Commercial Tenant Improvement

For the Permit Technician

Wednesday, May 1, 2024

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Hello!

Meet Your Professors

Serena Locke, CPT
- Permit Tech for Jackson County
- Loves *good crab cakes (and her family)
- Dislikes Ag-exempt buildings illegally used as ADUs

Michele Van Grieken, CBO
- Commercial Plans Examiner for City of Springfield
- Is fond of her children, pets, and a reliable Subaru
- Dreads property owners who purchase existing commercial buildings with big dreams and little pre-planning.

Classroom Aides

Melany Klemmer
- City of Cottage Grove

Katherine Denight
- State BCD

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Who are you?

- ❑ Name
- ❑ Jurisdiction
- ❑ Number of years as a Code Official

YES! Permit Technicians are Code Officials.

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Why we are here..

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Part 1

What is our purpose?

Definition of Commercial Tenant Improvement (TI)

Importance of TI projects for commercial properties

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What will we talk about today?

Part 1	•Why are we here today •What is our job & why we rock •The purpose of codes
Part 2	•Being nice to our customers •Asking the right questions •Techniques to explain things
Part 3	•Explore the types of tenant improvements •Understand the applicable codes
Part 4	•Understanding Changes of Occupancy •What constitutes a change of occupancy
Part 5	•Plan Submission and Review Process •Common Pitfalls
Part 6	•Advanced topics including legal considerations.
Part 7	•Wrapping things up •How its all connected

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What is the role of a permit technician?

- A piece of friendly advice
- The Labyrinth of Building Codes
- Breaking it down

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Permit Technicians are Superheroes and we Rock!

- We have superpowers.
  - Listening
  - Asking Questions
  - Knowing where to go to get the answers
  - Keeping a straight face ☺

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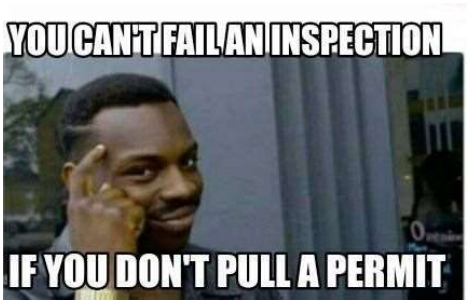

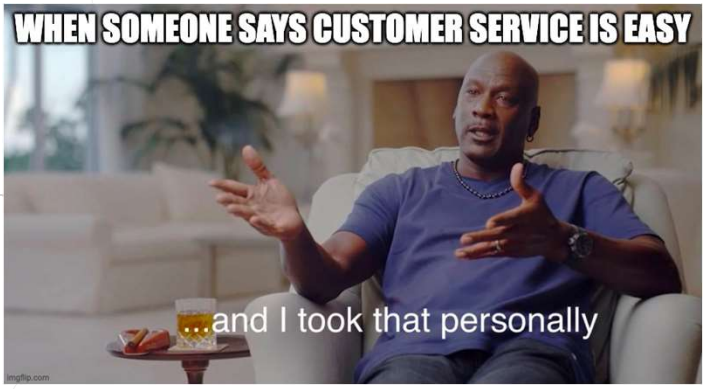

Customer Service is **HARD**

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And…
No matter how much you would like to say it.

We can't.

Well… at least not when they are still in the office.

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Building Codes are a Treasure Map

RULEBOOK FOR A GAME WITH BRICKS AND BEAMS.

NAVIGATING THE BUILDING CODES

WHERE DO WE LOOK IN OREGON?

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Building Codes: The Construction Playbook

- Industry Standards: The Specifics
  - OSHA
  - NFPA
  - Accessibility
  - The State of Oregon

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- Historic Buildings
- Food Service and the Health Department
- Location and Zoning Codes
  - Shoreline
  - The Columbia River Gorge Scenic Area
  - Floodplain

Special Cases and Exceptions – Not all Codes are Created Equal

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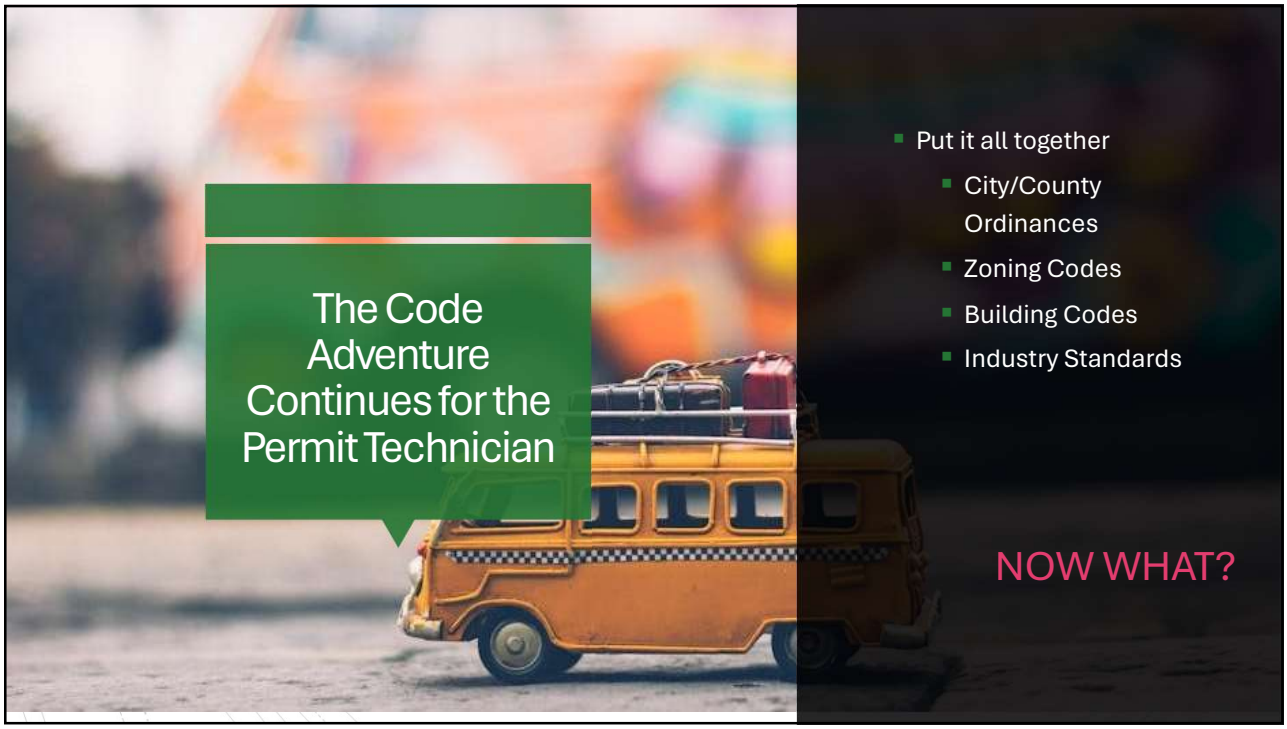

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Part 2 - Objectives for Effective Communication

- Why is this so crucial in our line of work?
- How to keep things crystal clear and straightforward
- Common Communication Challenges
  - Misunderstandings
  - Information Overload

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The Permit Technician's Role

Our Mission?

