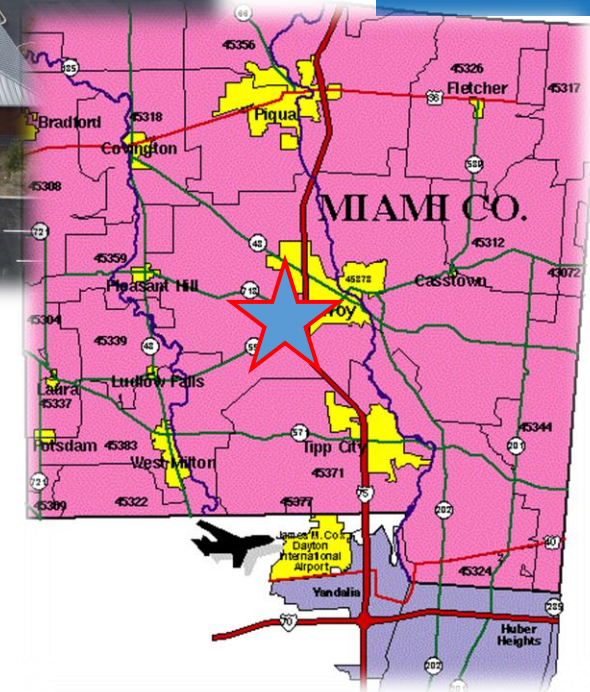


## HIGHLIGHTING A COUNTY ASSET Miami County Building Department

- Opening Remarks
- Ohio Regulatory Authority
- Building Department Territory
- Building Department Staffing
- Building Department Operations
- Closing Remarks





# OPENING REMARKS

## Commissioner Wade Westfall

- New Central Location – Miami County Commerce Center w/Department of Development.
- Zero Tax Burden on Residents – Full Territory Cost Neutral
- Economic Development Asset – Code Meetings, Streamlined Process, Culture of Collaboration.
- Regional Resource – Logan County Building Department Support
- Testimonials – Contractors, Architects, Owners, Local Officials, State Agencies.





## OHIO REVISED CODE

### Title 37 | Health-Safety-Morals

Chapter 3781 | Building Standards – General Provisions

Chapter 3783 | Building Standards – Electrical Safety Standards

Chapter 3791 | Building Standards – Offenses and Penalties

Section 3791.04 Submission of Plan – Approvals

“Before beginning the construction . . . of any building to which Section 3781.06 applies . . . shall submit plans . . .”

Section 3781.06 Public Buildings to be Safe and Sanitary

“Any building that may be used . . . within this state, shall be so constructed . . . that they shall be safe and sanitary for their intended use and occupancy.”





Department  
of Commerce

Board of Building Standards

## OHIO BOARD OF BUILDING STANDARDS

- Brief History

  - Ohio Legislature Authorize Construction Regulation – 1911

  - Ohio Building Code (OBBS) – 1955

  - Ohio Basic Building Code (OBBS/BOCA) – 1979

  - Ohio Building Code (OBBS/ICC) – 2002

- Functions of the Board of Building Standards

  - Formulate – Adopt and amend the codes

  - Certify – Building Departments + Staff

  - Conduct – Hearings and Investigations

  - Audits - \*MC Self-Audit (April 2017)

