

Johnson County Building Officials Association (JOCOBO)

President: Travis Torrez- Building Official- Leawood, travist@leawood.org
Vice President: Steve Crull – Building Official – City of Mission Hills, SCrull@missionhillsks.gov
Secretary: Ken Hoffman- Plans Examiner- City of Olathe, khoffman@olatheks.org
Treasurer: Bill Sandy – Fairway, bsandy@fairwaykansas.org

Meeting Minutes for February 19, 2016

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

Call to Order

The meeting was called to order by President Travis Torrez at 12:26 pm. Those present per the sign-in sheet are as follows:

Officers: Travis Torrez (Leawood/ President)
Bill Sandy (Fairway/ Treasurer)
Ken Hoffman (Olathe/Secretary)

Members: Tim Ryan (Overland Park)
Mark Wassom (Olathe)
Rolland Grigsby (Leawood)
Sean Reid (Douglas County)
Matt Souders (Lenexa)
Steve Thompson (Shawnee)
Jerry Mallory (Johnson County)
Roger Colson (Gardner)
Tony Adamson (Merriam)
Mike Flickinger (Roeland Park)
Eddie McNeil (Westwood)

Associate Members and Guests:
Greg Cox (SAB Homes)
J.D. Lorenz (Hallmark Building Services)
Greg Paulsen (Ashrae)
George Schluter (HBA)
Bruce Chyka (PPHKC)

Previous Meeting Minutes

The prior Meeting Minutes were approved. Steve Thompson moved to accept, Mike Flickinger second. Minutes were approved.

Treasurer's Report

Beginning Balance \$5,108.63

Deposits

Memberships \$10.00 (retired- Ron Worley)
\$150.00 (Professional- WYCO Talkin, Leawood Grigsby, Leawood
Bowen)

Johnson County Building Officials Association (JOCOBO)

Full- OP-Ryan	Associate- Merriam-Hollis
MH-Crull	Simpson- McIntyre
M- Adamson	HBA- Schluter
S- Thompson	HBA- Walkey
F- Sandy	Ashrae- Phillips
L- Souders	Hallmark-Lorenz
L- Torrez	Miami Co- Davis
O- Wassom	Con Prom Group- Martin
G- Colson	
SH- Hendershot	\$800.00
E- Wiseman	
RP- Flickinger	

\$1380.00

Total Deposits \$2340.00

Payments \$7.00 Commerce Bank Service Charge

Ending Balance **\$7441.63**

Tony Adamson moved to accept the Treasurer's report, and Steve Thompson seconded. Report was approved.

Associate Announcements

Bruce Chyka gave an update on Reznert and the changes coming up and Steve Thompson asked about the score versus version of the code.

J.D. Lorenz informed the group of issues with the installation of Tyvek (weather barriers in general) and requested help with correcting the problems. He also discussed several factors that influenced the problem. Travis asked for literature and a checklist that could be distributed and asked if the problem was in commercial construction as well as residential.

Jerry Mallory reminded the group of the upcoming JCCL classes the 23rd, 24th and 25th of March.

Old Business

- a) Johnson County Building Officials Bylaws- Review; Travis led a discussion with a hand out of the by-laws with areas marked in red for specific discussion. Steve Thompson and Jerry Mallory asked for active full voting members to review. Ken Hoffman is still Secretary. Jerry Mallory brought up that he remembered a committee being assigned to review this as well. Then Jerry brought up the idea of expanding the group beyond Johnson County and a lengthy discussion was held that almost all of the membership participated in and no definite conclusion was made. To be revisited in the future.

Jerry M. and Steve T. brought up moving the next meeting to coincide with the JCCL classes at the OPCC on the 25th of March. It was moved, 2nd and approved.

Johnson County Building Officials Association (JOCOBO)

- b) Air Intake Vents within Ice and Water Barriers areas- Mitch Dringman (Mitch not in attendance and it was not discussed)

Tim Ryan brought up the SMSD and the issue with permits and plan review. He stated that per state legislature we can only enforce state codes, but we can require plan review and permit fees. Travis, Jerry, Steve, Sean, and Tony all participated in the following discussion.

Sean Reid (since he missed associate announcements) mentioned that ICC had extended online Voter registration. He also informed us that 56 classes had been submitted for the upcoming ABM and 20 would be selected.

New Business

- a) Replacement Furnace/Water Heaters using existing venting systems- Steve Thompson
Steve brought up numerous questions to the group about how others handled issues such as how hard it is to get them to pull permits, venting into existing masonry vents, multi-story apts., being able to see the vent from draft hood until it exits building. A general discussion ensued with comments from Jerry, Tim, Steve, Travis, Bill, Matt and Tony. Travis brought up the requirement for HE units to have their vent 12” above grade and what did you do about snow? Matt and Steve opted for having the contractors certify the existing vent system as adequate. Roland, George and Sean got into low level CO along with comments from JD and Tony. Steve asked for JCCL to convene a panel to investigate possible solutions to the dilemma. Bruce Chyka said it was easy to check for back-drafting.
- b) How to handle cutoff UFER grounds? Steve Thompson-Steve asked if other jurisdictions required cut off UFER grounds to be retrofitted. Jerry (JoCo) yes, Ken (Olathe) yes, Travis (Leawood) accepts a ground ring in that case, Matt (Lenexa) allows them not to have to replace once then 2nd time requires it, Tim says why worry have them ohm it out and if it is ok nothing else required.
- c) JOCOBO Residential Foundation Guidelines- Travis Torrez. Travis asked who allowed the use of the JOCOBO Res. Foundation Guidelines as meeting code for residential permits. Jerry-yes, Ken-yes. Then Sean asked about the helix issue which caused another heated debate about it. Then Travis got us back on subject and asked if we were leading designers down the wrong road with the guidelines and who authored it? Steve volunteered Jim J to check it out versus the 2012 codes.
- d) Inspection Scheduling- Travis Torrez- we didn’t get to
- e) Other items to consider for discussion- Jerry asked about valuation on permits and what others used which led to another discussion that proved we all did it differently.
JOCO SEWER and water availability before permit issuance was discussed.

Adjournment

The meeting was adjourned around 2:20 pm

Minutes recorded by Ken Hoffman