Just Ticking Boxes?

Good Communication

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Humanizing our approach. Open Minds, Better Outcomes

- Active listening
- Keep it clear and concise
- Match your language to your audience
- Something New – Now what?
- Be Nice. (Yes, really.)

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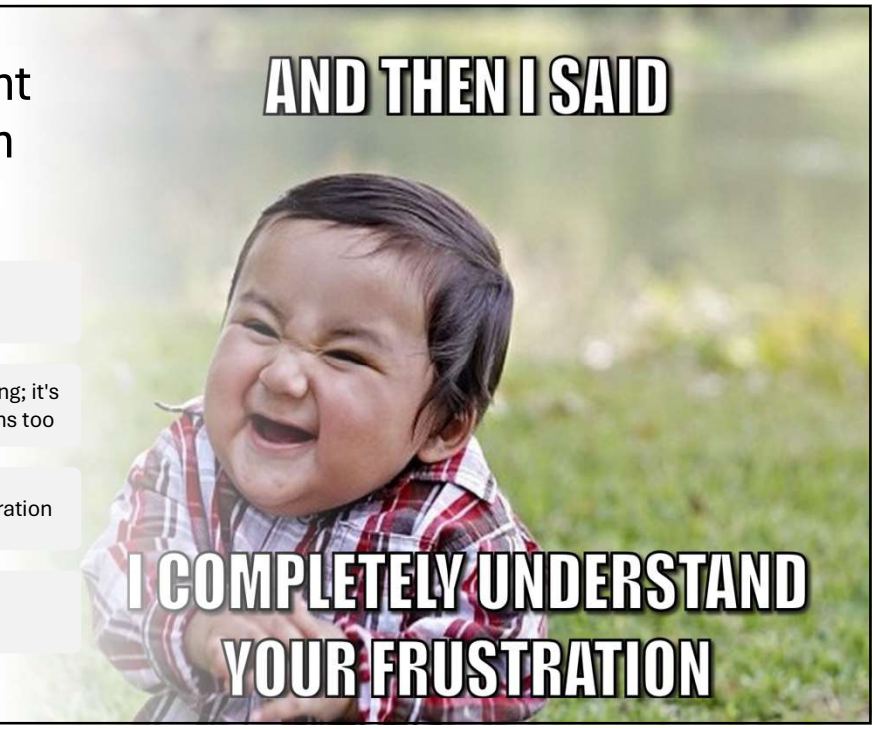
Asking the Right Questions with empathy

- Unlocking a Puzzle
- It's not just about asking; it's about inviting questions too
- Curiosity and Collaboration
- Best Path



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Communication Tools and Resources

- Visual Aids
- FAQs, Brochures, Templates
- Tools that become Bridges
- What do you use in your Department?

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Lots of Government to Navigate
• National/FEMA
• State – Building Codes Division
• State – DEQ or Local Sewer
• Local – County and/or City
• Water Departments
• Engineering / Roads

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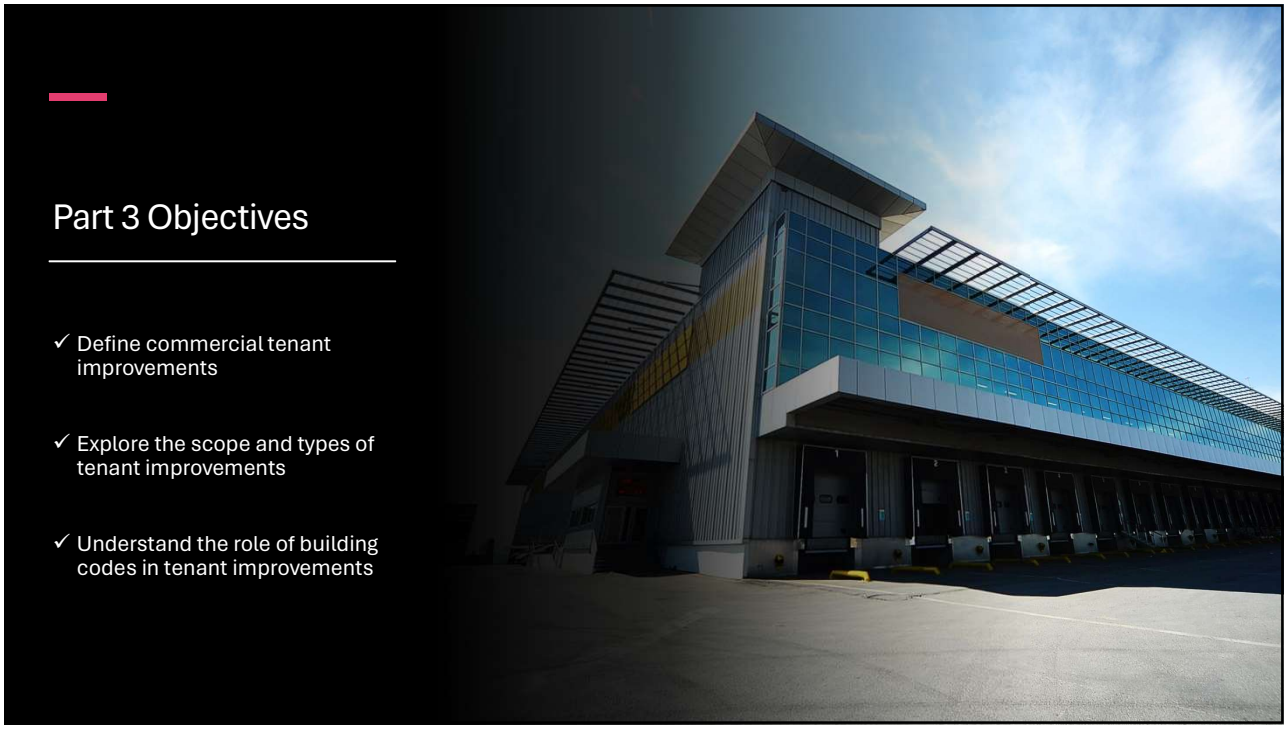
Part 3 Objectives
✓ Define commercial tenant improvements
✓ Explore the scope and types of tenant improvements
✓ Understand the role of building codes in tenant improvements

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What are Commercial Tenant Improvements?

Tenant improvements: They're the changes made to a commercial space by or for a tenant. Think of it as customizing a rental space to fit specific business needs.

This goes beyond basic construction work – it's about tailoring a space to suit a particular use or style.

