

Johnson County Building Officials Association (JOCOBO)

President: John Hollis – Building Official – Merriam, johnh@merriam.org
Vice President: Travis Torrez – Building Official – Leawood, travist@leawood.org
Secretary: Steve Crull – Building Official – Mission Hills, scrull@missionhillsks.gov
Treasurer: Bill Sandy – Fairway, bsandy@fairwaykansas.org

Meeting Minutes for October 16th, 2015

St. Andrews Clubhouse – 11099 W 135th St, Overland Park, KS

Call to Order

The meeting was called to order by President John Hollis at 12:37 pm. Those present per the sign-in sheet are as follows:

Officers: John Hollis (Merriam/ President)
Travis Torrez (Leawood/Vice President)
Steve Crull (Mission Hills/Secretary)
Bill Sandy (Fairway/Treasurer)

Members: Ken Hoffman (Olathe)
Eddie McNeil (Westwood)
Kenny Wiseman (Edgerton)
Rolland Grigsby (Leawood)
Sean Reid (Johnson County)
Chris Zheng (Lenexa)

Associate Members and Guests:
Greg Cox (SAB Homes LLC)
George Schluter (KC HBA)
J.D. Lorenz (Hallmark Building Supplies)
Bruce Chyka (Performance Plus Homes)
Christy Martin (CPG)
Clayton Hess (Apex Engineers, Inc.)
Daniel Bromley (ABI Corp.)
Jasper Diedering (MTFA Heartland Truss)

Previous Meeting Minutes

The September 18th 2015 meeting minutes were approved with no corrections. Chris Zheng moved to accept the minutes, Sean Reid seconded. Minutes were approved.

Treasurer's Report

Beginning Balance	\$6,041.63	
Payments	<u>\$467.00</u>	St. Andrew's Golf Club (\$460)(Sep/Oct), and Commerce
Bank Service		Charge (\$7) October
Ending Balance	\$5,574.63	

Sean Reid moved to accept the treasurer's report Ken Hoffman seconded. Report was approved.

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Associate Announcements

Bruce Chyka-Talked about HERS ratings and passed around a handout entitled “Energy Rated Index Code News Updates” The handout is to provide Code Officials with information on code acceptance in other states/jurisdictions. Also info on HERS Energy Rating Index methodology and improvement efforts. George Schluter asked how many different brands of HERS software there are, Bruce answered that there are 3. George is concerned that RESNET is going to monopolize the process.

Sean Reid- talked about JOCO contractor licensing training and that they were about 80% full at the time of this meeting.

Old Business

John Hollis- talked about Helix microfiber rebar TSMR (twisted steel microfiber rebar) is the generic term. Daniel from ABI said that they have used TSMR in 13 foundations (11 in Lees Summit and 2 in Olathe) and have had no problems. Clayton Hess from Apex Engineering talked about the use of TSMR and still using a minimum of rebar in the foundations, verticals at 24 inches on center and corner bars. Helix is a proprietary product and has an ES report from IAPMO but not from ICC. Clayton talked more about the use of microfiber and its benefits. Ufer grounds would still be required. Rebar is still used in corners near windows and doors and in jumps. The cost savings is in the labor, the TSMR cost is more than rebar. John Hollis talked about Matt’s concerns especially as they pertain to the Johnson county foundation standards and deviations from that standard.

It is JOCOBO’s belief that if this product is to be used it should be accepted on a case by case basis for each AHJ (Authority Having Jurisdiction). Each jurisdiction will have to accept, or deny, the use of this type of product and may have different evaluation criteria or requirements for acceptance (whether a generic product is used, or a proprietary one).

John Hollis- mentioned that Tim Ryan had several agenda items that he wanted to talk about but was unable to attend.

John Hollis- talked about school district plans and permitting process, and that quite often the plans submitted may not be code compliant.

New Business

John Hollis- talked about egress wells and passed around a handout from a company with an egress well that had a built in step. Some jurisdictions are not allowing this type of egress well and are not considering it code compliant without the optional safety ladder. John also mentioned that he had heard that some electric companies may start charging a higher fee for those customers that have solar panels.

Sean Reid- talked about the ICC conference in California and mentioned that on the 2nd day it was revealed that the voting “clickers” were not working properly. He mentioned that Jerry Mallory has requested to be the NAHB liaison for ICC.

Kenny Wiseman- wanted an opinion involving hard non-absorbent surfaces and if others allow the use of epoxy paint. Most jurisdictions do.

Adjournment

The meeting was adjourned.

Minutes recorded by Steve Crull, Secretary.