

# **Johnson County Building Officials Association**

9000 W 62 Terr  
Merriam, KS 66202

John Hollis, President  
322-5520

## **Meeting Minutes**

### **Meeting Date.**

Friday, January 19, 2007.

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

The meeting was called to order by President John Hollis at 12:30 p.m. at the St. Andrews Golf Club, 11099 W 135<sup>th</sup> Street, Overland Park, KS.

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

Steve Chick	DeSoto	Sean Reid	Johnson County
Jerry Anderson	Overland Park	Tim Ryan	Overland Park
Mike Flickinger	Roeland Park	John Hollis	Merriam
Eirene Oliphant	Leawood	Greg Franzen	Kansas City, MO
Phil Perry	KCHBA	Pat Roach	Westwood
Steve Thompson	Shawnee	Dave Utterback	Lenexa
Herb Warren	Olathe	Chris Zheng	Lenexa
Ruth Hamel	Overland Park		

### **Prior Meeting Minutes**

The meeting minutes from Friday, December 15, 2006 were approved unanimously after a motion for approval was made by Mike F. and a second by Herb W.

### **Treasurer's Report**

Eirene submitted the Treasurer's report which indicated that our current balance was \$7807.09. Her report also included a list of 2007 membership dues payments. This list of payees included Mark D., John H., Tim R., Greg F., Mike F., Sean R., Jim J., Herb W., Phil P., Bill S., and Eirene O. Motion to approve was made by Steve T. and 2nded by Jerry A. Approval was unanimous.

### **Discussion**

Tim R. indicated that there were issues with designer's selection of the water supply values for fire protection sprinkler systems. Fire pumps were required in some recent projects. Tim has settled on using the Water One's RADCOM data averages, and then subtracting 10 psi. He will be calling for a general meeting with the design community soon. A discussion took place regarding other municipalities practices and experience.

### **Guest Speakers**

Ruth Hamel with O.P. discussed the Greater KC Home Show, to be held on 3/22/07 through 3/25/07. Ruth talked about the great experience from the last Home Show, and encouraged members to sign up for the upcoming event. KCMetro ICC will have a booth. Discussion occurred over setting up next to the Metro ICC and the KCHBA booths. Participation by jurisdictions was encouraged.

John Metzler and Jennifer Harder from JCW opened up a discussion regarding working together with the building officials. John reminded our group to let him know if the JCW permit was the last thing holding up the release of the building permit. Jennifer requested that jurisdictions try to require that their approved plumbing plans be checked to make sure that it matches with our approved set. Some conflicts/problems have occurred in the past. JCW will continue to work with local jurisdictions to work out any problems.

### **Associate Announcements.**

Sean R. mentioned the Feb. Contractor Licensing classes coming up on the 14, 15, and 16. Sean also mentioned that Dave U. was working on a best practices window installation manual.

### **Old Business**

Truss submittals and practices were discussed by the members present. Allowing the truss plans to be a deferred submittal was discussed, and a preliminary consensus seemed close to being reached on allowing that as a JOCOBO practice. Further discussion is warranted.

Chris Zheng passed out copies of drawings showing the Johnson County Foundation Standards Sheets S1 and S2 which have details of various foundation elements. Chris also passed out a draft of the Lenexa "Building Code Plan Review Checklist", and a Sheet G1, Johnson County Standard Notes Sheet. The Sheet G1 had a window flashing detail that sparked a discussion about window flashing. Chris asked who requires "kick out flashing" (O.P. and Lenexa only). Chris asked who requires stoop flashing (only O.P. and Lenexa). Chris also asked who is requiring an extra felt strip behind trim on stucco installation (only Lenexa).

### **New Business.**

An update on adoption of the 2006 I-codes was discussed. O.P. and Gardner are the only ones who have the 2006 codes adopted.

### **Code Talk**

A discussion occurred regarding calculations required for two foot tall retaining walls in the 2006 IRC. It seems silly considering that permits are not required for walls that are less than 4 feet tall.

Jerry A. brought up a new IRC code restriction that prohibits running gas piping through adjacent townhomes (G2415.1)

A discussion occurred relating to the new IRC requirement for window sills greater than 72" above grade to be at least 24" above the floor (R613.2). The requirement is still too new to tell if it will create problems.

Dave U. talked about how challenging it will be to establish a best practice manual for window installation and flashing to be developed. Dave mentioned that the window depth is such that it comes out just right only if the window is installed over the exterior OSB sheathing, and that window installation instructions may require this. Some felt that the 2006 IRC requirement for a water resistive barrier behind Smart Panel siding may have caught the manufacturers unprepared.

### **Next Meeting.**

The next meeting date was set for 12:00 noon, Friday, February 23, 2007 at St. Andrews.

### **Meeting Adjournment.**

Meeting was adjourned at approximately 2:05 PM after a motion by Eirene and a second by Mike. Approval was unanimous.

Minutes submitted for approval by Steve Thompson, acting secretary