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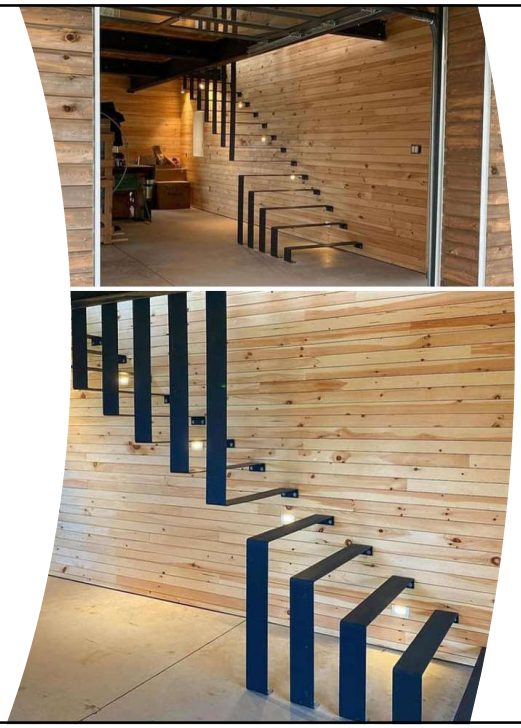
Scope of Tenant Improvements



Categories

- Cosmetic Changes
- Structural Changes

Common Tenant Improvements

- Office Remodel
- Retail Space Customization

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EXAMPLES OF TIs

- Mercantile to Business: most typically seen. TI and change of Use.
- Offices (Business) or Store (Mercantile) to Restaurant.
- Storage/Warehouse to Business
  - Is this Unconditioned or semi-conditioned spaces to conditioned space?
- M or B to Daycare (E occupancy)

Often the age of occupants, occupant load (# of people), and quantities of certain types of merchandise can affect the occupancy type.

The current version of Oregon Structural Specialty Code is the 2022 version as adopted by the State of Oregon. You can access this on ICC website for free as a read-only version. Utilize chapter 2 for definitions, and Chapter 3 for Occupancies regularly.

https://codes.iccsafe.org/content/ORSSC2022P1/chapter-2-definitions

https://codes.iccsafe.org/content/ORSSC2022P1/chapter-3-occupancy-classification-and-use

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Building Codes and Tenant Improvements

- Overview – how building codes apply
- Key Code Considerations — Safety – Accessibility – Structural Integrity
- Importance of Compliance — Legal – Safety Reason

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Need to know:

https://www.oregon.gov/bcd/codes-stand/Documents/interp-14-01-25percentdisproportionate.pdf

Statewide Code Interpretation
No. 14-01

Alterations and Application of the 25% Disproportionate Cost Limitation

BCD Building Codes Division
Department of Consumer and Business Services

In accordance with OAR 918-008-0110, the information contained in this statewide code interpretation is legally binding on any party involved in activities regulated by applicable Oregon law, applicable Oregon regulations or the state building code. If the information contained in this statewide code interpretation is cited as a basis for a civil infraction, a representative of the jurisdiction must cite the interpretation number found in this document.

Code/edition/section: 2022 Oregon Structural Specialty Code (OSSC)—Chapter 11 and Section 3403.6
Statutory reference: Oregon Revised Statute (ORS) 447.241
Date: Issued—Nov. 3, 2014
Last updated—Oct.1, 2022
Subject: Alterations and Application of the 25% Disproportionate Cost Limitation

Question:
When an alteration is made to an existing building, how much additional work is required to remove architectural barriers?

Answer:
1. All new work must comply with OSSC Chapter 11, regardless of cost, to the maximum extent feasible.
2. Additional work to remove architectural barriers is only required when the existing building, or portion thereof, is an affected building.
3. When an alteration project to an affected building affects the usability of an area of primary function, the path of travel to the altered area must be made accessible, unless the additional work is disproportionate to the overall alteration to the primary function area. Oregon Revised Statute (ORS) 447.241 defines "disproportionate" as when the cost exceeds 25% of the alteration to the area of primary function, and defines "path of travel" as the elements listed and prioritized in ORS 447.241(4).
4. For the purposes of the 25% allocation and application of ORS 447.241, additions must follow the same evaluation required for alterations, as indicated in OSSC Section 3403.6.
5. A barrier removal plan is approved in statute as an alternate method to spending up to 25% of the alteration that affects the usability of the area of primary function.

Analysis:
1. All new work must comply with OSSC Chapter 11, regardless of cost. For changes to existing buildings, consideration should be given to OSSC Section 3403.6. This section provides essentially identical provisions from the Americans with Disabilities Act of 1990 (ADA) for alteration projects. The intent is to provide accessibility to the maximum extent feasible.
   - Example 1.1: A new exit is required from an existing building due to a change in occupancy classification. The new exit must be accessible, or have an area of refuge, regardless of cost. However, any existing exits that are not accessible are not required to have an area of refuge.
   - Example 1.2: Additional plumbing fixtures are required in an existing building due to the change in occupancy classification. The new fixtures must be accessible, but any existing fixtures are not required to be upgraded.

1535 Edgewater St. NW, Salem, OR 97304 503-378-4133 oregon.gov/bcd

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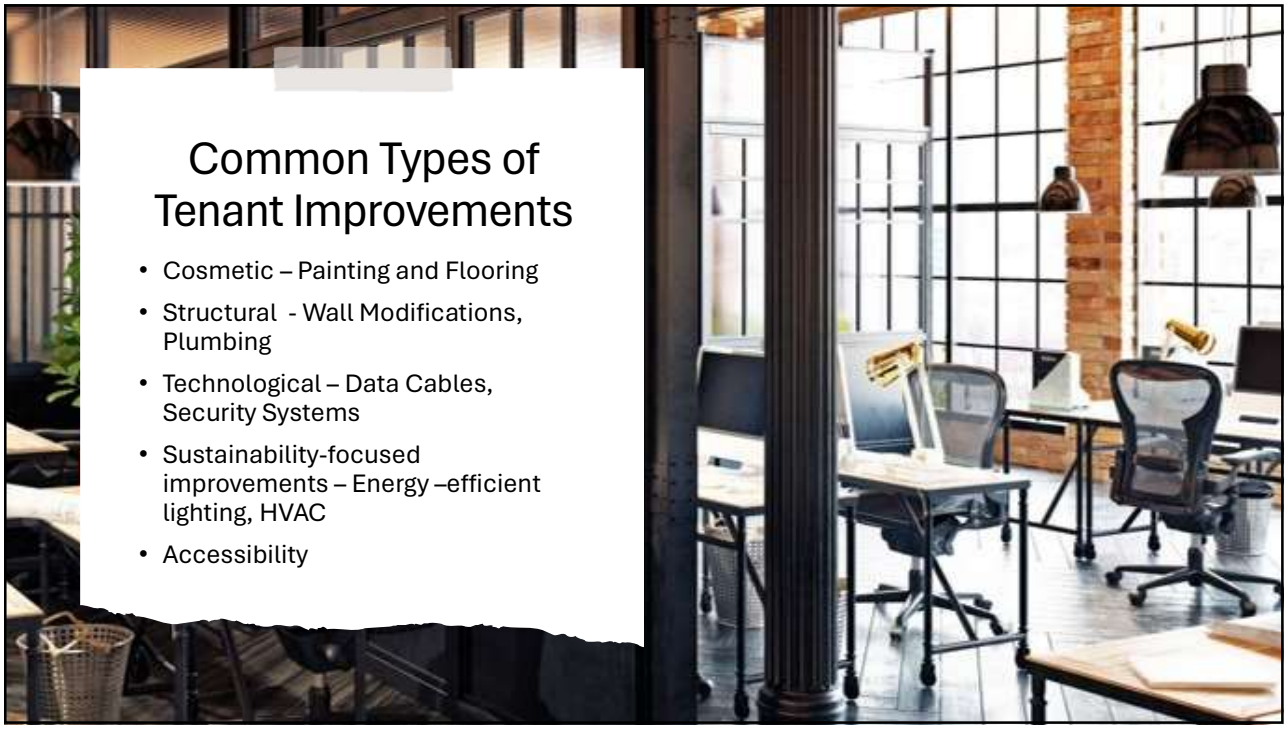

