

Johnson County Building Officials Association (JOCOBO)

President: Tony Adamson- Building inspector - City of Merriam, tadamson@merriam.org
Vice President: Matt Souders -Building Official- City of Lenexa, msouders@lenexa.com
Secretary: Tyler Wirth - Building Official- City of Shawnee, twirth@cityofshawnee.org
Treasurer: Bill Sandy – Fairway, bsandy@fairwaykansas.org

Meeting Minutes for August 17, 2018

St. Andrew's Golf Course Clubhouse – 11099 West 135th, Overland Park, Kansas

Call to Order

The meeting was called to order by President Tony Adamson at 12:25 pm. Those present per the sign-in sheet are as follows:

Officers: Tony Adamson (City of Merriam/ President)
Matt Souders (Lenexa/VP)
Tyler Wirth (Shawnee / Secretary)
Bill Sandy (Fairway/Treasurer)

Members: Mike Flickinger (Gardner)
Steve Crull (Mission Hills)
Travis Torrez (Leawood)
Mark Wassom (Olathe)
Vic Finch (Overland Park)
Mitch Dringmon (Prairie Village)
Mark Wassom (Olathe)
Tony Adamson (City of Merriam/ President)
Matt Souders (Lenexa/VP)
Tyler Wirth (Shawnee / Secretary)
Bill Sandy (Fairway/Treasurer)

Associate Members and Guests:

Bruce Chyka (PPHCK)
Christy Martin (Concrete Promotions Group)
J.D Lorenz (Hallmark Building Services)
George Schluter (KCHBA)
Andrea Phillips (KC ASHRAE)
Chris Anderson (Waterone)
Jasper Diederica (MTFA – Heartland)
Tim Ryan (Independent)

Previous Meeting Minutes

The prior Meeting Minutes from July were considered and Tony Adamson asked if there was a motion to approve the minutes. The motion to approve was made by Steve Crull and seconded the motion by Bill Sandy. The motion was approved by the members.

Johnson County Building Officials Association (JCOBO)

Treasurer's Report

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

Associate Announcements

a) Fiber Glass Rebar –

Mike Flickinger asked the group if anyone has seen or heard of the fiberglass rebar. Gardner has been asked by a few contractors to use the fiberglass rebar in concrete. There are several manufactures of this out there and some of them have ICC ES reports of the rebar. Carter Waters does stock this fiberglass rebar. You cannot bend the rebar, have to buy premade corners. Gardner is think about accepting the use of the fiberglass rebar but still put 20' of metal rebar for the UFER. The fiberglass rebar is cut with a chop saw. Mike has sent Christy Martin with Concrete Institute and email about the fiberglass rebar and they are looking into this as well.

Old Business

a) Table 301.2(1) the manual J design criteria. Discussion of the table which was presented in June.

There is some thoughts to just not adopt the manual J portion of this table. Matt asked about the indoor designed temperature part of this table. Bruce stated indoor temperatures are set by chapter 3 at heating 70 and cooling 75. Bruce stated outdoor temps can be provided by their computer software. Anoush sent out an email about St Louis already adopted the 2018 codes. Maybe check to see what they have done with this manual J section of the table. Vic stated when OP adopted the 2012 code they were requiring heat loss, heat gain calculations. The outdoor temperature requirement was so high that it drove the size of the equipment up and contractors were concerned about humidity. So they were wanting to drop the outside temp requirement to keep the equipment size down. Tim Ryan stated that this is kind of a moot point as this is only required on new construction homes and at some point the equipment is going to be replaced and no one is getting these reports for replacements. If we delete the manual J portion of the table George Schluter stated they the contractor will most likely use temperatures provided by weather statistics for area rather than the numbers that we would choose to put into the table. The 2012 and 2018 codes require manual J calculations to be done, not many jurisdictions are requiring these calculations to be submitted. George stated that he thinks contractors are oversizing the equipment. Tim stated that has always been the agreement, with oversizing the equipment it is causing more moisture in the home which can produce mold and equipment failure.