  - Training – Continuing Education + Ohio Building Code Academy

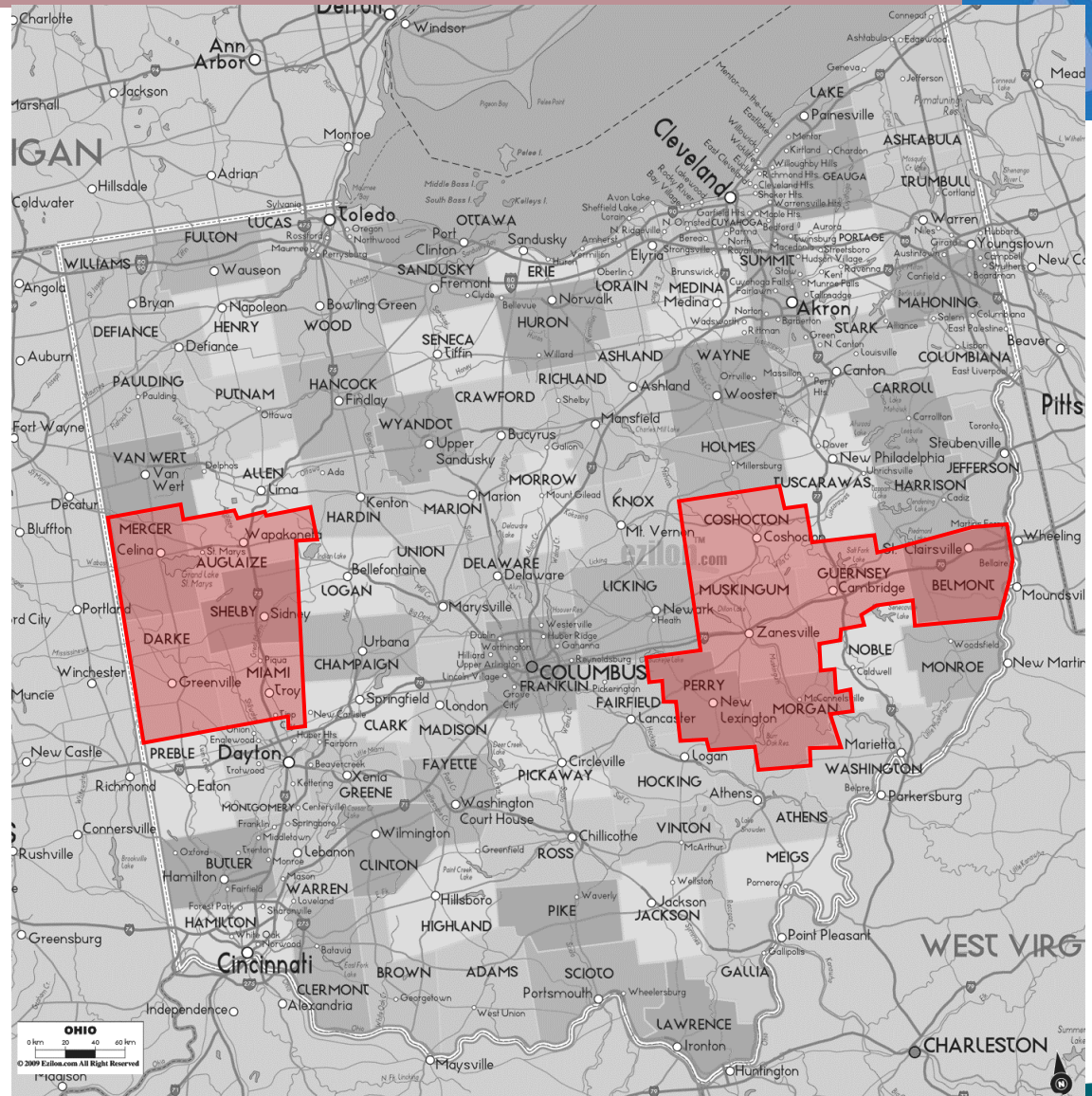


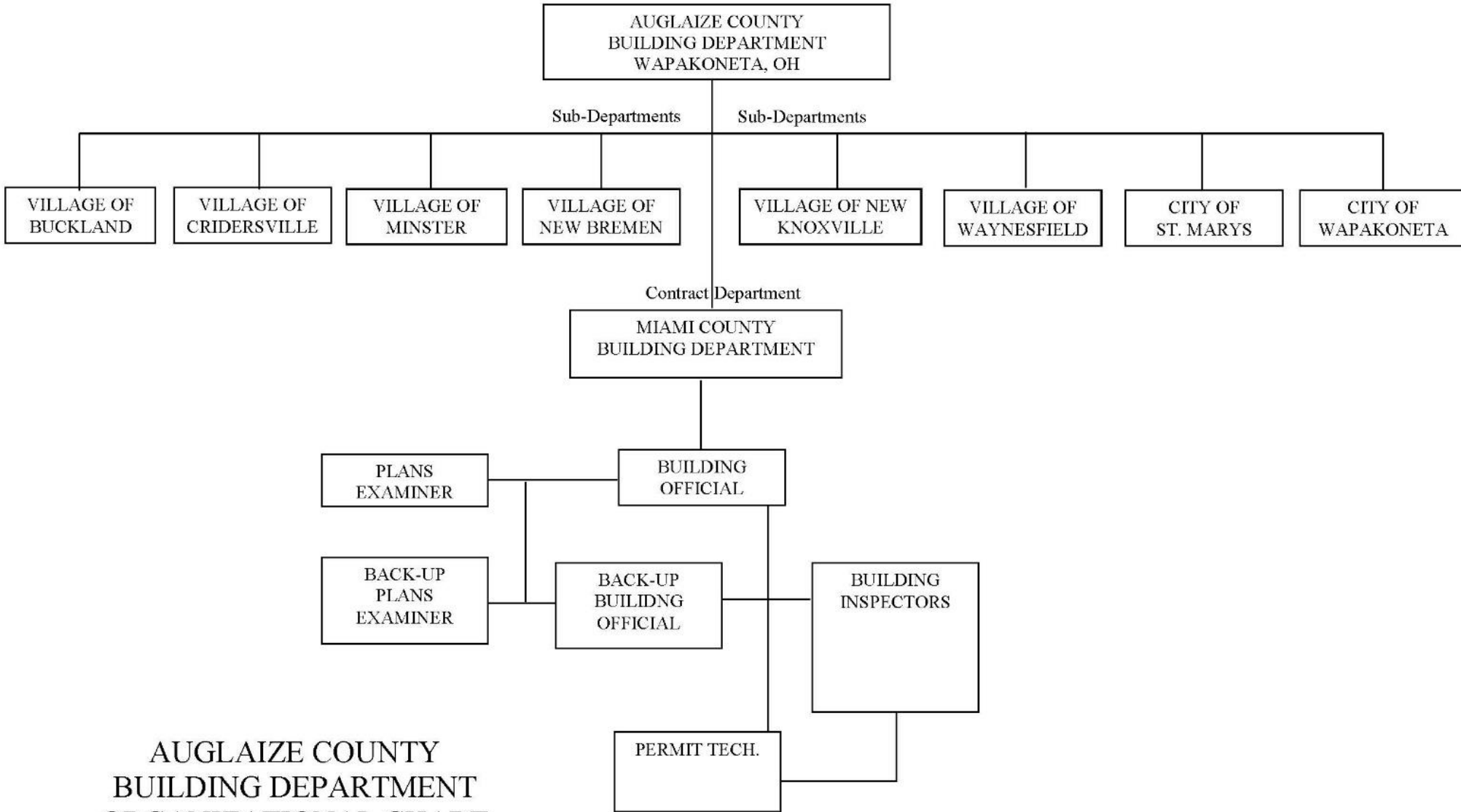


# TERRITORY

## Five Counties – Miami, Darke (2006), Mercer (2008), Shelby (2014), Auglaize (2017).

- 312,791 Population
- 2,276 Square Miles
- 8 Cities
- 40 Villages
- 60 Townships
- 72 Zoning Departments
- 46 Fire Departments
- 2 State Fire Marshals
- 4 Health Districts
- 2 Satellite Offices – Greenville and Sidney
- Other Multi-County Departments





AUGLAIZE COUNTY  
BUILDING DEPARTMENT  
ORGANIZATIONAL CHART

# STAFFING



## YEARLY OPERATIONAL REPORT

NON-RESIDENTIAL BUILDING DEPARTMENTS

This Yearly Operational Report for Certified Non-Residential Building Departments is herewith submitted pursuant to Section 3781.10(A) and (E) of the Ohio Revised Code and Section (F)(1) of 4101:7-2-01 of the Ohio Administrative Code (OAC), and to the rules for certification by the Board of Building Standards.



