

Johnson County Building Officials Association

4550 W 51st Street
Roeland Park, KS 66205

Mike Flickinger, President
913-722-2600

Meeting Minutes

Meeting Date.

Friday, February 24, 2006.

Meeting Called-To-Order.

The meeting was called to order by president, Mike Flickinger at 12:30 p.m. at the Lenexa City Hall, 12350 W. 87th Street Pkwy.

Building Officials and Members in Attendance:

Mike Flickinger	Roeland Park		
Jim Jorgensen	Overland Park	Greg Talkin	Unified Gov. of WYCO
Jerry Mallory	Johnson County	Ron R. Worley	City of Lake Quivira
Eirene Oliphant	Leawood	Bill Wall	Kansas City, MO
John Hollis	Merriam		
Sean Reid	Johnson County	Matt Souders	Lenexa
Mark Dunning	Lee's Summit	Steve Thompson	Shawnee
Tim Ryan	Overland Park	Herb Warren	Olathe
Steve Chick	Desoto	Chris Neal	KC Home Builders Assoc.
Christy Martin	Concrete Promotional Group		

Prior Meeting Minutes

The meeting minutes from Friday, January 20, 2006 were approved unanimously after a motion by Jim J. and a second by John Hollis.

Treasurer's Report by Eirene Oliphant

The Treasurer report indicated that JOCOBO has \$6,127.74 in the bank. Membership applications have been sent out to members.

Associate Announcements.

Chris N. indicated that the Homes Show was next month 3/23/06-3/26/06. Parade of homes has over 800 entries this year. Mention was made that the Metro ICC chapter would be maintaining a booth at the Home show.

Christy Morton indicated that seminars are being put on for cities, and that future seminars can be customized upon request. Her organization is glad to work with the cities.

Sean Reid distributed brochures for the Heart of America ABM and Education Seminar, to be held 4/12 – 4/14/2006 in Wichita, KS. He encouraged attendance at the good classes offered.

Copies of the GASVENT software may become available for JOCO jurisdictions through the Licensing program. Sean thanked the JOCOBO panel members for their work at the recent training event.

Old Business.

- a. Residential Foundation Standards. A summary statement of the issue was prepared by Jim J. Matt S. indicated a 3/1/06 deadline for submitting feedback comments on the standards. 3 main issues are vapor barriers, drain tile, and top of wall restraint. A discussion ensued over the 5' wall height, and various options for this issue. IRC section R404.1.3 mentions 4' of unbalanced fill as the criteria for wall height. Sloping ground and mean height of unbalanced fill was discussed. Footnote 9, table 2 of the standard was discussed. Does Figure 11 of the standard violate IRC section R403.1.1? Alternate designs should be considered as compliant. Discussion of incorporating IRC figure R403.1.7.1 into the standard occurred. Discussion took place on the distance between

bracing support on foundation walls, how to measure it, and values of 35', 25', and 20'. Top of wall restraint was discussed.

Drain tile was discussed. Importance of backfill materials was discussed. Granular backfill advantages were mentioned. Comments were made about creating a subcommittee on expansive soils and backfill. Christy M. volunteered to research this issue and bring back additional information.

Vapor barrier under the slab was said to be a straight forward code requirement. Christy indicated that the industry is divided on this issue. Sand on top of the vapor barrier (blotter layer) was discussed. Problems with the vapor barrier were discussed. Required thickness of the vapor barrier was discussed. Jim J. wants the vapor barrier left in the standard. JOCOBO group present voted to support vapor barrier requirement.

The next step for the standard was discussed. Re-bar placement within the walls was discussed. Motion was made and seconded to table discussion until the next meeting, and to submit comments to the standard committee before 3/10/06. (Note: The discussion on this issue lasted approximately 2 hours.)

New Business.

- a. Discussion of the 2006 I-code adoption was tabled until the next meeting.
- b. Discussion of the JOCOBO Basement Finish Guidelines was tabled until the next meeting.

Next Meeting.

The next meeting date was set for Friday, March 17, 2006, at the Desoto City Hall, at 12:00 noon. April's meeting is scheduled for 4/21/06, and will be held at the JOCO Admin Building in Olathe. May meeting will be 5/19/06 at Roeland Park.

Discussion ensued about the problem of errata in the codes being significant code changes.

Discussion ensued about the Contractor Licensing Fall Training classes: nine classrooms will be going on at the same time instead of seven. Send ideas for classes to Sean Reid. Greg Talkin thinks he can find the long lost JOCOBO logo.

Meeting Adjournment.

Meeting was adjourned at approximately 3:35 PM.

Minutes submitted for approval by Steve Thompson, secretary

Amended 3/20/06 per 3/17/06 JOCOBO meeting comments