

Johnson County Building Officials Association

Minutes of the August 17, 2012 Meeting

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

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

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

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

Minutes

Call to order: The August 17, 2012 meeting held at St. Andrews golf course clubhouse was called to order at 12:38 PM, with the following building officials, municipal representatives, associates and visitors in attendance; John Hollis, Tim Ryan, David Utterback, Rolland Grigsby, Steve Thompson, Bruce Chyka, Greg Cox, J.D. Lorenz, George Schluter, Aaron Wingert, John Kelley, Ken Hoffman, Sean Reid Bill Sandy and Jerry Anderson.

Approval of meeting minutes: Steve Thompson chaired the meeting and asked for approval of the July 20, 2012 meeting minutes. A motion to approve the minutes was made by John Hollis and seconded by Tim Ryan. The motion passed unanimously.

Treasurer's report:

Beginning balance	\$8930.63
Deposits	0.00
Payments	621.00
Balance	\$8309.63

Approval of Treasure's Report: Steve Thompson asked for a motion to approve the treasures report. A motion was made by John Kelley, seconded by Tim Ryan. The motion passed unanimously.

Associate announcements:

- a. Sean Reid stated that sign-up for the October 15th – 19th JOCO Contractor Licensing classes will be available on September 4th. Courses will be based on the 2012 codes.
- b. Sean also announced that Merriam has joined the Contractor Licensing.
- c. Contractor licensing is also discussing a reciprocity agreement with the City of Topeka licensing department.
- d. JOCO Contractor Licensing recently joined the National Association of State Contractor Licensing as a state organization with the precise goal of developing reciprocity agreements and allow portability of Johnson County licenses to states that have similar cultures.

New Business:

- a. Bruce Chyka made a presentation on Manual J. Showed examples of how you do the calculations including selecting location and parameters. Also went thru some variations. Question was raised whether a HERS calc rating could be used instead of testing. A long discussion ensued.
- b. Stoop flashing was discussed and the fact that there is not any good details out there except the Lenexa handout. There needs to be some additional information on the Lenexa handout but it was felt that it was reasonable solution. How to deal with stoops poured against garage wall studs and stoops with rooms underneath needs to be addressed in the handout. The issue of a 2 inch clearance for siding above the concrete was brought up and how that can be dealt with was discussed. It was recommended that we come up with a 2 or 3 page brochure that would be a best practices publication for dealing with this issue. The City of Lenexa detail which was referenced as a solution can be found through the following link:
<http://www.lenexa.com/commdev/pdfs/Stoop%20Flashing%20and%20Waterproofing.pdf>

- c. The installation of permanent exterior porch posts is an issue for most builders. How do they tie the posts to the concrete to resist lateral loads and uplift. To accomplish this some builders fabricate a steel post extension which will be embedded in concrete once poured. Inspectors have turned down the extension because it is not listed by an approved agency or it creates a hinge. There are listed connections that are available for these applications that can be purchased from various retailers and have published values. Anchoring of the roof in these applications was also discussed.
- d. Updating the deck guide was discussed and whether the lateral load connection in the code was a requirement or a suggestion.
- e. Discussed photovoltaic installations and recognized that it is a planning issue with regard to appearance of the units involved in the installation.
- f. Blower door testing was discussed. Bruce Chyka stated that it was a benefit as a diagnostic tool.

Old Business:

- a. I-Code Adoption Committee: Progress continuing. Discussed a possible round table on energy.
- b. Metro Code Board Fire Code committee: Not moving real quickly. John Kelley stated they were not making any recommendations. There is another meeting next week.

Adjournment: This meeting was adjourned at 2:45 PM.

Submitted by: David Utterback acting for Matt Souders, Secretary