

Johnson County Building Officials Association

Minutes of the April 20, 2012 Meeting

President: Steve Thompson – Building Official – Shawnee, Sthompson@Cl.Shawnee.ks.us

Vice President: Tim Ryan – Building Official – Overland Park, jryan@opkansas.org

Secretary: Matt Souders – Interim Building Official – Lenexa, msouders@lenexa.com

Treasurer (Elect): Bill Sandy – Fairway, Bsandy@fairwaykansas.org

Minutes

Call to order: The April 20, 2012 meeting held at St. Andrews golf course clubhouse was called to order at 12:36 PM, with the following building officials, municipal representatives, associates, and visitors in attendance; Matt Souders, Jerry Mallory, Chuck Stevens, Ken Hoffman, Travis Torrez, Bruce Chyka, Tim Ryan, Jerry Anderson, Steve Thompson, Steve Chick, Jay Woodward, J.D. Lorenz, Greg Cox, Bill Sandy, Jim Herman, and Jim Hendershot.

Approval of meeting minutes: Steve Thompson chaired the meeting and asked for approval of the March 2012 meeting minutes. A motion to approve the minutes was made by Tim Ryan. Jerry Mallory seconded the motion. The motion passed unanimously.

Treasurer's report:

Beginning Balance	\$7,167.63
Deposits	\$1440.00
Payments	\$0.00
Balance	\$8607.63

Associate announcements:

- a. Sean Reid announced a reciprocal contractor's licensing agreement had been reached between Johnson and Miami Counties. Another reciprocal contractor's licensing agreement is under consideration by Johnson County.
- b. Tim Ryan announced Steve Cowen will longer be serving the KCHBA as Staff Vice President of Governmental Affairs.
- c. Ron Worley announced a State Bill cleared the House requiring future State Fire Marshals to possess certain qualifications and experience to be eligible for the position.
- d. Ron Worley announced the KS House is working on KPERS plan revisions to address financing issues. The revisions will mostly impact newer members in the program. For members already contributing to KPERS the impact of the revisions will be reduced respective to years of participation.

New Business:

- a. Chairman Thompson presented concerns from industry regarding arc fault circuit protection. A specific concern relates to arc fault protection requirements in existing homes. Past practice of "shared neutrals" can cause nuisance tripping of arc fault protection devices. Attendees are unaware of published data addressing arc fault protection device nuisance tripping. Overland Park's code update proposal amends the requirement of providing arc fault protection to only bedrooms consistent with the 2005 NEC and the 2006 IRC.
- b. Chairman Thompson asked for feedback on last month's window flashing presentation particularly relating to increased inspection focus. In response code officials in attendance

discussed challenges relating to the installation details provided by industry. Chuck Stevens with Advantage Framing said flashing tape often seen used in the area does not meet AMMA Standard 711 as referenced in the IRC. JOCOBO officers requested Mr. Stevens provide the group with a copy of the AMMA standard. The group agrees on the benefits of pan flashing but there is controversy relating to whether or not it is a code requirement. Code officials suggested if pan flashing is not required the code should be amended to require it. Chairman Thompson returned the discussion to water intrusion related inspections by asking the group if they believed more focus on items such as kick-out flashing, weeps, and similar accessories is something inspectors should focus on more. Industry attendees agree drip cap installation is a critical item on which inspectors should focus. In general industry representatives believe consumers would benefit from increased regulation on water intrusion related inspections.

- c. Chairman Thompson asked what the various jurisdictions were doing regarding manufactured home permits and licensing of installers. Ken Hoffman said Olathe requires a "Mobile Home Permit" but KS Statute 58-4219 covers the licensing requirements. Discussion ensued about whether the State Statute precludes cities from requiring a permit for installation of the mobile home itself. Ron Worley said cities can require permits and fees for mobile home installations but cannot require contractor's licenses. Sean Reid pointed out appendix E from the IRC addresses manufactured housing and that there is still active legislation from the 1970s that addresses mobile homes of certain widths. There was general consensus among the group that city permits and appropriate JOCO Contractor Licenses are required for utility services for mobile homes, and basements if applicable.
- d. Possible future topics:
 - Declared construction costs valuation inconsistency on permit application submittals
 - Temp. elec. services are not regulated by building code departments and often times contain NEC violations
 - Disaster assessment
 - Technology for codes administration and inspections. Ipads, laptops, applications, software

Old Business:

- a. OP Code adoption is scheduled for the May 7, 2012 City Council Consent Agenda. Proposed implementation is postponed until October 1, 2012. The proposed amendments, discussion items, and other details of the OP adoption process can be found on the OP website, under the April 2012 Community Development Committee agendas and minutes found through the following link: <http://apps.opkansas.org/City-Government/Agendas-and-Minutes/index.cfm?Group=Community-Development> OP plans to form a committee to review ACCA manual references and enforcement methods. KCMO has requested Jerry Anderson provide advice as their 2012 ICC codes update process moves forward.
- b. KC metro area fire marshals held a meeting to address IFC updates. They discussed creating a structure to align fire codes officials with building codes officials
- c. The 2012 JOCO I-Code Adoption Committee has sent proposed IMC, IPC, IFGC, and NEC amendments to respective Johnson County Licensed contractors. A forum for the committee to discuss the proposed amendments is scheduled for May 5, 2012.

Adjournment: President Steve Thompson made a motion to adjourn to executive session. Jerry Mallory seconded. This regular meeting was adjourned at 2:24 PM into executive session.

Submitted by:

Matt Souders
City of Lenexa Interim Chief Building Officer