### Board of Building Standards

6606 Tussing Road, P.O. Box 4009, Reynoldsburg, Ohio  
43068-9009  
(614) 644-2613 Fax (614) 644-3147  
800-750-0750 (TTY/TDD)  
E-Mail: [dic.bbs@com.state.oh.us](mailto:dic.bbs@com.state.oh.us)  
Web: [www.com.ohio.gov/dico/bbs.aspx](http://www.com.ohio.gov/dico/bbs.aspx)

1. CERTIFIED BUILDING DEPARTMENT:  
Dept. Name: MIAMI CO. DEPT. OF DEV.

2. CERTIFIED BUILDING DEPARTMENT ADDRESS:  
Street: 510 W. WATER ST.; STE 120  
City: TROY  
County: MIAMI Zip: 45373  
Calendar year of report: 2022 Phone: 937-440-8121  
E-mail: REngland@MiamiCountyOhio.gov

3. NAME: CURRENT EMPLOYEES	4. CERTIFICATION	5. ARCH/PE/GR PERSONNEL NUMBER	6. CERT. EXP. DATE (MM/DD/YY)	7. EMPLOYMENT			8. APPOINTED TO POSITION (MM/DD/YY)
				Part Time	Full Time	Under Contract	
ROBERT ENGLAND	Building Official Primary	425	12/31/2024	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	04/01/2015
SHAWN WINN	Building Official Backup	1650	12/31/2024	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	04/01/2015
CANDACE GOODALL	Plans Examiner Primary	6697 / P-003023	CONTRACTED	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	01/01/2014
MICHAEL BRUNS	Plans Examiner Backup	66091 / P-004777	CONTRACTED	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	01/01/2014
SHAWN WINN	Bldg Inspector Primary	1650	12/31/2024	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	03/03/2003
	Bldg Inspector Backup			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
JAMES SOWERS	Elec. Safety Insp. Primary	4966	12/31/2024	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	08/19/2006
JASON CANTRELL	Elec. Safety Insp. Backup	2376	06/30/2024	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11/07/2011
	Plumbing Insp. Primary			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Plumbing Insp. Backup			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

9. LIST ADDITIONAL EMPLOYEES IN THE SPACE BELOW

a. EMPLOYEE NAME	b. CERTIFICATION	c. ARCH/PE/GR PERSONNEL NUMBER	d. CERT. EXP. DATE (MM/DD/YY)	e. Part Time	Full Time	Under Contract	f. APPTD. TO POSITION (MM/DD/YY)
JAMES SOWERS	BLDG. INSP. PRIMARY	4966	12/31/2024	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	06/16/2014
JOHN FILBY	BLDG. INSP. PRIMARY	5006	12/31/2023	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	06/21/2014
BRENT FOURMAN	BLDG. INSP. PRIMARY	5155	12/31/2024	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	09/15/2014
ROBERT BRASSELL	BLDG. INSP. PRIMARY	5299	12/31/2025	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07/27/2015
DOUGLAS SALM	ELEC. SAFE. INSP.	6087	12/31/2025	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	01/14/2019
MIKE WEHRKAMP	PLANS EXAMINER PRIMARY	E-64252 / PE-1604	CONTRACTED	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	01/01/2014
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

10. ORGANIZATIONAL CHART: Include a current organizational chart with this Yearly Operational Report.

11. PLUMBING INSPECTIONS: MIAMI COUNTY PUBLIC HEALTH

Form: 1520

An Equal Opportunity Employer and Provider

BBS02027010

## OHIO BUILDING CODE SECTION 104

- Required Certified Staffing
  - Building Official
  - Master Plans Examiner
  - Building Inspector
  - Electrical Safety Inspector
  - Plumbing Inspector
- Elective Certified Staffing
  - Building Plans Examiner
  - Mechanical Plans Examiner
  - Plumbing Plans Examiner
  - Fire Protection Plans Examiner
  - Mechanical Inspector
  - Fire Protection Inspector
  - Medical Gas Piping Inspector

HOME. GROWN. GREAT.

web [www.miamicountyohio.gov](http://www.miamicountyohio.gov)  
visit 1506 One Stop Court, Ste. 6  
Troy, Ohio 45373  
phone 937.440.8121  
fax 937.440.5486

