connections depending on joist spans.
- Section 507.5.1 and 507.5.2 requires each ply of deck beams to bear directly on top of posts and attached

Walls – Chapter 6

- Table 602.3(1) – Steel Columns must now be either welded at the top plate along the two sides perpendicular to the beam's length or bolted with no less than two 1/2" diameter bolts placed diagonally through the top plate.

*(Building Code Changes –
Continued on page 15)*



HB 62 TRANSPORTATION BUDGET (OELSLAGER, S.)

To make appropriations for programs related to transportation and public safety for the biennium beginning July 1, 2019 and ending June 30, 2021, and to provide authorization and conditions for the operation of those programs. After much deliberation in both the House, Senate and Conference Committee on an increase in the gas tax, the legislature ultimately settled on, and Governor DeWine signed into law, 10.5 cents per gallon, bringing the total to 38.5 cents. The deal also boosted the state's diesel fuel tax rate by 19 cents to 47 cents. Both increases are effective July 1, 2019.

HB 149 TAX EXEMPTION (MERRIN, D.)

To enact the "Affordable Homebuilding and Housing Act" to temporarily exempt from property tax the increased value of land subdivided for residential development. HB 149 has received two hearings, including one for proponents, during which both OHBA Area VP, Richard Bancroft and Executive VP, Vince Squillace testified. OHBA has been in contact with the bill sponsor and Chairman Zeltwanger on scheduling future hearings in the House Economic and Workforce Development Committee.

HB 163 WATER/SEWER SERVICE (BRINKMAN, T.)

To create a process for withholding

local government funds and state water and sewer assistance from municipal corporations that engage in certain water and sewer practices with respect to extraterritorial service. The Ohio Township Association testified in support of HB 163 in the bill's second hearing Wednesday. While Senator Seitz mentioned a particular situation in his area of the state had been remedied after introduction of HB 163, the OTA presented issues in other areas of the state where similar difficulties still exist. OHBA will continue to monitor HB 163 to determine if it will continue to be heard in light of Cincinnati negotiations.

HB 166 STATE BUDGET (OELSLAGER, S.)

To make operating appropriations for the biennium beginning July 1, 2019, and ending June 30, 2021, and to provide authorization and conditions for the operation of state programs. A substitute bill is expected sometime today which will reveal the numerous amendments accepted as HB 166 continues through the House process. It is likely the budget will be voted out of the House next week, and the Senate will begin its work. OHBA will be reviewing all the amendments, as soon as the substitute bill is released.

HB 199 ROOFING CONTRACTORS (PATTON, T.)

To require commercial roofing contractors to have a license. This commercial roofer licensing bill was

introduced in April and assigned to the House Commerce and Labor Committee. It is the same bill the sponsor introduced last General Assembly to add roofing to the list of specialty contractors licensed under the OCILB. HB 199 has not had any hearings yet, but OHBA will work to ensure 'roofing' is clearly defined, so as not to impact residential.

SB 127 ELEVATOR LAW (UECKER, J., YUKO, K.)

To revise the Elevator Law. SB 127 has been assigned to the Senate Transportation, Commerce and Workforce Committee. OHBA was closely involved in discussions on a similar bill to license elevator contractors and mechanics. While OHBA was able to get residential exempt during the last General Assembly, the exemption language may need further clarification to ensure it truly applies to all residential work being done. OHBA will continue to monitor and be in contact with elevator contractors, and OHBA members providing valuable insight during the prior hearings.

Please contact OHBA with any questions or concerns.

OUPS UNDERGROUND PROTECTION DISCUSSIONS

Following the passage of legislation last General Assembly making several changes to the Call Before You Dig law,

*(Legislative News –
Continued on next page)*

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(Code Changes – Cont'd from page 13)

- Where a beam ends over a steel column, it must be bolted with at least four 1/2" diameter bolts.
- Steel column base plates must be bolted to concrete footing as well with same conditions as above.

Energy Efficiency

- Blower door tests are now required for all compliance options.
- 5 ACH or less are required which requires whole-house mechanical ventilation - 303.4.
- Ceiling R value has increased from R-38 to R-49 and Window U-factor has increased to .32 to match HBA Energy Code options.
- 90% of lights installed shall contain high-efficacy lamps - 1104.1.

Solar Thermal Energy Systems

- New chapter adding thermal solar energy requirements for systems providing space heating or cooling, hot water heating and swimming pool heating.

