

# Johnson County Building Officials Association (JOCOBO)

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

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## **Meeting Minutes for February 21, 2014**

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

### **Call to Order**

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

Officers: John Kelley (Olathe / President)  
Travis Torrez (Leawood / Secretary)  
Bill Sandy (Fairway / Treasurer)

Members: Mike Flickinger (Roeland Park)  
Sean Reid (Johnson County)  
Ken Hoffman (Olathe)  
Matt Souders (Lenexa)  
Ken Wiseman (Gardner)  
Rolland Grigsby (Leawood)  
Jim Sherman (Westwood)  
Jerry Mallory (Johnson County)  
Steve Crull (Mission Hills)  
Tim Ryan (Overland Park)  
Steve Chick (DeSoto)  
Jerry Anderson (Overland Park)  
Dave Utterback (Lenexa)

Associate Members and Guests: Bruce Chyka (Performance Plus Homes)  
George Schluter (HBA)  
Jasper Diederiks (NTFA)  
JD Lorenz (Hallmark)  
Jim Evans (United Heating & Cooling)  
Greg Cox (Summit Custom Homes)  
Beatriz Ibarra (HBA)

### **Previous Meeting Minutes**

The January 24, 2014 meeting minutes were approved. Jerry Mallory moved to accept, and Mike Flickinger seconded.

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## Treasurer's Report

Beginning Balance	\$7,748.63	
Deposits	\$975.00	Various Membership Dues
Payments	<u>-\$214.00</u>	Bank Service Charge and St. Andrew's Expense
Ending Balance	<b>\$8,509.63</b>	

Treasurer's report was presented by Bill Sandy. Jerry Mallory moved to accept, and Mike Flickinger seconded. Report was approved.

## Associate Announcements

\*JD Lorenz – What jurisdictions are looking at braced wall line sheathing inspections?

- Desoto – Yes Required
- Johnson County – Yes Required
- Overland Park – Yes Required as part of Partial Rough-In Inspection
- Roeland Park – Garage Portal Frame Inspection Required
- Lenexa – Garage Portal Frame Inspection Required
- Mission Hills – Garage Portal Frame Inspection Required
- Leawood – No Stand Alone Inspection Required – Rough-In Only

\*George Schluter – Johnson County Wastewater advised HBA that no floor drain is allowed within 10 feet of the sump pump. What is everyone's take on that?

- Consensus – Between JOCO Wastewater and HBA.
- Beatriz – JOCO Wastewater claims cities are missing it.
- Consensus – Not required by code. Local codes would have to be amended to enforce.
- George – Would like support from JOCOBO to go with HBA against this mandate?
- Consensus – JOCOBO will not formally support or show non-support. Between JOCO Wastewater and HBA.

\*Sean Reid

- Johnson County Licensing Classes took place February 17<sup>th</sup>-19<sup>th</sup>. Sean recognized Bruce Chyka, Ken Hoffman, Dave Utterback, Steve Thompson, Anoush Fardipour, and Jasper Diederiks for their contributions.
- Sean announced that Jim Sherman is taking over as Director of Zoning and Codes for Douglas County.

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## New Business

### **Bath Fan Condensation**

Greg Cox – Bath fan condensation is a problem in the winter. We have been venting through the roof, but we would prefer not to. What do jurisdictions require?

Consensus was that the model code does not require vents to be extended through the roof, but to the outdoors (exterior), but the requirements can vary from jurisdiction to jurisdiction.

- Overland Park – Must be vented to the exterior (not necessarily the roof).
- Olathe – Same
- Lenexa – Same
- Mission Hills – Same
- Roeland Park – Same
- DeSoto – Same
- Westwood – Same
- Fairway – Same
- Gardner – Same
- Leawood – Allowed to be vented to the exterior or through a roof vent.
- Johnson County – Allowed to be vented to the exterior or into the attic.

Consensus – Better to go horizontal if possible to the exterior of the soffit or sidewall, under insulation, and always per manufacturer's specifications.

### **Cold Weather Concrete Policy**

John Kelley – What is everyone's policy?

- John Kelley – Olathe is requiring 3<sup>rd</sup> party monitoring for concrete poured when it is below 25 degrees.
- George Schluter – Seems like a policy should be similar across all jurisdictions.
- Jerry Anderson – We established policy in Overland Park years ago. It is a guideline.
- Tim Ryan – Have to comply with ACI 318.
- Travis Torrez – Lenexa, Overland Park and Leawood all have similar policies.
- Dave Utterback – Policies are just cliff notes of what is in the ACI 318 – which is required.
- Jerry Mallory – We already have developed a standard 5 or so years ago, and most jurisdictions are enforcing.
- Matt Souders – Motion to vote whether or not JOCOBO would put out Best Practices for Cold Weather Concrete. Motion was not seconded.
- Consensus was that ACI 318 is the required standard and any policy was a summary of that standard.

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## **New Business Continued**

### **Foam Plastic on Exterior Walls**

Jerry Anderson – Energy Code is requiring insulation on exterior wall envelopes – Not many have been tested in wall assemblies that meet the NFPA 285 standard as required.

Consensus – Jurisdictions to look at this issue as it applies to projects in their cities.

## **Old Business**

### **Energy Code Feedback**

- Jerry Anderson – Many Blower Door Test Results have come in to Overland Park – average around 3.7 air changes per hour, none below 3.0. Duct Testing – the duct testing results that have come in have not nearly been in compliance with the code standards.
- Travis Torrez – HERS is working well in Leawood.
- Ken Hoffman – HERS is working well in Olathe.
- Tim Ryan – Needs to be a National Certification Program.
- Bruce Chyka – National Certification through RESNET (Residential Services Network).
- Matt Souders – How is Overland Park inspecting?
- Jerry Anderson – Prescriptive compliance only – certificate from insurance contractor.
- Ken Hoffman – In Olathe about 1/3<sup>rd</sup> are still doing Prescriptive method and not HERS.

### **Stoop Flashing Guides**

- George Schluter – Only one person provided input from HBA, said he would do it different. Don't really want to see something that is a mandate.
- Dave Utterback – Just for Best Practices.
- Consensus – Carry over to next month and determine that these are acceptable options – not only options.

## **Adjournment**

Sensing the momentum of the crowd, Tim Ryan moved to adjourn the meeting. Jim Sherman seconded that motion. The motion carried, and Travis Torrez adjourned the meeting with little fanfare at a time not recorded.

Minutes recorded by Travis Torrez, Secretary.