Common Types of Tenant Improvements

- Cosmetic – Painting and Flooring
- Structural - Wall Modifications, Plumbing
- Technological – Data Cables, Security Systems
- Sustainability-focused improvements – Energy –efficient lighting, HVAC
- Accessibility

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Challenges in Tenant Improvements

- Common Challenges
- Strategies to overcome these challenges
- How does our department communicate information to contractors, building owners and tenants?
- Do you have an easy-to-navigate website with FAQ's?
- Do you have outreach programs within your community to have training and conversations?
- Handouts, FAQ's, Forms, etc?

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Part 4 - Understanding Changes of Occupancy

What Constitutes a *Change of Occupancy*

Defined: Any of the following shall be considered change of occupancy where this code requires greater degree of safety, accessibility, structural strength, fire protection, means of egress, ventilation, or sanitation than the existing in the current building or structure.

1. Any change in the occupancy classification (Ch 3) of a building or structure.
2. Any change in purpose of, or a change in the level of activity within, a building or structure.
3. Any *Change of Use*.
   - Building Code Implications of Occupancy Changes
   - Examples of Occupancy Change Scenarios

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What Constitutes a Change of Occupancy?

- What is considered a change of occupancy
- Differentiating between change of use and change of occupancy
- The significance of these changes from a building code perspective

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Examples of Occupancy Changes

- Warehouse to Office space (S-1 to B)
- Retail to Restaurant (M to A-2 or B)
- Restaurant to Retail (A-2 or B to M)

Challenges...

- Are there adjacent tenant spaces? What are they?
- Are there corridors connecting adjacent tenant spaces?
- Is there a sprinkler system or fire alarm system in place?
- Allowable heights and areas evaluated based on change to occupancy or use.
- What are some of the unique features that could create issues with approval? Mezzanines? Equipment/Mechanical spaces? Accessory structures or areas?

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Case Study / Examples

Present case studies of real-life occupancy change projects

Discuss the challenges faced and how they were overcome

Lessons learned and best practices derived from these case studies

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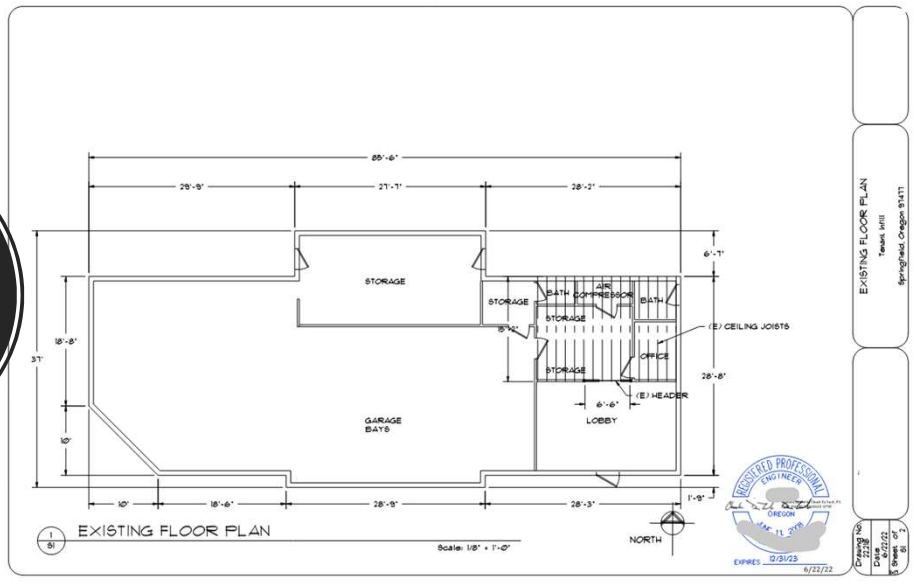
Same building with pertinent (simple) information that works. Tenant improvement framing items provided by the engineer of record.



