

MINUTES OF THE CONTRACTOR REGISTRATION BOARD OF EXAMINERS

February 25, 2020

In Attendance: Pete Pappas, Tom Orphan, John Strittmather, Steve Holovacs (Council Representative). Absent: Joe Burkart, Bill Gross

Call to Order: Gwen Fisher, Certified Municipal Clerk; RESOLVED THAT this Contractor Registration Board of Examiners comprised of the board of the majority does now come to order.

John Strittmather called the February 25, 2020 meeting to order.

T. Orphan MOVED: P. Pappas seconded to approve the meeting minutes of January 28, 2020. Vote 3 YEAS. **MOTION CARRIED.**

New Business:

Fred Oliveri Construction Company (Dean Oliveri), N. Canton, OH (General Contractor)

P. Pappas MOVED: T. Orphan seconded to approve this application as submitted. Vote 3 YEAS. **MOTION CARRIED.**

Herchler Homes LLC (Kody Herchler), Vermilion, OH (General)

T. Orphan MOVED: P. Pappas seconded to approve this application as submitted. Vote 3 YEAS. **MOTION CARRIED.**

T.G. Eschtruth, Inc. (Thomas Eschtruth), Lorain, OH (Demolition)

P. Pappas MOVED: T. Orphan seconded to approve this application as submitted. Vote 3 YEAS. **MOTION CARRIED.**

Groundworks Ohio, LLC. (Matt Malone), Twinsburg, OH (General)

T. Orphan MOVED: P. Pappas seconded to approve this application as submitted. Vote 3 YEAS. **MOTION CARRIED.**

Curb Appeal Contracting (Andrew Smola), Richmond Heights, OH (General)

P. Pappas MOVED: T. Orphan seconded to approve this application as submitted. Vote 3 YEAS. **MOTION CARRIED.**

Miscellaneous:

The board had questions about rejecting out of state registrations with the logic for an example that an out of state contractor probably doesn't understand building and construction processes that are used in the Ohio climate.

Bill DiFucci addressed Codified Ordinance Section 1444.06 (d) entitled "Examination Requirements" where it states that if the person desiring to obtain a contractor's registration submits proof of current registration in the same classification from other municipalities or a current state license in the same classification, an exam shall not be required, subject to approval from the Contractor Registration Board of Examiners. He noted that it doesn't say 'not a state of

Ohio current license'. He said this was discussed by the board in 2007 and he distributed a letter that was written by former Vice-Chairman Pete Pappas, which at that time addressed a motion that concurred with the Building's Inspector's recommendation that all specialty contractors who perform residential, commercial and industrial work in Vermilion should be licensed by the State. The mechanical trades involved would be electrical, plumbing, HVAC, refrigeration and pressure piping.

Additionally, B. DiFucci addressed a Contractor Licensing Law relative to H.B. 487 that was passed on March 30, 2007. It now states that any building department or health district that has a registration in place shall require a proof of a State Contractor's License issued by OCILB (Electrical, HVAC, Refrigeration, Plumbing and Hydronics). H.B. 487 now requires you to check for proof of the State License if you have a registration for contractors. In February of 2007, former Building Inspector, Bob Kurtz addressed a memo to the Contractor Registration Board stating that due to the recently passed law, the City is required to check for a State License when a specialty contractor registers. Without a State License, specialty contractors are not permitted to perform work on commercial or industrial buildings. The State of Ohio requires them to have this, so if a contractor is coming in from Florida or Kentucky to do work in any of these categories, then they must have a license from the State of Ohio. He said if someone is coming in as a general, carpenter, or flooring guy – they don't have licenses for the State, but they will have a registration from another municipality. He said if they have a registration from another state it could very well exceed Vermilion's testing requirements.

J. Strittmather said the concern has always been, especially with a general, that a general contractor in Florida may not understand northern state codes and such. B. DiFucci understood this, but also said this would fall on himself and the other inspectors in that they're doing the work to code. They aren't questioning their craftsmanship, but their interpretation of the code in Ohio versus in another state. He said the current verbiage in Vermilion's code just says a state license, not an Ohio license. He thinks it's hard to question their knowledge in that field because most of the stuff they're doing is not a code requirement anyways. They are doing things that are not inspectable. The general is mainly to manage the job – he's not technically the tradesman. He provided the board members with an application from the Ohio Construction Industry Licensing Board (OCILB) which talks about what they look for and how they give approvals.

J. Strittmather said he has always had a concern about the clause in the way they accept registrations from another municipality. He said they blindly accept this as a qualified person. B. DiFucci said there is some verbiage in the code section that speaks about the 2002 OBOA code, which they don't even use anymore. Therefore, there is verbiage in the contractor's code that needs updated.

P. Pappas said the only issue he has seen in the past with out of state is that the Bureau of Workers Compensation does accept similar programs from out of state upon their approval, and usually in their paperwork they always say the State of Ohio has approved it, but if he made a phone call – that didn't happen. B. DiFucci said with out of state licenses he wasn't sure if the process would maybe warrant phone calls upon application to those building departments to get a background on their work.

B. DiFucci distributed a bill summary of S.B. 249 (131st General Assembly) to the board members, which requires roofing contractor's who are responsible for work on a nonresidential construction project to hold or be assigned a roofing contractor license by the Ohio Construction Industry Licensing Board (OCILB). He wasn't certain if this bill had passed yet.

In conclusion, the board will leave it in the building inspectors' discretion to make sure the work is done according to code. He thought the city's fee structure will help weed out some of the bad guys who aren't registered. J. Strittmather asked if there was any networking between

building departments when you get a bad apple. B. DiFucci said he knows the Amherst Building Department well but isn't well-versed with some of the other municipalities. He said the Beachwood Building Department came to Vermilion's Building Department to monitor and shadow what they do, so they are building a relationship with them as far as document sharing.

Furthermore, B. DiFucci said he would get with Bob Kurtz to start reviewing and updating all the required tests to make sure they are current to today's standards.

Adjournment:

P. Pappas MOVED; T. Orphan seconded to adjourn the meeting upon no further business.

2020 Meetings: 4th Tuesday monthly (except December) @ 6:00 pm
Next: March 24, 2020

Location: Municipal Complex, 687 Decatur Street, Vermilion, Ohio
Gwen Fisher, Certified Municipal Clerk – 440-204-2465