# STAFFING

Location	Building Official	Residential Building Official	Master Plans Examiner	Building Inspector	Electrical Safety Inspector	Mechanical Inspector	Fire Protection Inspector	Electrical Plans Examiner	Permit Technician	Years of Service
Troy - BO	X	X	X	X	X	X		X		17
Troy - BI	X	X	X	X	X	X	X			9
Troy - BI		X	X	X	X	X	X			9
Troy - BI		X		X	X	X				8
Troy - BI		X		X	X	X				4
Troy - PT									X	9
Troy - PT									X	7
Troy - PT									X	3
Sidney - BI	X	X	X	X	X	X				20
Sidney - BI		X		X	X	X				1
Sidney - PT									X	17
Greenville - BI	X	X	X	X	X	X		X		12
Greenville - BI		X		X	X	X				9
Greenville - PT										7





MIAMI COUNTY  
DEPARTMENT OF DEVELOPMENT

# OPERATIONS



Richard Osgood  
Director

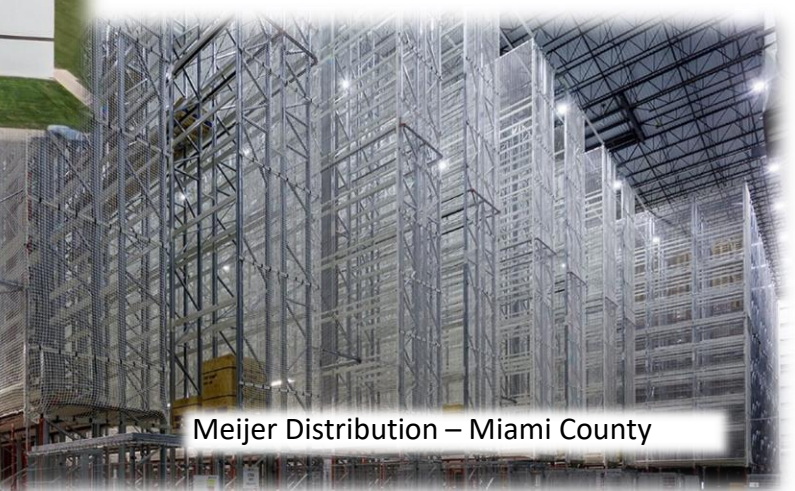
Crown Equipment Manufacturing – Auglaize and Mercer County



Pratt Industries Manufacturing – Auglaize County



Honda Engine Plant (Anna) – Shelby County



Meijer Distribution – Miami County



Clopay Manufacturing – Miami County



Airstream Manufacturing – Shelby County

visit 1506 One Stop Court, Ste. 6  
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# OPERATIONS



## CULTURE

### Code Consultants

- Changing the Negative Perception
- Professional and Knowledgeable
- Audit and Approve for Compliance with State Law
- Pre-Construction Code Meetings
- Phased Approvals

## COLLABORATION

- Inspection Coverage – Managing Workload
- Efficiencies – Shared and Authorized Code Administration
- Relationships with Fire Officials, Zoning Officials, Local Governments and others





MIAMI COUNTY



# OPERATIONS



## VIRTUAL INSPECTION PROGRAM

- Concrete Slabs, Foundation Walls, Insulation, Limited Re-Inspections, Above Ceiling Inspections (2,000 SF or less), and others as deemed appropriate.
- Implemented Pre-COVID – Expanded during COVID to Minimize Disruption
- State and National Recognition (Ohio + ICC)

## ONLINE APPROVAL PROCESSING

- Paper Submissions Not Required
- Plan Review + Review Comments
- Approvals + Approved Documents
- Inspection Scheduling
- Inspection Results
- Changes + Re-submissions
- Certificates of Occupancy