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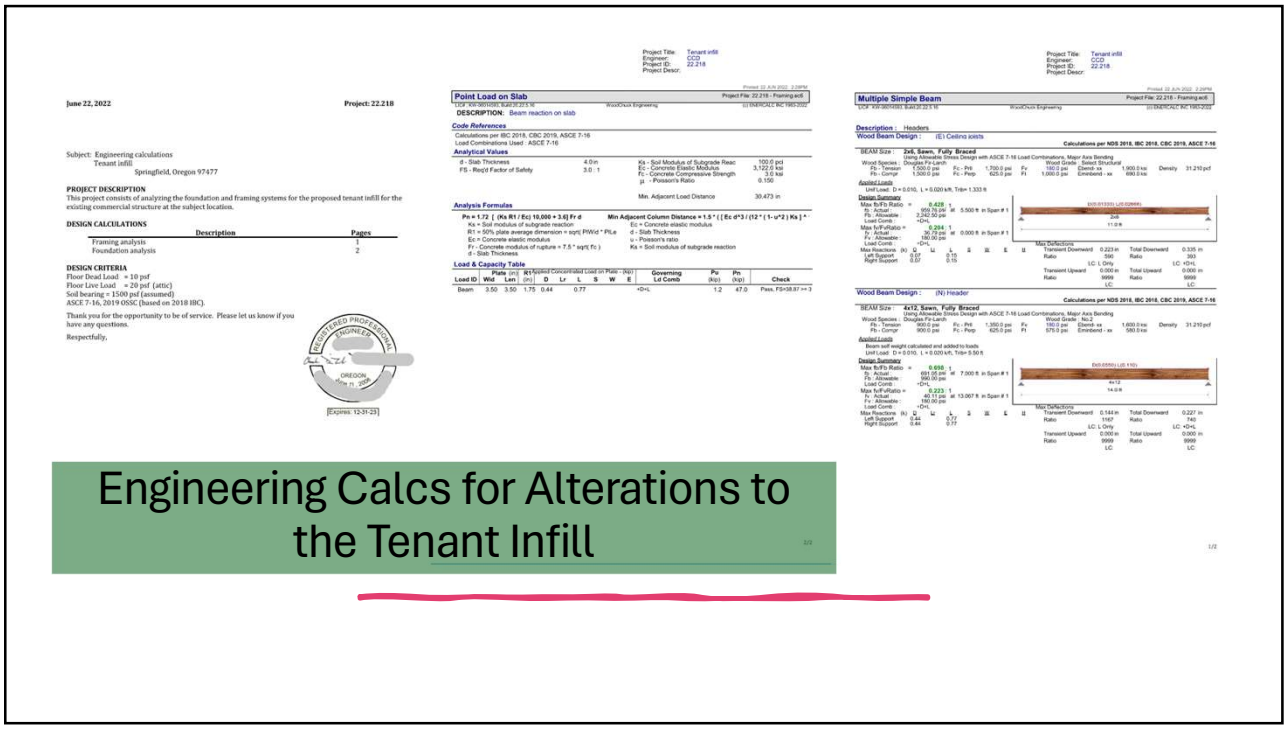

June 22, 2022 Project: 22.218

Subject: Engineering calculations
Tenant infill
Springfield, Oregon 97477

PROJECT DESCRIPTION
This project consists of analyzing the foundation and framing systems for the proposed tenant infill for the existing commercial structure at the subject location.

DESIGN CALCULATIONS

Description	Pages
Framing analysis	1
Foundation analysis	2

DESIGN CRITERIA
Floor Dead Load = 10 psf
Floor Live Load = 20 psf (attic)
Soil bearing = 1500 psf (assumed)
ASCE 7-16, 2019 OSSC (based on 2018 IBC).

Thank you for the opportunity to be of service. Please let us know if you have any questions.

Respectfully,

REGISTERED PROFESSIONAL ENGINEER
OREGON
[Expires: 12-31-23]

Project Title: Tenant infill
Engineer: CCD
Project ID: 22.218
Project Descr:

Point Load on Slab
Project File: 22.218 - Framing.ec6
DESCRIPTION: Beam reaction on slab

Code References
Calculations per IBC 2018, CBC 2019, ASCE 7-16
Load Combinations Used : ASCE 7-16

Analytical Values

d - Slab Thickness	4.0 in	Ks - Soil Modulus of Subgrade Reac	100.0 pci
FS - Req'd Factor of Safety	3.0 : 1	Ec - Concrete Elastic Modulus	3,122.0 ksi
		f'c - Concrete Compressive Strength	3.0 ksi
		μ - Poisson's Ratio	0.150
		Min. Adjacent Load Distance	30.473 in

Analysis Formulas

Pn = 1.72 [(Ks R1 / Ec) 10,000 + 3.6] Fr d
Ks = Soil modulus of subgrade reaction
R1 = 50% plate average dimension = sqrt(PIWid * PILe
Ec = Concrete elastic modulus
Fr - Concrete modulus of rupture = 7.5 * sqrt(f'c)
d - Slab Thickness

Min Adjacent Column Distance = 1.5 * ([Ec d^3 / (12 * (1- u^2) Ks] ^
Ec = Concrete elastic modulus
d - Slab Thickness
u - Poisson's ratio
Ks = Soil modulus of subgrade reaction

Load & Capacity Table

Load ID	Plate (in) Wid	Len	Applied Concentrated Load on Plate - (kip) D	Lr	L	S	W	E	Governing Ld Comb	Pu (kip)	Pn (kip)	Check
Beam	3.50	3.50	1.75	0.44		0.77			+D+L	1.2	47.0	Pass, FS=38.87 >= 3

Project Title: Tenant infill
Engineer: CCD
Project ID: 22.218
Project Descr:

Multiple Simple Beam
Project File: 22.218 - Framing.ec6

Description : Headers

Wood Beam Design : (E) Ceiling joists
Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : 2x6, Sawn, Fully Braced
Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species :	Douglas Fir-Larch	Wood Grade :	Select Structural				
Fb - Tension	1,500.0 psi	Fc - Prll	1,700.0 psi	Fv	180.0 psi	Ebend- xx	1,900.0 ksi
Fc - Compr	1,500.0 psi	Fc - Perp	625.0 psi	Ft	1,000.0 psi	Eminbend - xx	690.0 ksi

Applied Loads
Unif Load: D = 0.010, L = 0.020 k/ft, Trib= 1.333 ft

Design Summary

Max fb/Fb Ratio =	0.428	1									
fb : Actual :	642.15 psi	at	5.500 ft	in Span # 1							
Fb : Allowable :	2,242.50 psi										
Load Comb :	+D+L										
Max fv/Fv Ratio =	0.244	1									
fv : Actual :	36.79 psi	at	0.000 ft	in Span # 1							
Fv : Allowable :	180.00 psi										
Load Comb :	+D+L										
Max Reactions (k)	U	Lr	L	S	W	E	U				
Left Support	0.01		0.15								
Right Support	0.01		0.15								

Max Deflections

Transient Downward	0.223 in	Total Downward	0.335 in
Ratio	590	Ratio	393
LC: L Only		LC: +D+L	
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
LC:		LC:	

Wood Beam Design : (N) Header
Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : 4x12, Sawn, Fully Braced
Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species :	Douglas Fir-Larch	Wood Grade :	No.2				
Fb - Tension	900.0 psi	Fc - Prll	1,350.0 psi	Fv	180.0 psi	Ebend- xx	1,600.0 ksi
Fc - Compr	900.0 psi	Fc - Perp	625.0 psi	Ft	575.0 psi	Eminbend - xx	580.0 ksi

Applied Loads
Beam self weight calculated and added to loads
Unif Load: D = 0.010, L = 0.020 k/ft, Trib= 5.50 ft

Design Summary

Max fb/Fb Ratio =	0.698	1									
fb : Actual :	691.05 psi	at	7.500 ft	in Span # 1							
Fb : Allowable :	990.00 psi										
Load Comb :	+D+L										
Max fv/Fv Ratio =	0.223	1									
fv : Actual :	40.11 psi	at	13.067 ft	in Span # 1							
Fv : Allowable :	180.00 psi										
Load Comb :	+D+L										
Max Reactions (k)	U	Lr	L	S	W	E	U				
Left Support	0.44		0.77								
Right Support	0.44		0.77								

Max Deflections

Transient Downward	0.144 in	Total Downward	0.227 in
Ratio	1167	Ratio	740
LC: L Only		LC: +D+L	
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
LC:		LC:	

Engineering Calcs for Alterations to the Tenant Infill

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Case Study Example - Group Interaction

- Group Discussion and go over example case study plans
  - Let have a discussion of a warehouse that was built as a shell. Within the shell has 1-hour fire barriers between each of 12 units.
  - The warehouse was reviewed to S-1 moderate hazard storage.

