

# Johnson County Building Officials Association (JOCOBO)

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

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## **Meeting Minutes for February 16, 2018**

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

### **Call to Order**

The meeting was called to order by President Tony Adamson at 12:37 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)  
Tim Ryan (National Consult)  
Anoush Fardipour (Johnson County)  
Jim Brown (Overland Park)  
Danielle Sitzman (City of Mission)  
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)  
Courtney Reyes (KCHBA)  
Mike Davis (Miami County)

### **Previous Meeting Minutes**

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

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## **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 Matt Souders and was seconded by Steve Crull to approve the treasurer's report. The motion was voted on and was approved by the members.

## **Associate Announcements**

### **a) Foundation Repair Permits – Matt Souders**

Matt had previously emailed the group asking if they required permits for foundation repairs. Most of the group replied back stating that they do require permits and an engineers design. Also an engineers final inspection report is required to close out the permit. Some jurisdictions require inspections by their inspectors as well as the engineers final report while other jurisdiction rely only on the engineers final inspection report for closing out permit. The question was asked about if the only repair to the foundation that was need was epoxy injection, most of the group agreed a permit would not be required for epoxy injection. Matt asked what if there is 3 walls that need to be repaired but the consumer only want to fix one wall because it is leaking. Travis stated that if the scope of the foundation repair is to only repair one of the walls that that is all they are going to be looking at on inspection. The rest of the group agreed with Travis. Adam stated that they also are provided a scope of work at permit and they are only there to inspect the permitted work with that scope and not other portions of the house. Tim asked what if you notice a substantial crack that might be a structural situation in the part of the foundation that was not part of the scope of work. Travis and Adam stated that it may or may not of been addressed by the engineer and that it would be more of a civil matter and not the cities issue. Mike Davis stated that unless you see something that you can say is a dangerous situation and ask the engineer to address that. The group agreed with that statement. Travis stated in Leawood the main reason for issuing the foundation permit is ensure that the contractor is licensed with atleast a class C Johnson County Contractors license and an engineers report on the scope of work and then getting and engineers final inspection report stating that the work was completed per the initial recommendation. A lot times the city is not inspection the foundation repair at all and only relying on the engineers final report.

### **b) Issuing Permits to Owners of Structures. – Email from Jim Sherman**

Jims email stated that he does not see any local admendment that allow a property owner who does not live in the Single Family Residence. Basically meaning a landlord can not pull a permit for work requiring a permit. The group agrees that you can not pull a permit unless you are the owner occupant of the house. A landlord would be able to pull permits for work on a house that they are renting. Travis stated that Leawood has some documentation that they mush sign stating that they are the owner occupant. Adam stated that if the person obtaining the permit is not listed through the county record as the owner then they will not issue the permit to them. Anoush stated that Johnson County had some situations where

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the kids of the owner wanted to pull permit to do work for their parents. Johnson County asked their legal department and legal department said the intention was that family members can perform the work also. Immediate family.

## Old Business

No old business to discuss.

## New Business

### **a) Discuss nominating Johnson County Contractor Licensing as ICC Educator of the Year. - Anoush**

Anoush had previously sent out an email to the group about nominating Johnson County Contractors Licensing for the ICC Educator of the Year. ICC Educator of the Year can be an organization not just an individual. The group started asking the questions, do the building officials need to individually nominate Johnson County Contractor Licensing or can we do one nomination from JOCOBO. Tim stated that the nomination can come the individuals or the JOCOBO organization. Travis asked if it would mean more coming from JOCOBO then just from everyone individually. Mike Davis said that he would think that ICC would prefer to get one nomination from JOCOBO instead of 10 to 15 individual nominations, Tim agreed with that. Anoush was going to fill out and submit the nomination and state that JOCOBO is supporting the nomination and list the jurisdiction in support of the nomination. It was also recommended to get support from KCHBA, HOA, and other jurisdiction around the area that uses Johnson County Contractor Licensing for education (KCMO, KCK).

