

# Johnson County Building Officials Association (JOCOBO)

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President: Steve Crull- Building Official- City of Mission Hills, [scrull@missionhills.gov](mailto:scrull@missionhills.gov)  
Vice President: Ken Hoffman – Plans Examiner – City of Olathe, [khoffman@olathe.org](mailto:khoffman@olathe.org)  
Secretary: Tony Adamson- Building Official- City of Merriam, [tadamson@merriam.org](mailto:tadamson@merriam.org)  
Treasurer: Bill Sandy – Fairway, [bsandy@fairwaykansas.org](mailto:bsandy@fairwaykansas.org)

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## **Meeting Minutes for April 21, 2017**

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

### **Call to Order**

The meeting was called to order by President Steve Crull at 12:35 pm. Those present per the sign-in sheet are as follows:

Officers: Steve Crull (City of Mission Hills/ President)  
Ken Hoffman (Olathe/VP)  
Tony Adamson (Merriam/Secretary)  
Bill Sandy (Fairway/Treasurer)

Members: Mike Flickinger (Gardner)  
Mitch Dringman (Prairie Village)  
Rolland Grigsby (Leawood)  
Matt Souders (Lenexa)  
Bill Sandy (Fairway)  
Steve Crull (Mission Hills)  
Tony Adamson (Merriam)

Associate Members and Guests: JD Lorenz (Hallmark Building & Supplies)  
**Russell Thornburg (Johnson County)**  
Jasper DieDeriks (M.T.M.A)  
George Schluter (HBA)  
Jay Woodard (ICC)  
Bruce Chyka (PP Homes)  
Christy Martin (Concrete Promotional Group)  
Greg Paulsen (ASHRAE GGAC)

### **Previous Meeting Minutes**

The prior Meeting Minutes from February were considered and a motion Steve asked if there was a motion to approve the minutes. Tony Adamson made the motion to approve and Mike Flickinger seconded the motion. The motion was approved by the members. The question was raised if there was enough members for a quorum and Steve stated that only 5 members need to be present to have a quorum.

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## Treasurer's Report

Bill Sandy gave the Treasurer's report beginning and ending balances and all payments made to date. Matt Souders made the motion to approve the treasurer's report and Mike Flickinger seconded the motion. The motion was approved by the members.

## Associate Announcements

Jasper Diedrick stated that he wanted to arrange to bring a gentleman from the truss association to the next meeting to discuss trying to find and negotiate ways for contractors and developers to get the drawings for trusses passed by the different City's due to the different requirements and variances with each jurisdiction. Many of the framers and developers are opting to stick frame because it is easier. Steve Crull stated that it has always been this way on this side of the State line. Jasper stated that what he has found is that Kansas City is only about 35 to 40% trusses, if that, the rest is stick framed and they feel that there needs to be something done concerning this matter. Jasper stated that his team would like to come and have a discussion with JOCOBO and see if they can find some direction as to how they should proceed concerning this matter. Steve asked Jasper to send him an email as a reminder for the next meeting.

Matt asked Jasper if he knew what the specific issues were. Jasper stated that the sealing of documents and the basic submittals to the City's vary so much. Jasper asked George if he agreed with him on this matter and George stated that he did agree with Jasper.

Steve asked George if there was an adherent reluctance to use trusses in Kansas because everyone is so experience building stick built roofing systems. George stated that he did not believe that this is the reason but more of the process of getting the approvals for the trusses to be used can draw out the timeline for construction. Mike Flickinger stated that he defers trusses and I-Joists all day long just so he can get the permit out the door. Steve stated that he does usually accept shop drawings for the initial plan review. Steve stated that he understood that Truss manufacturers do not normally want to send out stamped drawings until the job is sold. George stated that the foundation needs to be in the ground for the Truss manufacturer to properly do the trusses because you can some which can create issues.