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Part 5 – Plan Submission and Review Process

- Steps in Plan Submission for Tenant Improvements and Occupancy Changes
- Critical Aspects of Plan Review
- Common Pitfalls in Plan Submission and How to Avoid Them

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- Introduction to the plan submission process
- Stages of submission from pre-application to final submission
  * Does Planning have an initiation process or planning process that needs to happen prior to building permit submittal?
- Importance of thoroughness in initial submissions
  * When a thorough submittal is turned in, it saves time for the review team as well as the applicant. Time=$$

Overview of the Plan Submission Process

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Components of a Plan Submission

- Detailed breakdown of what constitutes a complete plan submission (e.g., architectural plans, engineering reports, compliance documents)
- Does the application have noted the Occupancy type and change to new type?
- Does the application have the construction type noted? This will impact finishes, construction materials, fire rating elements, etc.
- Is the structure undergoing any structural changes?
- If over 4000 sf is there an Oregon Licensed Architect and/or Engineer involved? Are the plans stamped/sealed (and final construction plans?) Are there sealed engineering calculations included?
- Is there a Site Plan?
- Is there a scaled and detailed floor plan identifying the uses of each space (before and after)?
- Are there proposed changes to MEP?
- Comchecks may be required for Mechanical and Electrical changes.
- If rooftop hvac units are part of the scope, do they meet the requirements for BCD Interp. 16-01?

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Common Pitfalls in Plan Submission

- Common errors and omissions in plan submissions
- Tips on how to identify and address these issues early in the process
- Visual examples or case studies of incomplete or incorrect submissions

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TI same project Site Plan Submitted for the proposed new tenant space.

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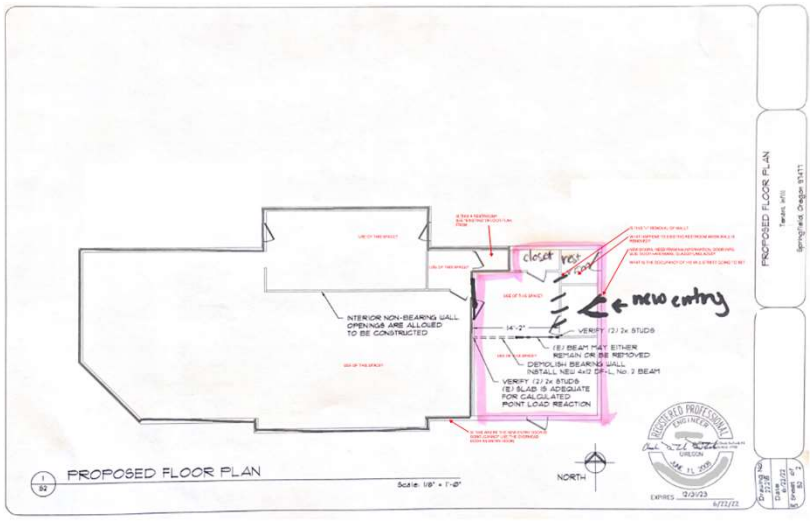
Tenant Improvement

- This example shows insufficient information.
- See redline notes added for asking questions
- This tenant wants to turn this one space into two occupancies.
- It is unknown the occupancy of the pink highlighted area.
- Known is the whole building is currently used as a rental for watersports- B Occupancy



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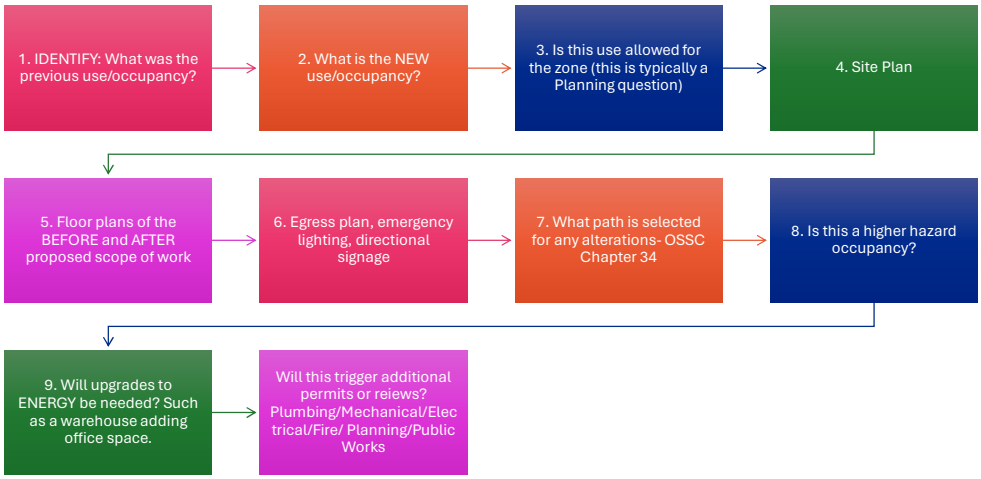
The Review Process: A Step-by-Step Guide



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Permitting Process for Tenant Improvements

- Steps in the permitting process specific to tenant improvements
  - ➢ Are all required intake documents been accepted for review?
- Role of permit technicians in reviewing and approving these plans

Each jurisdiction is different: Permit Techs may wear the hat to operate in the realm of Planning, Public Works, Building and Fire. Making sure the basic information noted before is included.

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If you understand how spaces are going to be used, ask those questions. Each space within a building needs to be identified. A conference room is considered an assembly space and may trigger 2 exits.

