

Johnson County Building Officials Association

John Hollis, Building Official/Inspector – Merriam, President johnh@merriam.org

Steve Thompson PE, - Code Official – Shawnee, Vice President sthompson@cityofshawnee.org

Jim Jorgenson PE, CBO - Lenexa, Secretary jjorgensen@ci.lenexa.ks.us

Eirene Oliphant MCP, Codes Administrator – Leawood, Treasurer eireneo@leawood.org

Meeting Minutes

Meeting Date.

Friday, February 23, 2007.

Meeting Called-To-Order.

The meeting was called to order by President John Hollis at 12:40 p.m. at the St. Andrews Golf Club, 11099 W 135th Street, Overland Park, KS.

Building Officials and Members in Attendance:

Jerry Anderson	Overland Park	Steve Chick	DeSoto
Mike Flickinger	Roeland Park	Greg Franzen	Kansas City, MO
Brian Hunt	Bonner Springs	Jim Jorgensen	Lenexa
Phil Perry	KCHBA	Sean Reid	Johnson County
Tim Ryan	Overland Park	Steve Thompson	Shawnee
Bill Wall	KCMO	Herb Warren	Olathe

Prior Meeting Minutes

The meeting minutes from Friday, January 19, 2007 were approved unanimously after a motion for approval was made by Mike F and a second by Phil Perry.

Treasurer's Report

Eirene was not present, but her report was submitted and read by John Hollis, indicating we have \$8,818.09 in our account. Motion to approve was made by Jim J and 2nded by Phil P accepting the treasurer's report.

Associate Announcements.

Sean R. noted that the contractor training in February used a scanning bar code system on several of the classes. The system was extremely effective. JCL will no longer give out certificates with each class. All training will be kept on the JCL web site and each contractor can get a printout showing all continuing education classes and contractor information. This can be conveniently used to certify their training if they made need it for other applications elsewhere.

Old Business.

- a. Residential Foundation Standard – Tim Ryan reported that the document was being reviewed. Jimmy Joe Mesherschmidt with PCA had given the document to Steve Scalco for review. Preliminary indication was the document looked good, but we have not received anything official. Tim Ryan has a call in to Steve Scalco for follow-up and will follow-up next week.
- b. Residential Plan Review Checklist – Jim J. had two copies of the base specifications being organized by Chris Zheng of Lenexa. Copies will be forwarded to Phil P, Jerry Anderson, Sean Reid, Steve Thompson and Herb Warren for review and comments.

- c. Basement Finish Guidelines – Steve Thompson – A copy of the document is on the Shawnee website. Several corrections were noted by Steve’s staff and he will make those changes and bring back the document for final approval by JOCOBO.
- d. Window Flashing Document – A question was asked about the status of the flashing document being prepared by Dave Utterback. Jim J. said Dave was still working on the document.

New Business

- a. OP inspection changes – Jerry Anderson reported on the implementation of new inspections since they have adopted the 2006 I-codes. Gyp Board – to inspect that green board is not being placed behind tub and shower enclosures; Insulation inspection; and vapor barrier under floors. Since the number of permits for new residential was minimal they have not had a significant number of inspections to clearly see the effect of the new inspections. Jerry also said the flashing inspection for compliance with the manufacturer installation instructions for windows was being made. Most manufacturers are referencing AMMA 2400 or ASTM E2112. He said he did reject Alliance because they only said the windows should be caulked – the manufacturer followed up saying they have not completed their installation guide. They want the inspection after 25% of the windows have been installed by the inspector has latitude based on their experience with the individual contractor.
- b. Sean Reid reported on Kansas HB 2251. This bill attempts to change the language for training certification of PME contractors. The language as proposed was a problem for JCL in that it may force the accept training from outside sources that may not have adequate documentation to verify the quality of the training. Sean and Jerry M met with proponents of the bill and they are working on alternate language to resolve the issues. Ron Worley was helpful in keeping JCL informed on the bills progress.
- c. Fire Flow data – Overland Park met with fire officials to gain some consensus on uniform approaches to determining the minimum pressure and flow data for fire suppression system designs using the water district RADCOM data. Overland Park is currently basing designs on a minimum of 10 psi above the mean of the RADCOM high and low pressure readings.
- d. ICC designated voting member changes – Tim R noted that the ICC Board of Directors has made a change that requires any changes to the voting members of a jurisdiction must be made at least 10 days prior any meeting requires membership voting (conferences). This is to avoid administrative problems during the meetings.
- e. Regional Governance Committee – Tim Ryan reported that a final report from the governance committee will be completed soon. It will deal with issues regarding the selection of positions for officers, etc.
- f. Truss submittals and practices were discussed by the members present. This was discussed at previous meetings where Steve T. moved and Jerry A. 2nded a motion to have “Developing a standard practice guide for trusses” as a 2007 JOCOBO goal. The motion passed, with all in favor except Steve T. and Jerry A. The re-discussed centered around “what happened to this issue” and delayed submittal of drawings. Steve T, Jim J, and Sean R. will try to work some wording for the next meeting. Sean will get Jim a copy of the truss association standard on this issue. For delayed submittal Steve suggested: Plans must reflect that trusses will be used; truss bearing locations be shown on the plans; plans reflect the required truss design loads, i.e. LL, DL. and chord loading, etc.; and that when the truss plans are submitted a design professional certify that: (in language similar to) “The truss drawings have been reviewed and approved for

consistency the bearing locations shown on the structural plans and the members supporting the trusses are of adequate size to support imposed loads”.

Code Talk

- a. Differences between rafter ties and collar ties: Greg F noted that the 2006 codes are drawing a clear distinction between collar and rafter ties (RE Figure R802.3.1(2) and (3). Collar ties are used to prevent roof separation of the roof at the ridge if there are severe uplift loads and rafter ties are used to prevent outward separation at the top of walls due to vertical loads on the roof.
- b. CSST – GASTight held an informational meeting in the installation practices of CSST. Most of the products require installation by qualified individuals. Many of the products are available to unqualified persons. Proper bonding to protect the tubing from electrical surge damage was discussed along with other application issues.
- c. Ambulatory Surgery centers – Issues related to the proper classification of minor surgery centers where patients are put under and not able to respond to emergency situations was given to the CTG committee to come up with solutions to resolve the dilemma.
- d. JOCO Energy Code – Steve Thompson noted that for persons using the HERS testing as an acceptable approach to meeting the home insulation requirements, HERS has changed the nomenclature for acceptance. The new measuring system shows an acceptance at a score of 100 or lower. The old system had scoring that had 80 or higher for acceptance.

Next Meeting.

The next meeting date was set for 12:00 noon, Friday, March 16, 2007 at St. Andrews.

Meeting Adjournment.

Meeting was adjourned at approximately 3:00 PM

Minutes submitted for approval by Jim Jorgensen, secretary