Go to <http://building.medinaco.org> for a copy of the 2019 Residential Code. ■

including statewide registration, and the establishment of the Underground Technical Committee, there has been more recent discussion on if any further changes need to be pursued. If anyone has any feedback on Call Before You Dig, feel free to contact OHBA.

HB 166 STATE BUDGET – UPDATE (OELSLAGER, S.)

The House Finance Committee accepted an omnibus amendment to the state budget bill before passing it out of committee unanimously and sending it to the House floor last Thursday. A variation of language from HB 149 Property Tax was among the 1100 pages of amendments included in the House version, which now moves to the Senate for its work. President Larry Obhof and Senate Finance Chair Matt Dolan are key contacts as OHBA continues to work on budget progress. Further, members of the Senate Finance Committee have been included as key contacts as HB 166 makes its way through the Senate. Contact information can be found at the following link. <http://www.ohiosenate.gov/committees/finance>

The property tax language approved by the House is attached. As the final amendments were being discussed by House leadership, OHBA was contacted several times during the negotiations. The House made some changes before including the property tax language into the budget, and OHBA will continue to review the language as it heads to the Senate. With the language included in HB 166, the limitation on reappraisals of undeveloped lots, after the land has been platted for residential development, lasts 3-5 years, depending on when the sexennial reappraisal is to occur. The same opponents to HB 149 will very likely continue to oppose the language in the budget bill, and OHBA has already begun work in the Senate to keep the language in the Senate version of HB 166.

OHBA will be meeting with members of the Senate, and encourages contact with members of the Finance Committee to urge maintenance of the property tax language currently in HB 166.

Please contact OHBA with any questions or concerns.



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Thank You 2019 Spring Parade of Homes Event Sponsors!



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The Medina County Home Builders Association would like to take this opportunity to thank each and every one of our sponsors and supporters of the Parade of Homes. Your response continues to be unprecedented and your participation enables us to promote this event even more than we have in the past. In fact, this event we were able to engage Fox 8 and tape two professional commercials, a New Day Cleveland segment on the show, and a Facebook Live segment. Very exciting!

We hope you take time to visit each of the model homes being presented. The builders

have made a huge commitment themselves to being in this Parade, even some of the homeowners have allowed their homes to be presented as well. The best way we can support them, aside from what all of you have already done, is to tour the homes, tell your friends and neighbors about the event, and show your support.

We would like to thank all of our Parade Builders as well for continuing to participate in this event that puts our association at the forefront of residential construction in Northeast Ohio.

See all the builder and home information on page 8 and online (www.medinacountyparade.com).

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**NOTICE TO PROPERTY OWNER
SEEKING PERMISSION TO EXTEND AN EXISTING WATER UTILITY
SERVICE TO A SEPARATE OUTBUILDING**

Medina County Sanitary Engineering (MCSE) Department Requirements

Below are excerpts of Section 5.6 of the MCSE Rules & Regulations:

MCSE Rules & Regulations:

- "Each single family dwelling...or building unit shall have a separate and individual water connection to the county maintained water supply system."
- "It is the intent of this Regulation to provide each dwelling...with a separate and distinct connection to the County maintained water system and maintenance responsibility for its own water connection...to maintain individual service connection functionality."
- "The Sanitary Engineer may, on a case-by-case basis, authorize exceptions to this Regulation, provided that maintenance responsibilities have been clearly assigned to an individual...In the event the Sanitary Engineer does grant an exception to this Rule, the property owner will be required to record a deed restriction indicating that the property owner will establish a separate connection for any building separated onto a new parcel prior to any lot split or transfer of title."

Contact the MCSE Permits Department at 330-723-9599 or 330-723-9581 to describe your desired extension of your existing MCSE water service. On a case-by-case basis, the Sanitary Engineer will review your application and apply the conditions of the MCSE for granting an exception to the Rules & Regulations Section 5.6 as described above. All Permits, fees, deed restrictions (if required) and MCSE inspection of work made part of the permission granted to extend an existing MCSE water service after the water meter must be strictly adhered to. MCSE inspection is for water safety and compliance and to record depths and physical location of the extended water service on the property. The Medina County Health Department (MCHD) is the responsible authority that governs the water service extension materials and means of construction. Contact the MCHD at 330-723-9523 to secure proper MCHD approvals, permits and inspections.

The necessity of backflow prevention devices in these instances shall be determined on a case-by-case basis by MCSE and shall be instituted in accordance with current OEPA guidelines regarding Backflow Protection and Cross-Connection Control as well as MCSE Rules and Regulations. The costs associated with installing, maintaining and annually inspecting and testing these devices shall be the responsibility of the consumer.