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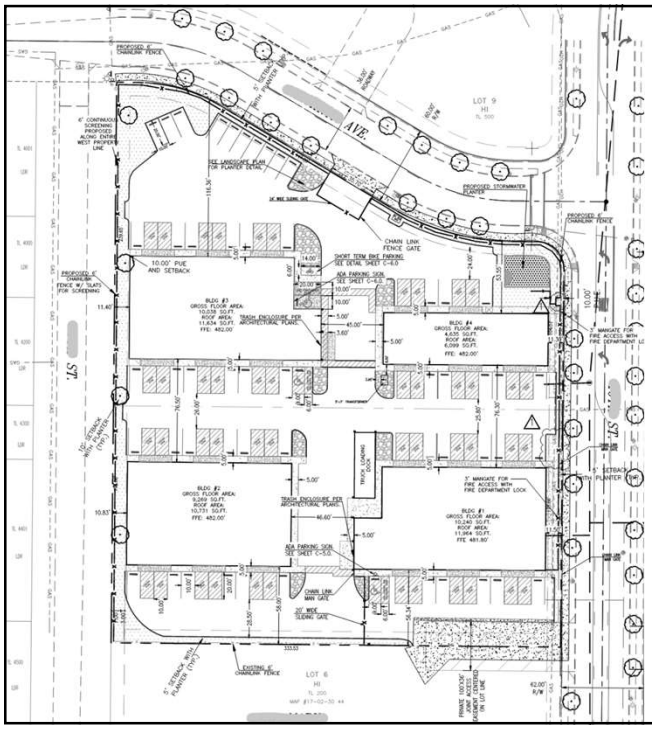

Case Study: Successful Plan Review

- Present a case study of a successful plan submission and review process
- Highlight the best practices and strategies employed
- Lessons learned from the case study

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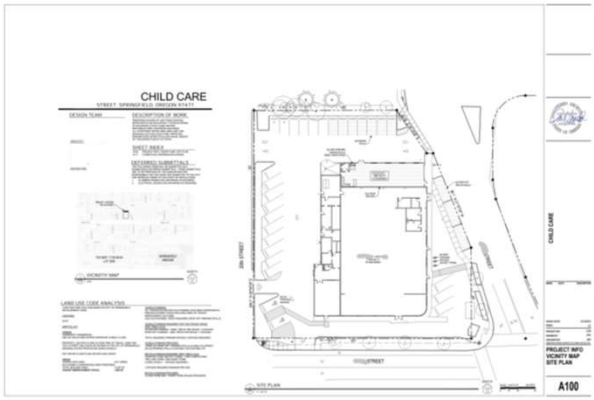
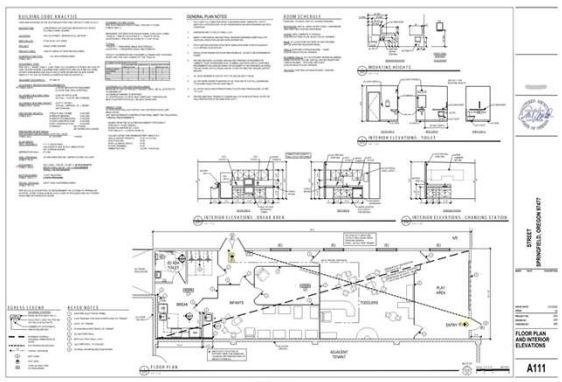
Business to Education: Daycare facility

This is an example of a good submittal (partial)

There is a comprehensive FLS plan, and code summary, thorough site plan and accessibility updates noted.





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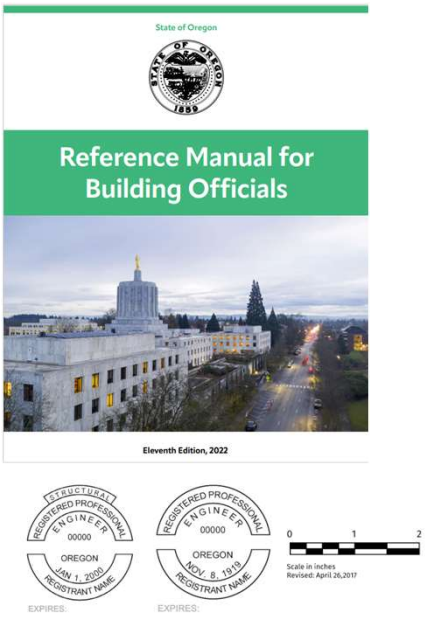
OSBEELS: Oregon State Board of Examiners for Engineering & Land Surveying

- OSBEELS has an online license lookup tool that is very useful. All Engineering for Structural, Professional, Geotechnical, Land Surveying, Mechanical, Plumbing, Electrical, Energy & Sound engineers operate under the purview of OSBEELS. https://online.myosbeels.org
- All Engineers doing projects within Oregon must have an Oregon Seal
- 2023 Reference Manual for Building Officials
- Includes regulations for Engineers and Architects stamping requirements.
- RDP License lookup tool:
- Oregon State Board of Examiners for Engineering & Land Surveying : License Lookup : Public Resources : State of Oregon



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OSBAE : Oregon State Board of Architect Examiners

- All plans made from an Architect must also be stamped with an Oregon stamp.
- Useful link to verify stamp:
  - ORBAEPublic - Public Record Search (oregon.gov)

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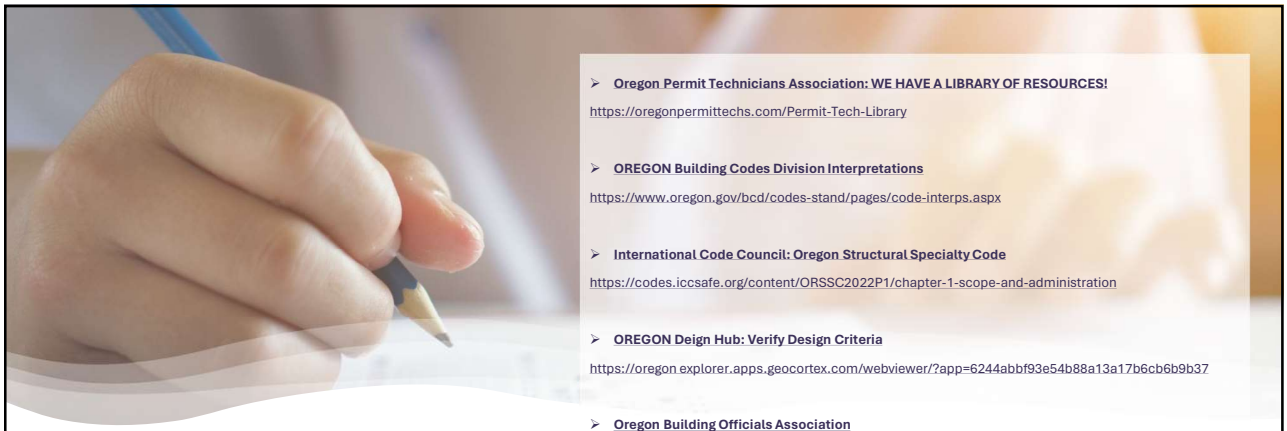

Very useful tools at your fingertips

- **Oregon Permit Technicians Association: WE HAVE A LIBRARY OF RESOURCES!**
  https://oregonpermittechs.com/Permit-Tech-Library
- **OREGON Building Codes Division Interpretations**
  https://www.oregon.gov/bcd/codes-stand/pages/code-interps.aspx
- **International Code Council: Oregon Structural Specialty Code**
  https://codes.iccsafe.org/content/ORSSC2022P1/chapter-1-scope-and-administration
- **OREGON Deign Hub: Verify Design Criteria**
  https://oregon explorer.apps.geocortex.com/webviewer/?app=6244abbf93e54b88a13a17b6cb6b9b37
- **Oregon Building Officials Association**
  https://www.oregonbuildingofficials.com/
- **ICC A117.1 Accessibility Standard**
  https://codes.iccsafe.org/content/icca117-12017P4

Oregon Transportation Commission 2023 Accessibility Standards
https://www.oregon.gov/odot/ada/technical/ADA_Standards-Accessible-Parking.pdf

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Part 6 – Advanced Topics

- Navigating Complex Scenarios in Tenant Improvements
- Updates in Building Codes: https://www.oregon.gov/bcd/codes-stand/pages/adopted-codes.aspx
- Fire-Life-Safety plan reviews: OSSC 107.3.5: Additional Fees are also assessed for these reviews IN ADDITION TO the standard STR Plan Review fees and permit fees.