Jasper stated that he just wanted to set up this meeting to better understand what the City's want so that they can do better at submitting documents to better their industry. Mike asked if there were any Municipalities requiring the truss plans up front. Russell stated that he required the plans up front and did the plan review at one time and he is not kidding but when you say deferred that means that you are going to stop and get off someone else plans and go read the documents. Russell stated that this was extremely difficult. Tony Adamson stated that one of the commercial projects being constructed in Merriam that when truss package was deferred it took several months to get the truss designs and the contractor was calling for their first inspection and there was no approved truss package. Jasper stated that commercial was different and that they have to submit them to the engineer of record for the project. Jasper stated that residential was their main issue and where the problems are occurring.

Tony Adamson stated that he wanted to ask a question concerning Small Assembly spaces under chapter 3 of the IBC. Do small assembly spaces have to meet both or just one of the requirements

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listed which is if the occupant load is under 50 persons or under 750 square feet. Matt stated that it sounds like rooms need to meet one or the other. Jay Woodward stated that you could have a room that is more than 750 square feet as long as the occupancy of the room is under 50 persons. Jay stated that he sees this a lot with fixed seating in small auditoriums where the room is under 750 square feet but there is more than 50 persons which can occupy the space. Jay stated that they are separate items so if the room meets one of the items then it would not be looked at as an Assembly type occupancy.

Christy Martin stated that it has been 3 years since she has been able to attend this group with the Concrete Promotional Group and she see a lot of familiar faces and some new ones and that her standing committee meeting on her own is now closed and she is now available to come to the meeting and if there is anything that is of concrete related that she can be of help to the Building Officials that is really what she is here for.

Russell asked if the members wanted him to share what they had in the spring conference and Russell stated that from last spring to this spring they had 2100 seats filled last spring when he took over and this year they had 2500 seats filled. The individual numbers went up by 48 companies and there was somewhere around 800 from the Missouri side and 1800 from the Kansas side and they did not have any room that really busted out to have to go to a larger room. They had a couple of problems, they had one instructor that did not show up and one that walked in to the floor and then took off, which was a blessing. There was one instructor that was there and though we do not know much about the situation, his daughter died the night before he taught and did a marvelous job teaching but overall it was a great success. Russell stated that the 2015 code books were used and he is trying his best to go to the 2018 for the fall. Russell stated that he has spoken with Mark Johnson and Meade and are doing some things to see if they can go to the 2018 code. Russell stated that he knows what the road blocks are and everyone is telling him when the books are coming out but the books are not his issue, it is the instructors. George stated that he thinks it is wonderful that Russell is trying to get the 2018 code books because most jurisdictions are not using the 2015 and there has not been a lot of interest of going to the 2015 from most of the jurisdictions within the room. Russell stated that he was pulling from the conversations of the JOCOBO members to encourage other members to go to the 2018. The only thing that he has used as a promotional piece is that if they were able to get the 2018 books in their hands then they would have a chance to study it and like Overland Park takes the lead for adoption at least then we would have a book in our hand so as each City adopts the code there would be teachers talking about the changes taking place. Russell stated that the publication date of the books is sometime in September.

Jasper stated to the members that both Alpine Industries and Mitek Industries has 194 engineers and that whenever you need presenters that it will be at no cost just like before so they are available and if there is a specific area that you would like for them to present, they will do the power point and submit it to you, Russell.

### **Old Business**

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## New Business

- A) Fireplaces (all types) contractor licensing and types of permits. Russell stated that he had an opportunity many months ago to write to each jurisdiction and ask what licenses and permits do they require for fireplaces. Russell stated that only 3 or 4 responded back and the response was, "It depends". Russell stated that he knew that this was coming around so if we all start with the email basically anyone that installs a flue pipe, chambers, wood burning or otherwise believes that they are required to have a DM license. The idea was to find out what the JOCOBO members required so that he would know how to respond to the contractors. As he was looking at the license and wondering if anyone contractor putting in a flue pipe mandated to have a DM license. Russell stated that he got to thinking about the fireplaces installed in new construction and who is responsible for the installation of the vent piping and are they licensed. So Johnson County looked at it and it was the General Contractor responsible for seeing the fireplace go in and not the DM and that is why you don't find Johnson County listed on the sheet which he handed out.