### **b) Update members on January's task for meeting for code adoption - Anoush**

Task force met on February 1<sup>st</sup> to start discussing the 2018 IBC. The task force discussed changes that they were aware of in the 2018 IBC. Each jurisdiction was going to send Anoush copies of their current amendments to the 2012 IBC. Then Anoush would try and put together a document of the amendment to give to everyone. Anoush was also going to send everyone copies of the NAHB suggested amendments to the 2018 Codes and copies of the IBC and IRC significant changes from 2012 to 2018 from the classes at Johnson County Contractor Licensing. The next meeting for the task force will be March 1<sup>st</sup> and will be going over the 2018 IMC, IPC, IFGC. Anoush had only been sent current amendments to 2012 from 2 jurisdictions. So please send yours to Anoush. Once Anoush consolidates all the jurisdictions amendment the task force will discuss them at the meetings. If you have any additional question about IBC or want to discuss with the task force then send them to Anoush and he will compile them all for discussion. Matt stated that we might need to speed up the process of the task force review of 2018 codes because once the review of the task force is complete we will have to have the stakeholders meetings and then each jurisdiction will need to get amendments to legal for review. Goal is to try to complete the task force reviews by June. The task force might have to add some additional meetings to meet the June goal. Courtney with the KCHBA is close

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to completing their reviews of the 2018 codes and just need to finish with the rationale portion. Once the KCHBA is complete they will be sending it out the jurisdictions. Travis mentioned the NAHB had recommended changing the stair rise and run. Tim stated that you don't want to go down that road with amending the stair rise and run. He was the chairman of the committee that put the stair rise and run in the code and there is a lot of science behind what the code requires and it works.

**c) Discuss 2012 Deck manual – Tony Adamson**

Tony asked the question under the 2012 Johnson County Deck manual are jurisdictions enforcing the attachment of the stringers to the deck on page 21. Page 21 states the top of stair stringers shall be nailed to a backer or rim joist and then supported by simpson LS70 gusset angles or their equivalent on one side of each stringer. Travis said they have not been requiring the hangers on the stringers and asked if jurisdictions are requiring hangers on stringers in houses. Tony and Anoush said that they are. Travis said that the 2012 Johnson County deck guide was not adopted by JOCOBO, the 2009 was the last one adopted. Tony stated that when they issue a permit for a deck they put in their permit to follow 2012 deck manual. The 2012 Johnson County Deck Manual is not adopted by the jurisdictions it is more of a guideline. Since the 2012 IRC does not say much about decks the jurisdictions are using the 2012 Deck Manual for enforcement. Matt asked if we are going to need a new deck manual since the 2018 IRC covers decks in depth. Tim stated the requirements for deck in the 2018 IRC is so robust he can't believe that there is something in the deck manual that is not covered in the 2018 IRC.

**d) ISO Rating Information – Bill Sandy**

Bill Sandy was sent an email from Randel Finkel about ISO rating information. The email included a 20 page document asking for information on how your department is run and what you do and who is certified and why you are capable of being a building department. The document states that the purpose is to encourage code compliance construction and ultimately reduce catastrophe related damage and lower insurance costs. Tim stated that the ISO has not worked out the way it was supposed to work out and a lot of the jurisdictions that originally got into the ISO are now getting out of the program. This is because ISO will not give you any statistics on the benefits. The idea was that the ISO was supposed to reduce insurance premiums and it doesn't do that. Kansas has never participated in this program. When jurisdictions have asked insurance companies about the ISO program, the insurance companies have said that it does not give the citizens any discount on insurance. It is a jurisdictional choice.

**Set Date for Next Meeting:** Meeting to be held at St. Andrew's Golf Club, 11099 W. 135<sup>th</sup> St., Overland Park, Ks, on March 16, 2018 at 12:00PM.

**Adjournment**

The meeting was adjourned around 1:35 pm. The motion was made by Matt Souders and seconded by Travis Torrez, all members were in favor.

Minutes recorded by Tyler Wirth