Johnson County Building Officials Association (JOCOBO)

New Business

- a) **Anoush would like feed back concerning the information he sent out on the open joist documents which he sent out on Monday August 13th.**

The information that was sent out is brand specific and we have not been seeing this brand in our area. In the documents it shows repairs for the trusses and the group thinks that an engineer needs to state what the repair needs to be. It was also brought up that these documents state 2012 and 2015 codes, not sure if these would apply to 2018 codes. The fire rating is in questions. They are not fire rating the trusses they are just comparing them to a 2x joist. This is not an ICC report. The closest place that these have been seen is in Omaha and these trusses are not user friendly so probably won't be used much.

- b) **How many jurisdictions verify that the pressure test of the water supply and distribution lines per section 312.5 of 2012 IPC.**

It was brought up in Merriam that they do not look at any waterline outside of the building. Merriam had a water main between the meter and building break on a building causing damage to foundation. Does WaterOne look at the waterline outside of the building? WaterOne only looks at the water main to the meter, they do not look at outside water lines from meter to building. The question is if cities are not looking at this line from meter to building and WaterOne is not either, then who's responsibility is it? The group stated that it is the contractor's responsibility. There are several things that cities don't look at but are code requirements. Tyler stated that in Shawnee for the Residential code have amended it to state the contractor is responsible to testing the water service lines. Might be a good idea to require this for commercial as well to have the contractor test the but city not witness test. Merriam is looking at requiring something from the contractor stating that waterline outside of building has been tested per this section. Olathe's engineering department looks at the outside the building waterline. WaterOne stated that they do want a pressure test preformed against their meters or valves, they are not designed for the pressure test against them. Jurisdictions are doing pressure tests on fire lines but most are not doing domestic lines.

- c) **How many jurisdictions verify or have verified the disinfection of potable water systems for residential/commercial buildings per section 610 of 2012 IPC.**

Shawnee requires letter from plumber stating the waterlines have been disinfected per 610 of plumbing code or test report from testing agency that no bacteria is present in water supply system. Merriam is looking at getting something from contractor on disinfection of water line. Olathe's engineering department is regulating this for them.

- d) **Whole house ventilation? It was discussed in June's meeting of following the prescribed IECC, because if amendments are made there is a possibility of creating sick buildings?**

When 2012 code was adopted everyone amended the code to only require mechanical ventilation when the air changes per hour was below 3. No one has received any reports of this creating a sick building at this point. There has not been any new information provided that make us need to change the amendment from the 2012 code cycle. Matt

Johnson County Building Officials Association (JOCOBO)

stated that there is not any science behind making the amendment that was made for 2012. Matt asked what other jurisdiction outside our market have done with the ACH requirements. Tim stated that 95% of the jurisdictions in climate zone 4 that he called did the same amendments as jurisdictions in Johnson County. Virginia, Illinois, Missouri, Nebraska, Arkansas, Texas, Oklahoma are very similar on energy code requirement to what we do.

e) Updating Johnson County Deck Guidelines.

Anoush is working with Dave Utterback to update the Johnson County Deck Manual to reflect the new 2018 IRC requirements. Anoush wants to know if Johnson County Building Officials organization would be willing to pay Dave to update the deck manual. This deck manual could also be used to teach a 4 hour class at Johnson County Contractor Licensing classes. Dave is charging \$500 to update the deck manual. Will JOCOBO pay the \$500 to have the deck manual updated since it is used by all jurisdiction in Johnson County? It was brought up that the 2018 IRC is very detailed on deck requirements and the Johnson County Deck manual may not be needed anymore. It was also brought up that it would be worth the \$500 to just have the deck manual to use as a handout. The deck manual makes it simple, especially for homeowners. There was a motion to vote on paying Dave the \$500 to update the existing Johnson County Deck Manual to reflect the 2018 codes once it has been accepted by JOCOBO members. Motion Passes. There was one abstention (Mark Wassom - Olathe).

Set Date for Next Meeting: Meeting to be held at St. Andrew's Golf Club, 11099 W. 135th St., Overland Park, Ks, on September 21, 2018 at 12:00PM.

Adjournment

The meeting was adjourned around 1:33 pm. The motion was made by Bill Sandy and seconded by Steve Crull, all members were in favor.

Minutes recorded by Tyler Wirth