Russell stated that Marge Padgitt has called everyone on the sheet to verify who requires what for their jurisdiction, which Russell stated he did not know if it was true or not, that everyone on the list was called. Russell stated that he did not make all the phone calls so he is back to the members coming back to looking at what a DM is and going as far as someone cleaning a chimney, installing a flue, dealing with a burner, installing a fireplace, water heater or anything that is connected to a flue must have a DM license.

Mitch stated that if someone is just cleaning a chimney that he is not going to require a permit for maintenance or repair but if they are replacing a flue then they need to be a licensed contractor. Russell stated that this is where he is right now because he needs to bring this to the JOCOBO members and what they require and if they are going to require a DM then he can move forward with making changes fireplaces and chimneys and people who do flues but it starts with the building officials participating with JCCL. Russell stated that this is just a start because he knows that he will have to deal with this issue eventually with CLRB and the email.

Bill Sandy stated the he had a guy which had a different kind of license and was going to put a new liner in a flue and his credentials were not ICC. He gave bill a website which he looked up and met the requirements for installing the liner and he told the contractor that if all he was doing was installing the liner then he would except the credentials. Russell stated that there is a credential from fireplace chimney association and he called the guy and wanted to bring him in to teach and it took him about 15 minutes to know that the guy did not know anything about the building code, he knew nothing about combustion air and fresh air and when he quoted Russell the certification Russell realized that the person knew nothing about fresh air. Russell stated that one of the issue we have with fireplaces is that we have this 3" hole on the side and we tell ourselves that this is enough air and the houses are tight enough that we need to be concerned with fresh air.

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Russell stated that he wanted to get a good packet together and get it out to all the building officials to look at and tell him what they prefer. Russell stated that he understood the liner but let's take chimney where we are putting the water heater and furnace in there and then now we want to come in and drop a liner in there. Russell stated that he does not want to be any further ahead than what the members are going to direct him too. Mitch stated that they deal with it a lot in Prairie Village because he would say that 80% of the homes were built in the 50's and where do you think the flue piping is located for the mechanical equipment, they built the chimneys and it goes right up the chimney. Tony Adamson stated that he ran into HVAC contractors that do not even put liners in and going out to do inspections and not seeing the liner coming out of the chimney, which they have had to be called back to install the liner. Russell stated that he has had enough experience with flue liners not being brought down far enough or the liner is corroded and completely gone but he just did not know if this group should be mandated to be done by a DM.

George stated that he believes that you need to separate replacement with new construction to begin with. George stated that when his contractor pulls the permit for the HVAC he is exhausting the furnace and hot water heater but he does not believe that he has ever been asked by KCMO whether the fireplace installer has a DM license. Mitch stated that during new construction it is visually able to see the whole pipe before it is covered up and know that they have their clearance from combustible, flue pipe is right, and strapped off but it is the condition where they are going through the chimneys after construction has been completed and now they have to install a new metal liner in an existing chimney.

Russell stated that he wanted to bring this back under old business and that he is not in any hurry to hammer it out even though he knows someone else that is in a hurry but he will bring it back as many times as needed until he knows that all pieces and parts have been worked out and have it right then take it to legal and then CLRB. Matt asked the question of how many companies are out there the install the prefabricated fireplaces.

Matt said that he got a call a couple of months ago because whenever an existing home is sold that has a masonry fire box he thinks the realtors are encouraging the buyers to get a fireplace inspection and more often than not there is an issue that comes up and then the transaction is not able to go through unless someone come and drops a liner in so then they call a company that come out and drop a liner in the chimney. Russell stated that we all know as well as he does that any old home built in the 60's and 70's the water heater is not vented correct and most furnaces going out through the water heater is not vented correctly. Russell stated that he wanted to take it one step further and to make sure the information on the sheets are correct.

Russell asked the group if it would be alright if he invited Padgitt to the meeting so that they could talk about this issue and it does not have to be the next meeting but to pick a date and have them come in to talk about it.