Medina County Health Department (MCHD) Requirements

All work needs to be completed by a licensed plumber registered with the Medina County Health Department. A valid permit is required **PRIOR** to any work being completed. After the work has been completed an inspection by the Medina County Health Department is required before covering.

All work must comply with Chapter 6 of the Ohio Plumbing Code.

Use an approved underground water piping material from the Ohio Plumbing Code Table 605.4 Water Distribution Piping.

The pipe should maintain a 44 inch or deeper depth. You will also need to follow the pipe manufacturer's underground installation guidelines.

Please contact the Medina County Health Department at 330-723-9523 if there are any questions.

*In the event of conflict between the implied requirements of the MCSE and the MCHD, it is the responsibility of the owner/applicant to seek resolution through both the MCSE & MCHD.



4800 Ledgewood Drive, Medina, Ohio 44256

Krista R. Wasowski, LSW, MPH
Health Commissioner

330-723-9688

888-723-9688

www.medinahealth.org

Date: March 15, 2019

TO: Medina County Registered Plumbing Contractors and Interested Parties

RE: Ohio Plumbing Code (OPC) rules and Board of Building Standards Residential Code

The Medina County Health Department wishes to make Registered Medina County Plumbing Contractors aware of the current Ohio Plumbing Code rules that became effective November 1, 2017.

The OPC rules were amended to comply with the five year rule review requirement and to update the current Ohio Plumbing Code to reflect the 2015 edition of the "International Plumbing Code" with Ohio amendments.

The BBS Residential code changes become effective July 1, 2019 and will be enforced for all residential permits obtained starting July 1, 2019 in addition to the changes noted above in the OPC.

The rules included in this packet are only a portion of the changes and are listed to point out some of the more significant changes. Web links to the rules have been included for your reference.

Also, as a reminder, all garage floor drains that are accessible to sanitary sewer must discharge to the sanitary sewer. In areas where sanitary sewer is not available, garage floor drains may continue to discharge to the storm drain unless prohibited by other rules or regulations. If you have questions concerning the connection of garage floor drains to the sanitary sewer, please contact the local sewer authority.

If you have any questions, please contact the plumbing inspectors at 330-723-9523 between the hours of 8:00am -4:30pm Monday – Friday. Thank you in advance for your anticipated cooperation.

Sincerely

Colin Johnson R.S., M.P.H.
Director
Environmental Health

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Links for online code sections

<https://www.com.ohio.gov/documents/AG%2093%20OPC%20Adoption%20Announcement.pdf> ;

<http://codes.ohio.gov/oac/4101%3A3> ; <http://codes.ohio.gov/oac/4101%3A8>

Code books can be purchased at: <http://shop.iccsafe.org/2017-ohio-plumbing-code-1.html>

Ohio Plumbing Code: Commercial and Residential on 7/1/2019

- 308.9 Parallel water distribution systems. Piping bundles for manifold systems shall be supported in accordance with Table 308.5. Support at changes in direction shall be in accordance with the manufacturer's instructions. Where hot water piping is bundled, each hot water pipe shall be insulated.
- 314.2.3.2 Appliance, equipment and insulation in pans. Where appliances, equipment or insulation are subject to water damage when auxiliary drain pans fill such portions of the appliances, equipment and insulation shall be installed above the flood level rim of the pan. Supports located inside of the pan to support the appliance or equipment shall be water resistant and approved.
- 423.3 Footbaths, pedicure baths and head shampoo sinks. The water supplied to specialty plumbing fixtures, such as pedicure chairs having an integral foot bathtub, footbaths, and head shampoo sinks, shall be limited to a maximum temperature of 120°F (49°C) by a water temperature limiting device that conforms to ASSE 1070 or CSA B 125.3.
- 504.7.2 Pan drain termination. The pan drain shall extend full size and terminate over a suitably located indirect waste receptor or floor drain or extend to the exterior of the building and terminate not less than 6 inches (152 mm) and not more than 24 inches (610 mm) above the adjacent ground surface. Where a pan drain was not previously installed, a pan drain shall not be required for a replacement water heater installation.
- 606.7 Labeling of water distribution pipes in bundles. Where water distribution piping is bundled at installation, each pipe in the bundle shall be identified using stenciling or commercially available pipe labels. The identification shall indicate the pipe contents and the direction of flow in the pipe. The interval of the identification markings on the pipe shall not exceed 25 feet (7620 mm). There shall be not less than one identification label on each pipe in each room, space or story.
- 607.2 Hot or tempered water supply to fixtures. The developed length of hot or tempered water piping, from the source of hot water to the fixtures that require hot or tempered water, shall not exceed 50 feet (15 240 mm). Recirculating system piping and heat-traced piping shall be considered to be sources of hot or tempered water.
- 607.2.1 Circulation systems and heat trace systems for maintaining heated water temperature in distribution systems. Automatic circulating hot water system pumps or heat trace shall be arranged to be conveniently turned off, automatically or manually, when the hot water system is not in operation.
- 607.2.1.2 Demand recirculation controls for distribution systems. A water distribution system having one or more recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe shall be a demand recirculation water system. Pumps shall have controls that comply with both of the following:

