

Johnson County Building Officials Association

Agenda of the April 17, 2009 Meeting

President: Jim Jorgensen, PE – Codes Administrator - Lenexa, jjorgensen@ci.lenexa.ks.us
Vice-President: Steve Chick, Sr. - Building Official – De Soto, schick@desotoks.us
Secretary: Bill Sandy - Building Official – Fairway bsandy@fairwaykansas.org
Treasurer: Eirene Oliphant MCP, Codes Administrator – Leawood, eireneo@leawood.org

Meeting Date: April 17, 2009 - 12:00 P.M

Location: St. Andrews Golf Course Clubhouse, Overland Park

Minutes

- 1) **Call to order:**
- 2) **Approval of meeting minutes:**
- 3) **Treasurer's report:**
- 4) **Associate announcements:**
- 5) **Old Business:**
 - a. Deck Guideline issues; Steve Thompson, Jim Jorgensen, and Rolland Grigsby are working on this.
 - b. Johnson County Contractor Licensing for Concrete and Framing Contractors (see attached notes from meeting with framers).
- 6) **New Business:**
 - a. Pat Coughlin, Regional Manager, ICC State and Local Government Affairs will attend the meeting and discuss proposed changes to the State Fire Marshall regulations regarding building codes.
- 7) **Code Chat:**
- 8) **Set Date for Next Meeting:**
 - a. Next meeting to be held at St. Andrew's Golf Club, 11099 W. 135th St., Overland Park, KS, on May 15, 2009 at 12:00 PM.
9. **Adjournment:**

Jim Jorgensen notes on meeting with framers and contractors - in attendance: Sean Reid, Herb Warren, Steve Chick and framers and general contractors (Sean has complete list)

What are the goals and objectives of this licensing initiative?

- Improve the quality of wood framing for a portion of the building construction that is critical to the stability of the structure and for which readily available quality training is limited.
- Provide training directed at the work performed by framers - including code knowledge, best practices, wood technology, framing math, layout principles, concentration of common framing errors, work place safety, fire and draft stopping, flashing/underlayment/siding applications for different siding products, and other related topics. Builders and framers wanted relevant training.
- The license would allow a framing contractor to do new decks, deck repair, window replacement, residing, and other predominantly framing projects without requiring those individuals to meet the requirements or testing required for an A, B, or C contractor.
- For those at the meeting they thought it should apply to framing under the IBC and IRC (not just the IRC).
- Licensing would also simplify verification that the subcontractor doing the framing has liability and workman's comp. insurance. Getting this from the subs has been a problem for some contractors in trades that don't require licensing.

What are the expectations of the people supporting the initiative?

- Initial implementation includes grandfathering to not adversely affect the ability of current framers to work.
- Builders expressed concerns about practices that were being used when the market was robust and finding a framer was a difficult. Often they gave people opportunities to do framing and the people were not qualified (someone gave an example of some houses that were new and had to be condemned in Shawnee) - Requiring a license will at least provide some assurance that someone has met the qualifications for licensing. This will have some effect to keep unqualified individuals from getting work.
- There were some concerns that licensing would increase the cost of construction but that opinion was not unanimously held.
- That training for framers was needed.

Will a requirement be added to the County regs so that a Class C has to use a DW for every house (or deck)?

- Class A, B, and C contractors can use their own employees to do framing. There is no requirement that a A, B or C contractor cannot also do framing or other tasks in other license categories (ie roofing, swimming pools, etc)
- Each city would decide how this would be enforced although we could agree on some guidelines. This may require some statement on future permits regarding how the framing will be accomplished (done by contractor, or subcontracted to licensed frames.

Is it anticipated that the initiative will provide for a contractor's license just for the company, or will it require at least one licensee be on any job?

- Currently some builders have multiple permits going at the same time with multiple superintendents. Only one person with the general contractor has to be licensed. A similar approach will be used with framers. Some framing contractors have multiple crews, so a licensed person would not have to be with each crew.

Do cities anticipate playing a role by requiring a DW in order to obtain a specific type of permit?

- Contractors thought uniform applications by cities was important and that some consensus should be developed and that requiring licensing was an important element is getting framers to get licensed.
- Everyone agreed that no system is perfect and that there are circumstances that may be gray areas in the application. When is someone an employee of the contractor instead of a sub and who will verify compliance.