

Johnson County Building Officials Association (JOCOBO)

President: John Kelley – Building Official – Olathe, jpkelley@olatheks.org
Vice President: John Hollis – Building Official – Merriam, johnh@merriam.org
Secretary: Travis Torrez – Building Official – Leawood, travist@leawood.org
Treasurer: Bill Sandy – Building Official – Fairway, bsandy@fairwaykansas.org

Meeting Minutes for December 20, 2013

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

Call to Order

The meeting was called to order by President Matt Souders at 12:32 pm. Those present per the sign-in sheet are as follows:

Officers: Matt Souders (Lenexa / President)
Tim Ryan (Overland Park / Vice-President)

Members: John Hollis (Merriam)
Ken Wiseman (Gardner)
Rolland Grigsby (Leawood)
Travis Torrez (Leawood)
Dave Utterback (Lenexa)
Jim Sherman (Westwood)
Jerry Mallory (Johnson County)
Steve Crull (Mission Hills)

Associate Members and Guests: JD Lorenz (Hallmark)
Greg Cox (Summit Homes)
Georgia Nesselrode (MARC)
Laura Machala (MARC)
Greg Blount (IBTS)
Roger Kroh (MARC)

Previous Meeting Minutes

Not Available – No Action

Treasurer's Report

Not Available – No Action

Associate Announcements

None

New Business

Mid-America Regional Council (MARC)/Institute for Building Technology and Safety (IBTS) – Visiting to Discuss and Present Building Department Services

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Roger Kroh (MARC) began introduction and briefly explained that MARC/IBTS' primary goal was to provide disaster support, and support to augment jurisdictions. Roger also expressed that MARC/IBTS did make an attempt to reach out to JOCOBO initially, but that somehow that did not happen and the word did not trickle down.

Jim Sherman asked if an RFI (Request for Information), or RFP (Request for Pricing) was done? Roger and Georgia explained that the initial premise and need for service was brought to them by the City of Edwardsville.

Greg Blount (local representative from IBTS) explained that IBTS is a not for profit organization, and that their primary objective is to help serve disasters and emergencies, and augment city services if needed, and that they were not seeking to take over jurisdictions with existing departments and no demand for services.

Jerry Mallory asked if MARC/IBTS sees a Building Inspector opening advertised in a jurisdiction, would they solicit the jurisdiction to fill that opening with IBTS services? Greg Blount – No. Georgia Nesselrode – No (emphatic).

Jim Sherman asked if MARC/IBTS was soliciting jurisdictions with existing staff, as an email was sent out to many jurisdictions that seemed to be targeted at municipalities with smaller staffs. Georgia Nesselrode – An email was sent out to a lot of smaller jurisdictions to gauge interest. Approximately 10 jurisdictions showed interest and provided input to see if the venture was worthwhile for MARC? Greg Blount – Not designed to take over jurisdictions, only to augment as needed, would be a direct violation of our Mission Statement.

Jerry Mallory stated that he thought it to be the case that MARC had in fact discouraged a Building Inspector position to be filled in a local jurisdiction, that instead they should go through MARC/IBTS. Georgia Nesselrode denied this, and was not aware of such activity. Greg Blount denied any awareness of this as well.

Greg Blount – This is working and has been a successful venture in many regions throughout the United States.

Tim Ryan – Does IBTS deal with Regional Codes? Greg Blount – IBTS Promotes some codes, and some permitting.

Rolland Grigsby – The project manager controls the inspections, but who is ultimately in charge, the jurisdictions or IBTS? Greg Blount – IBTS is the acting Building Official and Authority Having Jurisdiction. But the jurisdiction technically issues the permit, and issues the Certificate of Occupancy. The jurisdiction is ultimately responsible.

Travis Torrez – In regions where IBTS is more established and has been working for some time, what percentage would you say IBTS is augmenting services vs. IBTS acting as the Authority Having Jurisdiction? Greg Blount – Initially augmenting in Louisiana, but now the Authority Having Jurisdiction in 100% of Northern jurisdictions, and 60% of all jurisdictions.

Rolland Grigsby – Do the states you are working in have state adopted codes? Greg Blount – Yes.

Roger Kroh introduced Georgia Nesselrode and Laura Machula from MARC.

Tim Ryan stated that the Energy Codes are becoming a big problem, and that the 2012 Energy Codes are not being adopted, and predicted that it is going to be even worse for the 2015 code. There is a division right now between the Building Officials and the special interests that are driving the codes.

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New Business Continued

Stoop Flashing

Matt Souders briefly introduced Dave Utterback's new detail for stoop flashing. Dave Utterback described both stoop flashing details that were provided. Detail #2 was the most expensive and would increase costs by \$400 per install per several builders.

Matt Souders would like to get JOCOBO to endorse details. Jerry Mallory questioned detail 2 being free floating? Tim Ryan – if we endorse could bring on liability. Dave Utterback – JOCOBO already has several best practices. Jerry Mallory – should JOCOBO have engineer endorse? John Hollis – should we get homebuilders input? General concerns from many about Detail #1 and flashing water into center of concrete –freeze/thaw and water getting through concrete a concern. It was determined to send to Home Builders Association (HBA) for input through George Schluter. Jerry Mallory will post existing stoop flashing detail on website per Matt Souder's request.

Old Business/Member Announcements

2014 JOCOBO Officers Inaugurated

President:	John Kelley
Vice-President:	John Hollis
Secretary:	Travis Torrez
Treasurer:	Bill Sandy

Adjournment

Jerry Mallory moved to adjourn. John Hollis seconded. Meeting was unanimously adjourned at 1:57ish.

Minutes recorded by Travis Torrez, acting Secretary.