1. The control shall start the pump upon receiving a signal from the action of a user of a fixture or appliance, sensing the presence of a user of a fixture, or sensing the flow of hot or tempered water to a fixture fitting or appliance.
2. The control shall limit the temperature of the water entering the cold water piping to 104°F (40°C).

- 607.2.2 Piping for recirculation systems having master thermostatic valves. Where a thermostatic mixing valve is used in a system with a hot water recirculating pump, the hot water or tempered water return line shall be routed to the cold water inlet pipe of the water heater and the cold water inlet pipe or the hot water return connection of the thermostatic mixing valve.
- 607.5 Insulation of piping. Piping to the inlet of a water heater and piping conveying water heated by a water heater shall be insulated in accordance with the applicable energy conservation standard referenced in Chapter 13 of the building code or Chapter 11 of the "Residential Code of Ohio". (ORC) Ohio Residential Code.
- 608.7 Valves and outlets prohibited below grade. Potable water outlets and combination stop-and-waste valves shall not be installed underground or below grade. Freezeproof yard hydrants that drain the riser into the ground are considered to be stop-and-waste valves.
Exception: Freezeproof yard hydrants that drain the riser into the ground shall be permitted to be installed, provided that the potable water supply to such hydrants is protected upstream of the hydrants in accordance with Section 608 and the hydrants are permanently identified as nonpotable outlets by approved signage that reads as follows: "Caution, Nonpotable Water. Do Not Drink."
- 608.8.1 Signage required. Nonpotable water outlets, such as hose connections, open ended pipes and faucets, shall be identified with signage that reads as follows: "Nonpotable water is utilized for [application name]."

CAUTION: NONPOTABLE WATER - DO NOT DRINK."

The words shall be legibly and indelibly printed on a tag or sign constructed of corrosion-resistant waterproof material or shall be indelibly printed on the fixture. The letters of the words shall be not less than 0.5 inch (12.7 mm) in height and in colors in contrast to the background on which they are applied. In addition to the required wordage, the pictograph shown in Figure 608.8.1 shall appear on the required signage.



- 705.11.2 Solvent cementing. Joint surfaces shall be clean and free from moisture. A primer that conforms to ASTM F 656 shall be applied. Solvent cement conforming to ASTM D 2564, CSA B 137.3, CSA B 181.2 or CSA B 182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent cement joints shall be permitted above or below ground.
Exception: A primer is not required where both of the following conditions apply:
 1. The solvent cement used is third-party certified as conforming to ASTM D 2564.
 2. The solvent cement is used only for joining PVC drain, waste and vent pipe and fittings in nonpressure applications in sizes up to and including 4 inches (102 mm) in diameter.
- 708.1 Cleanouts required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11.
- 708.1.1 Horizontal drains and building drains. Horizontal drainage pipes in buildings shall have cleanouts located at intervals of not more than 100 feet (30 480 mm). Building drains shall have cleanouts located at intervals of not more than 100 feet (30 480 mm) except where manholes are used instead of cleanouts, the manholes shall be located at intervals of not more than 400 feet (122 m). The interval length shall be measured from the cleanout or manhole opening, along the developed length of the piping to the next drainage fitting providing access for cleaning, the end of the horizontal drain or the end of the building drain.
Exception: Horizontal fixture drain piping serving a nonremovable trap shall not be required to have a cleanout for the section of piping between the trap and the vent connection for such trap.
- 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet (3048 mm) of the developed length of piping upstream of the junction. For the requirements of this section, the removal of the water closet shall not be required to provide cleanout access.
- 708.1.4 Changes of direction. Where a horizontal drainage pipe, a building drain or a building sewer has a change of horizontal direction greater than 45 degrees (0.79 rad), a cleanout shall be installed at the change of direction. Where more than one change of horizontal direction greater than 45 degrees (0.79 rad) occurs within 40 feet (12 192 mm) of developed length of piping, the cleanout installed for the first change of direction shall serve as the cleanout for all changes in direction within that 40 feet (12 192 mm) of developed length of piping.
- 708.1.5 Cleanout size. Cleanouts shall be the same size as the piping served by the cleanout, except that cleanouts for piping larger than 4 inches (102 mm) need not be larger than 4 inches (102 mm).
- 802.1 Where required. Food-handling equipment, in other than dwelling units, clear-water waste, dishwashing machines and utensils, pots, pans and dishwashing sinks shall discharge through an indirect waste pipe as specified in Sections 802.1.1 through 802.1.8. Health-care related fixtures, devices and equipment shall discharge to the drainage system through an indirect waste pipe by means of an air gap in accordance with this chapter and Section 713.3. Fixtures not required by this section to be indirectly connected shall be directly connected to the plumbing system in accordance with Chapter 7.
- 802.1.1 Food handling. Equipment and fixtures utilized for the storage, preparation and handling of food shall discharge through an indirect waste pipe by means of an air gap. Each well of a multiple-compartment sink shall discharge independently to a waste receptor.