Russell asked why is there not some sort of testing which takes all the electrical, mechanical and plumbing trades and puts them into one license and encompass all the

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different trades for small appliances. Russell asked why is it that we have not combined these trades so that we can stop these guys from crossing the line. Russell stated that he believes that something can be proposed that would actually put everyone in the same box because someone is going to run every kind of road block against it. The question was raised as to how many inspectors were going into the attic to check on the vent piping. Russell stated that he will be putting out information and those that are not here will just have to figure it out.

B) Jim Sherman had the following questions on the agenda:

1. Licensing. When contractors install the building sewer, the line between the house and the street, do you require those installing the sewer to hold a plumber's license? If not why and do you have a local amendment waiving that licensing requirement? This was mainly directed at commercial.

There was not much discussion on this item with the exception of it being said that Merriam does not issue any permits for sewer outside of any structure, it is the responsibility of JCW to issue and do any inspections.

2. Toilet rooms access in commercial facilities. If you have a separated building, 2-hour firewall separating 2 occupancies, do you read IBC 2902.3, 2902.3.1 and 2902.3.2 to where the facilities are located in the same space as the occupancy? Can the toilet facilities all be in one space? In other words is going through the 90-minute door what the code had in mind here. From one business to the other.

Mitch asked if this was a fire safety issue or was there some other reason this question was being asked. Mitch asked the question is he thinking that because there is a fire separation that it would be a different building and that they cannot be taken into account for fixture counts. Ken Hoffman stated that as long as they meet the distance requirements that he did not see any issues. Most of the members agreed that as long as the fixture counts were correct the location of the restrooms did not matter and that if public restrooms were required, that the public had access to them during the hours of operation. Jay stated that he thought there was a change in the 2018 with an issue with the firewall requirements as to the word shall being used in the code and stating that firewalls shall be considered as creating separate buildings which led to the issue of are separate fire alarms, sewer lines, sprinklers. Jay stated that they code committee tried to clarify it but did not do a good job at

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making it clearer in the code. Jay stated that in his opinion it is not intended to be used to address fixture counts or their locations within the building.

- 3) Would we as code officials waive the engineer design requirements for post frame buildings, except for the trusses, at some minimum size. Example 300 square feet would not required a Kansas Engineer seal if the followed a local prescriptive model, only for single family?

Steve stated that he knew that Miami County has adopted some prescriptive guidelines for post frame structures for up to a certain size but the trusses are still required to be engineered. Mission Hills does not have post frame structures. Steve said that Mike Davis had documents in Cass County and he took them with him when he went to Miami County. Russell stated that there are no guide lines for Post frame construction in the IRC. Mitch stated that everything required an engineering stamp seal in Prairie Village, but that the last line in their Municipal code states that the Building Official may waive this requirement. This means that if the building official looks at the plans and feels that engineered plans are not required then they have the authority to waive this requirement. There was not much discussion on this topic.

Steve asked if anyone had anything else before the meeting was adjourned and Jay Woodward stated that he did. He stated that ICC has implemented a program where their employees spend a some time with the members so you may see some of the other staff from the office or other places which may contact us to come over to the City for the day and be a shadow but most likely they will be just going to the meeting throughout the year and Jay might bring someone with him.

Russell asked Jay if he would like to tell the group how well Johnson County was represented Monday, Tuesday and Wednesday. Jay stated that Tuesday he was teaching in Gilbertsville Kentucky, which is the code administrator for Kentucky and in the left room was Tim Ryan teaching, the Center room was Jay and the right room was Russell so here they were in the middle of Kentucky and within about 5 miles here in town and never run into each other but then run into each other in Kentucky.

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**Set Date for Next Meeting:** Meeting to be held at St. Andrew's Golf Club, 11099 W. 135<sup>th</sup> St., Overland Park, Ks, on May 19, 2017 at 12:00PM.

## **Adjournment**

The meeting was adjourned around 1:30 pm. The motion was made by Bill Sandy and seconded by Matt Souders, all members were in favor.

Minutes recorded by Tony Adamson