107.3.5 Fire and life safety plan review, occupancies to be reviewed.

ORS 479.155(2) requires submission of plans for review and approval of certain occupancies.

Unless exempted by the Building Codes Division through delegation of the fire and life safety plan review program, the owner shall submit to the building codes administrator two copies (or, where required, an additional copy shall be submitted for local government use) of a plan or sketch drawn clearly and to scale showing information as set forth in Section 107.3.5.1 for review and approval prior to beginning construction or alteration. Fire and life safety plan review is required for the following occupancies:

1. Group A occupancies.
2. Group B occupancies over 4,000 square feet (372 m^2) or more than 20 feet (6096 mm) in height, or with a basement.
3. Group E occupancies.
4. Group F occupancies over 4,000 square feet (372 m^2) or more than 20 feet (6096 mm) in height, or with a basement.
5. Group H occupancies over 1,500 square feet (139 m^2) or more than 20 feet (6096 mm) in height, or with a basement.
6. Group I occupancies.
7. Group M occupancies over 4,000 square feet (372 m^2) or more than 20 feet (6096 mm) in height, or with a basement.
8. Group R, Division 1, 2 and 4 occupancies over 4,000 square feet (372 m^2) or more than 20 feet (6096 mm) in height, or with a basement over 1,500 square feet (139 m^2).
9. Group S, Division 1, 2 and 3 occupancies over 4,000 square feet (372 m^2) or more than 20 feet (6096 mm) in height, or with a basement.
10. Group U occupancies over 4,000 square feet (372 m^2) or more than 20 feet (6096 mm) in height, or with a basement.

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Navigating Complex Scenarios

Introduction to complex and less common scenarios in tenant improvements and occupancy changes

Discussing the intricacies and challenges of these scenarios

Strategies for effective handling and decision-making

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Additional items:

- What is Hazardous material mean?
- What do we look at for Storage occupancies?
- Does an occupancy need to be separated? What does Separated versus non-separated mean?
- Are there changes or updates for accessibility?
- Where are the doors and windows? Why is this important?
- Is there equipment going in? Processing, kitchen, printing, factory type equipment is very often LISTED for their use and conditions to be verifies against OSSC chapter 35 for Standards accepted.

UL= Underwriters Laboratory and are a large independent testing agency that sets the conditions for use. You can find this information on nearly all equipment, even regular household items like lamps, and appliances. Other accepted testing agencies are ETL, Intertek, FM , NSF

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Case Studies: Complex Projects

- Presentation and analysis of case studies involving complex tenant improvements or occupancy changes
- Group discussion on the approach taken, challenges faced, and lessons learned

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Technology and Innovation in Building Codes

- Discussion on the role of technology and innovation in building code development and enforcement
- Exploring new tools, software, and methods that are changing the landscape of permit processing and compliance

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Legal Considerations and Compliance

- Discussion on legal aspects of building code compliance
- Importance of documentation and record-keeping in complex cases
- Navigating the legal implications of non-compliance

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We are the 3rd leg in Public Safety

- Police
- Fire
- Building Departments

Portland Fire Responds to Building Collapse and 2nd Alarm Fire Overnight (Photo)

Collapse at Oregon State University project trouble for CLT industry

JEFF MANNING The Oregonian/OregonLive

Published 2:08 p.m. PT Aug. 13, 2018

Buoy Beer building suffers significant damage in building collapse, but no injuries reported

Worker killed at illegal construction site in Brooklyn, Department of Buildings says

NEW YORK - A worker was killed Friday after a collapse at a residential construction site in Brooklyn, and the Department of Buildings says work should have never been going on there.

There were no plans and no permits.

Officials say illegal construction was ongoing

INSPECTOR: No permits had been pulled for deck that collapsed injuring six

"I want to express the importance of obtaining building permits for the construction of decks, to ensure that they meet current building codes," Chief Building Inspector Christensen said.

No permits for work that might have sparked deadly fire

Workers had been using a blowtorch just prior to the fire. The property, purchased in December by former Congressman Chris Jacobs, had a history of code violations.

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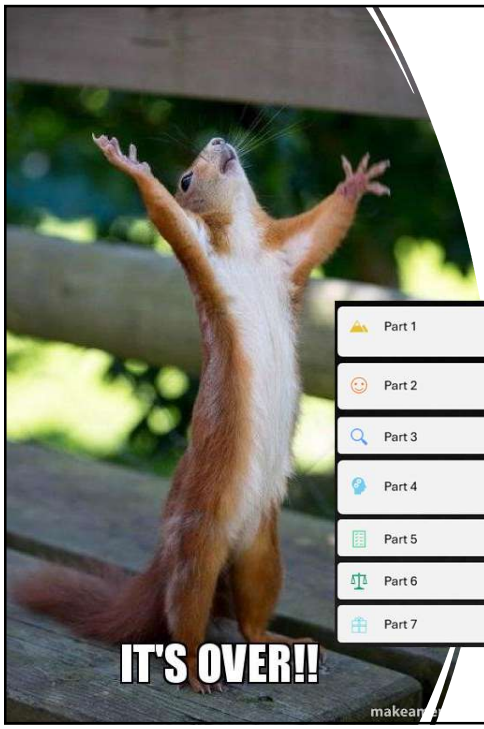

Part 7 – Conclusion

- Overview of all 6 Parts of today
- Key Points
- How it is all connected

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Feedback

- Class Evaluations / Surveys
- Please provide us honest and constructive feedback
- What happens with your feedback

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Next Steps and Continuing Education

- Now What?
- Keep educating yourself
  - PTN, OBOA, SOC, ICC, BCD, EOBO
- Keep getting educated

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Thank you!

- OPTA
  - Board of Directors
    - Committees
      - Education
      - Conference Planning
      - Bylaws & Policies
      - Outreach – Membership and Service

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