

# **Johnson County Building Officials Association**

12350 W. 87<sup>th</sup> Street Pkwy.  
Lenexa, KS 66215

Jim Jorgenson, President  
913-477-7700

## **Meeting Minutes**

### **Meeting Date**

December 9, 2005

### **Meeting Called-To-Order**

The meeting was called to order by Jim Jorgenson at 12:30 p.m., at Shawnee's City Hall in Shawnee, KS.

### **Building Officials and Members in Attendance:**

Jerry Anderson	Overland Park	Mike Davis	Miami County
Mike Flickinger	Roeland Park	John Hollis	Merriam
Jim Jorgenson	Lenexa	Chris Neal	HBA
Eirene Oliphant	Leawood	Sean Reid	Lenexa
Matt Souders	Lenexa	Steve Thompson	Shawnee
Bill Wall	KCMO	Chris Zheng	Lenexa

### **Visitors:**

Daniel Bromley	ABI Corp
Christy Martin	Concrete Promotional Group

### **Prior Meeting Minutes**

The minutes from the November 18, 2005 meeting were not brought to the table in efforts to jump into discussions to accommodate members' time restraints on this day.

### **Treasurer's Report**

No Treasurer's Report was given on this day.

### **Associate Announcements**

Dan Bromley announced that concrete forms could be stripped the next day in cold weather. This is an acceptable practice if fly ash is eliminated; cement is increased; calcium chloride is added; and, some other changes made to the mix. His company has conducted their own tests to prove that it works.

Overall, Dan is promoting a mixed design for cold-weather concrete with protection for the first 12 hours. Mixed design is more practical and less costly to businesses than other restrictions. More attention should be given to backfilling practices. This information will be included in the class he is teaching.

## **Old Business**

### Foundation Standards:

Sean Reid and Matt Souders are wanting to identify when stepped walls are a problem and the possible solutions. Matt also added that stem walls with unbalanced fill that are 60" or more high and 25' or more long should be engineered if they are not permanently laterally supported at the top.

Another change to be made includes eliminating Figure 11.

Jim Jorgenson informed us that the code does not address foundation walls with a stem wall on top of stepped foundations.

Jerry Anderson pointed out section 404.1.3 concerning 48" of fill.

Sean wants to put more clarification on the walls. One part of this includes when to backfill and the consequences as discussed on page 8 of the document. Also noted was that backfill grading should meet or exceed 6" of fall in 10' of run.

Bill Wall could not find any information about using granular fill. Waiting at least 7 days before backfilling may be worth consideration, especially when the temperature is less than 25 degrees F. And, remember filter fabric is not all equal in the sizing of the materials.

Matt and Sean both agree that 10" walls should be required when brick or stone facing is to be added. Dan explained that walls 9'-10' high should have at least 6 continuous horizontal bars with vertical bars 24" O.C. He did not have facts to back this, but his experiences prove this to be a good practice. The document presently says 12" O.C. for 10' walls and 16" O.C. for 8' walls.

## **New Business**

### Officers for 2006

Officers for the 2006 year were discussed concerning the Johnson County Building Officials. The list compiled includes: Mike Flickinger as President; John Hollis as Vice-President; Steve Thompson as Secretary; and, Eirene Oliphant as Treasurer.

Mike Flickinger voiced his opinion that he preferred not to be the president this year as he did not believe he was the best choice to adequately represent the organization. He requested to be removed from that list at this time. The other candidates were satisfied with the appointments and there were no further discussions.

Jim Jorgenson was nominated to serve on the Contractor Licensing Review Board. Steve Thompson made a motion to recommend JOCOBO's support to endorse Jim with a second by John Hollis. Jim accepted the nomination with all in favor.

Sean Reid stated that the CLRB is looking at the definition of Building Official. Sean believes that the CLRB should be able to include building inspectors or appointments made by a CBO. He also noted that most Building Officials that are department heads are not referred to as Building Officials. It is important to keep Building Officials in balance with the trades on the CLRB.

Christy Martin distributed ACI and CFA information on cold weather concrete. She also announced that her organization does provide training opportunities to those that have an interest or need.

**The next meeting is scheduled for 12:00 p.m. on Friday, January 20 at Leawood's City Hall in Leawood.**

**The meeting was adjourned at 2:45 p.m. due to a loss of a quorum.**

Respectfully Submitted,

Michael E. Flickinger  
Secretary