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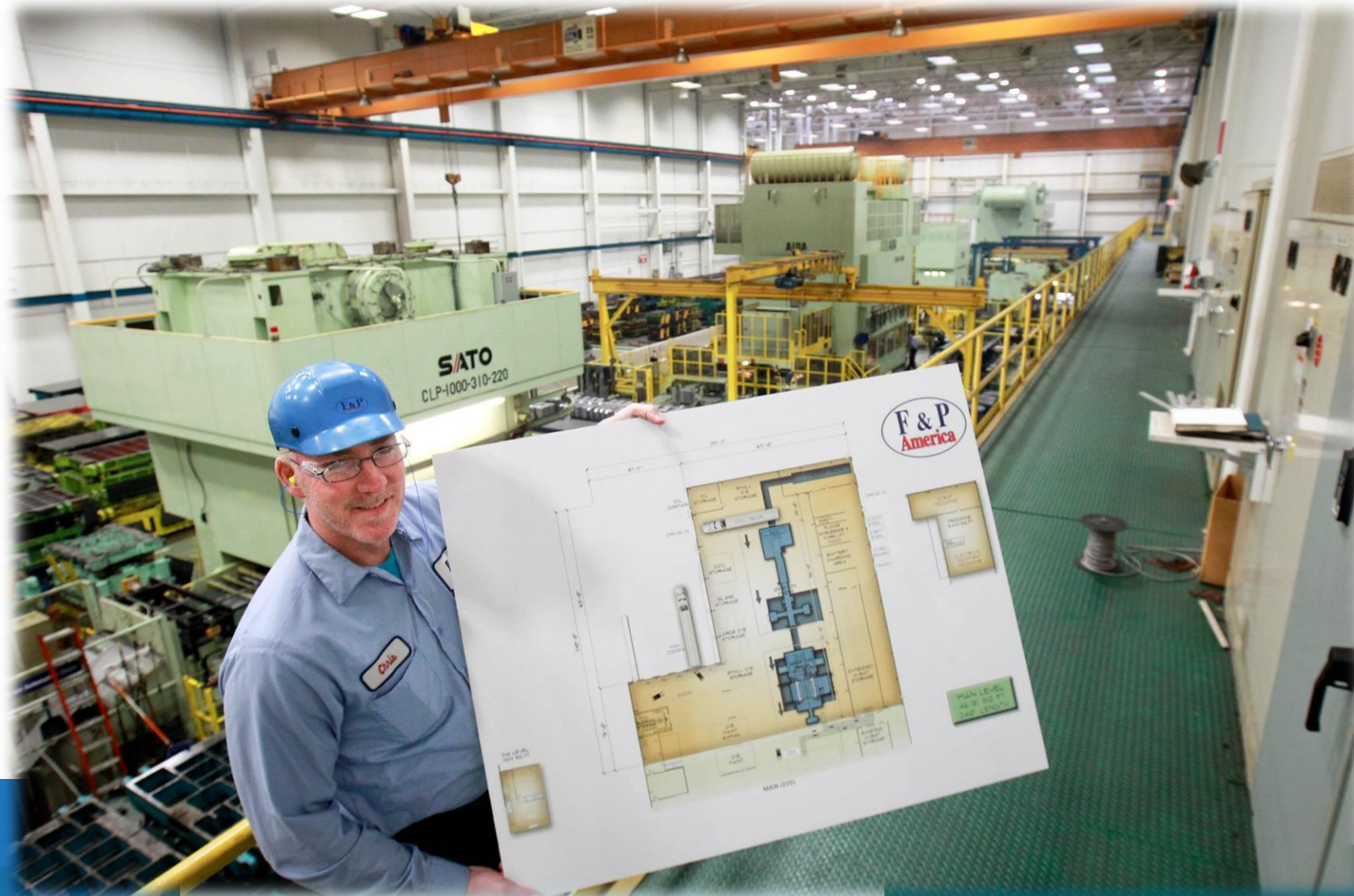


MIAMI COUNTY  
DEPARTMENT OF DEVELOPMENT

Serving Darke, Mercer Shelby & Auglaize Counties

Richard Osgood  
Director

# CLOSING REMARKS



- Wade Westfall, Miami County Commissioner  
[wwestfall@miamicountyohio.gov](mailto:wwestfall@miamicountyohio.gov)
- Richard Osgood, Director, Miami County Department of Development  
[rosgood@miamicountyohio.gov](mailto:rosgood@miamicountyohio.gov)

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