

# Johnson County Building Officials Association (JOCOBO)

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President: Matt Souders – Building Official – Lenexa, [msouders@lenexa.com](mailto:msouders@lenexa.com)  
Vice President: Tim Ryan – Building Official – Overland Park, [tim.ryan@opkansas.org](mailto:tim.ryan@opkansas.org)  
Secretary: John Kelley – Building Official – Olathe [jkkelley@olatheks.org](mailto:jkkelley@olatheks.org)  
Treasurer: Bill Sandy – Fairway, [bsandy@fairwaykansas.org](mailto:bsandy@fairwaykansas.org)

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## Meeting Minutes for Feb. 15, 2013

St. Andrews Clubhouse – 11099 W 135<sup>th</sup> St, Overland Park, KS

### Call to Order

The meeting was called to order by President Matt Souders at 12:41 pm. Those present per the sign-in sheet are as follows:

Officers: Matt Souders (Lenexa/President)  
Tim Ryan (Overland Park/Vice President)  
John Kelley (Olathe/Secretary)  
Bill Sandy (Fairway/Treasurer)

Members: Jim Sherman (Westwood)  
John Hollis (Merriam)  
Steve Thompson (Shawnee)  
Travis Torrez (Leawood)  
Steve Chick Sr. (Desoto)  
Jim Hendershot (Spring Hill)  
Sean Reid (Johnson County)  
Ken Hoffman (Olathe)

Associate Members and Guests: Jay Woodward (ICC)  
Beatriz Ibarra (KC HBA)  
George Schluter (GWS Homes/KC HBA)  
Greg Cox (Summit Homes)  
Bruce Chyka (Performance Plus Homes)  
J.D. Lorenz (Hallmark)

### Previous Meeting Minutes

The January 18, 2013 meeting minutes were approved.

### Treasurer's Report

Treasurer's report was given by Bill Sandy:

Beginning Balance: \$8249.63  
Deposits: \$1440.00  
Total Balance: \$9689.63

John Kelley moved to accept, seconded by Steve Chick. Report was approved.

### Associate Announcements

- Sean Reid announced that Johnson County Contractor Licensing Spring Educational Classes would be held next week (Feb 20-22, 2013).

# Johnson County Building Officials Association (JOCOBO)

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- Beatriz Ibarra reported on the Kansas governor's tax and budget plan and how it will target the housing industry by phasing out the mortgage deduction.
- Matt Souders reported that KPERs may change how final average salary is calculated for pensions.
- Greg Cox asked if the thickness of 2" nominal moisture resistant lumber would be acceptable to meet the code requirement for 2" standoff between concrete and non-moisture resistant materials. The general consensus was that it would be, but builders should verify this with their local AHJ.

## New Business

- Bruce Chyka provided a very educational presentation on the HERS index and how energy audits are done based on this system.
- Travis Torrez asked how other jurisdictions will handle blower door testing and received the following responses:
  - Shawnee: Yes in all cases
  - Olathe: Prescriptive Method/No, Energy Audit Method/Yes
  - Desoto: Same as Olathe
  - Leawood: No decision yet
  - Johnson County: No decision yet
  - KCMO: Is testing 10% of homes from Oct 2012 to Oct 2013, and full enforcement is scheduled for Jan 2014
- Matt Souders stated that it appears that no jurisdictions will be conducting duct seal tests.

## Old Business/Member Announcements

- Matt accepted nominations for the new JOCOBO Media Committee. John Kelley will chair the committee and agreed to work on an action plan and refine the mission statement by next month. Goal of committee is to educate and inform the public of the job we do to protect them.
- Steve Thompson announced that he would work on the JOCOBO Basement Finish Standard to reflect 2012 IRC changes and provide an updated version by April 15, 2013.
- John Hollis opened a discussion on how CO detectors should be dealt with under the IPMC.
- Sean Reid announced work should begin on updating the JOCOBO Deck Standard to reflect 2012 IRC changes. We'll need to ask Dave Utterback.
- Steve Thompson asked George Schluter if there were any problems with the JOCOBO Foundation Wall Standard. George replied that builders were getting used to the UFER ground coming out of the top of the wall.

## Johnson County Building Officials Association (JOCOBO)

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- JD Lorenz announced that per 2012 IRC 4” minimum width tape in compliance with AMMA 711—07 will now be mandatory for flashing.
- JD Lorenz also volunteered to develop new language to address the application of cultured stone/stucco/adhered veneer.

### **Adjournment**

Matt asked for a motion to adjourn and move to executive session.

Steve Thompson moved to adjourn, seconded by Travis Torrez. Adjourned at 2:38 pm.

Minutes recorded by Secretary John Kelley.