

Johnson County Building Officials Association

Agenda of the February 19, 2010

President: Bill Sandy, Codes Administrator, Fairway, bsandy@fairwaykansas.org
Vice-President: John Hollis, Chief Building Inspector, Merriam, johnh@merriam.org
Secretary: Herb Warren, Building Official, Olathe HWarren@OLATHEKS.ORG
Treasurer: Eirene Oliphant MCP, Building Official – Leawood, eireneo@leawood.org

Meeting Date: February 19, 2010 - 12:00 P.M

Location: St. Andrews Golf Course Clubhouse, Overland Park – 11099 West 135th, Overland Park

Agenda

- 1) **Call to order:** The meeting was called to order at _____ PM. There were ___ in attendance:
- 2) **Approval of meeting minutes:** November 20, 2009;
- 3) **Treasurer's report:** The beginning balance was \$ _____; the ending balance is \$ _____. The monthly expense was \$ _____ for the August meeting.
- 4) **Associate announcements:**
 - a. Need new JOCOBO representative on JCLRB – Jim Jorgensen has served his 4 year term and a replacement is needed.
- 5) **Old Business:**
 - a. **Nails – are proper nails being used? Nail guns?**
http://www.icc-es.org/reports/pdf_files/ICC-ES/ESR-1539.pdf
- 6) **New Business:**
 - a. **Energy conservations codes compliance**
 - b. **Goals – 2010**
 - Deck Guideline issues – update current handout.
 - Notification of subcontractors listed on a building permit
 - Enforcement/training of Manual J and D requirements
 - Window Installation Guide - update
 - Residential Plan Review
 - Booth at Johnson County Contractor Licensing Seminar.
 - Foundation drainage.
 - Adoption of 2009 Code – Is it important for cities to be on the same codes and should we go to the 2009 codes?
 - Sprinkler systems in single family dwellings
 - KCPL emergency response
 - Foundation drainage
 - Update existing JOCOBO handouts and brochures
 - Erosion Control
 - Structural calculation standards
 - Special Inspection Qualifications
- 7) **Chat:**
 - a. **EPA lead rules - discussion**
- 8) **Set Date for Next Meeting:** Meeting to be held at St. Andrew's Golf Club, 11099 W. 135th St., Overland Park, KS, on _____, 2009 at 12:00 PM.
9. **Adjournment:** The meeting was adjourned at _____ PM.

Submitted by:

Compliance with energy conservation codes discussion

JOCOBO has made some significant steps to raise the level of overall code compliance. The one area we have not addressed and for which there is a wide variety different approaches is compliance with the residential and commercial energy code requirements.

Some jurisdictions have not adopted any of the energy codes. Other cities have adopted but have limited enforcement. Some cities require some compliance information during plan review; however, most cities place minimal emphasis on inspection for code compliance. In general, most structures are only minimally complying with the provisions of the code resulting in consumers paying more for energy usage than can be achieved with a fully compliant home. In addition lack of compliance may result in home unsatisfactory home comfort levels.

With the enactment of American Reinvestment and Recovery Act compliance with current energy codes is being mandated and the governor of Kansas has agreed with the provisions of the act to have 90% compliance with the current codes by 2017. The state of Kansas currently requires compliance with the 2006 IRC and IECC. For residential construction the State requires the builder to provide a compliance certification to the homeowner, however, the certification also allows the builder to avoid compliance if disclosure is provided. All 50 states have pledged to comply with the ARR Act. The state has established an Energy Efficiency Building Codes Working Group to see how this can be accomplished.

Some of the current significant non-compliance code issues are:

- **Failure to fully insulate the basement at the time of construction.**
- **Insufficient sealing of the building joints, seams and penetrations.**
- **Failure to seal ductwork joints for air leakage.**
- **Improper sizing of heating and air conditioning equipment – no manual J sizing calculations as required by code.**
- **Improper sizing of supply and return air duct systems – no Manual D calculations as required by code.**

The 2006 IRC requires compliance with Manual J and Manual D for sizing HVAC equipment and ductwork based on the orientation of the house. The 2009 IRC will also require that air leakage be checked by a blower door test or third party inspections to achieve a maximum 7 air changes per hour at 50 Pascal's pressure different. Window U-values are reduced from maximum U=0.40 to U=0.35.

Since homeowners assume that new structures are complying with at least the minimum requirements of the code should local jurisdictions at least provide some level of assurance that those requirements are being reviewed and inspected?