- 802.1.8 Food utensils, dishes, pots and pans sinks. Sinks, in other than dwelling units, used for the washing, rinsing or sanitizing of utensils, dishes, pots, pans or service ware used in the preparation, serving or eating of food shall discharge indirectly through an air gap or an air break to the drainage system.
- 802.2 Installation. Indirect waste piping shall discharge through an air gap or air break into a waste receptor. Waste receptors shall be trapped and vented and shall connect to the building drainage system. Indirect waste piping that exceeds **30 inches** (762 mm) in developed length measured horizontally, or 54 inches (1372 mm) in total developed length, shall be trapped.
- 1003.3.7 Direct connection. The discharge piping from a grease interceptor shall be directly connected to the sanitary drainage system.

The items below are from the Ohio Residential code effective July 1, 2019 and are only effective related to Residential buildings

- ORC 1103.4 Circulating hot water systems. All circulating service hot water piping shall be insulated to at least R-2. Circulating hot water systems shall include an automatic or readily accessible manual switch that can turn off the hot water circulating pump when the system is not in use.
- ORC 1103.5 Service hot water systems. Energy conservation measures for service hot water systems shall be in accordance with Sections 1103.5.1 through 1103.5.4.
- ORC 1103.5.1 Heated water circulation and temperature maintenance systems (Mandatory). Heated water circulation systems shall be in accordance with Section 1103.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section 1103.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.
- ORC 1103.5.1.1 Circulation systems. Heated water circulation systems shall be provided with a circulation pump. The system return pipe shall be a dedicated return pipe or a cold water supply pipe. Gravity and thermosyphon circulation systems shall be prohibited. Controls for circulating hot water system pumps shall start the pump based on the identification of a demand for hot water within the occupancy. The controls shall automatically turn off the pump when the water in the circulation loop is at the desired temperature and when there is no demand for hot water.
- ORC 1103.5.1.2 Heat trace systems. Electric heat trace systems shall comply with IEEE 515.1 or UL 515. Controls for such systems shall automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping in accordance with the times when heated water is used in the occupancy.
- ORC 1103.5.2 Demand recirculation water systems. Demand recirculation water systems shall have controls that comply with both of the following:
 1. The controls shall start the pump upon receiving a signal from the action

of a user of a fixture or appliance, sensing the presence of a user of a fixture or sensing the flow of hot or tempered water to a fixture fitting or appliance.

2. The controls shall limit the temperature of the water entering the cold water piping to not greater than 104°F (40°C).

- ORC 1103.5.3 Hot water pipe insulation (Prescriptive). Insulation for hot water piping with a thermal resistance, R-value, of not less than R-3 shall be applied to the following:
 1. Piping 3/4 -inch (19 mm) and larger in nominal diameter.
 2. Piping serving more than one dwelling unit.
 3. Piping located outside the conditioned space.
 4. Piping from the water heater to a distribution manifold.
 5. Piping located under a floor slab.
 6. Buried piping.
 7. Supply and return piping in recirculation systems other than demand recirculation systems.