

Johnson County Building Officials Association

4550 W 51st Street
Roeland Park, KS 66205

Mike Flickinger, President
913-722-2600

Meeting Minutes

Meeting Date.

Friday, March 17, 2006.

Meeting Called-To-Order.

The meeting was called to order by pres. Mike Flickinger at 12:55 p.m. at the DeSoto City Hall.

Building Officials and Members in Attendance:

Mike Davis	Miami County	Mike Flickinger	Roeland Park
Jim Jorgensen	Overland Park	Steve Chick	Desoto
Eirene Oliphant	Leawood	Sean Reid	Johnson County
Steve Thompson	Shawnee	Chris Neal	KC Home Builders Assoc.

Prior Meeting Minutes

Errors in the minutes were discussed. Mike D., Rolland G., and Barry W. were not present at the last meeting. Christy Martin's name was misspelled. With these changes, the amended meeting minutes from Friday, January 20, 2006 were approved unanimously after a motion by Jim J. and a second by Sean Reid.

Treasurer's Report by Eirene Oliphant

The Treasurer report indicated that JOCOBO has \$6,902.74 in the bank. Membership applications have been sent out to members. 5 full voting members and 2 associated members have paid 2006 their memberships. A copy of the report is attached with these minutes. A discussion was held about depositing some of the association's funds in an interest bearing certificate of deposit. A discussion ensued regarding our association's status with the IRS. Discussion took place over filing as a "Not for Profit" organization with the state. Steve Chick agreed to research this matter and bring this item back. The Treasurer's report was approved unanimously after a motion by Steve T. and a second by Sean Reid. The group discussed the treasurer's records, and Eirene indicated that she would contact Jim Sherman to obtain all available records. Steve T. indicated that he would talk to Ron W. about looking over the association's records.

Associate Announcements.

Chris Neal indicated that the Homes Show was scheduled for 3/23/06-3/26/06. Chris also mentioned that the HBA recently sponsored a ICC 2006 Code Changes telephone conference. Sean Reid talked about problems with online training seminars being used for continuing education credit for the JOCO Licensing program. Sean invited our organization to sponsor training seminars that could possibly be coordinated through his office. Mike mentioned the MO Assoc. of Bldg. and Fire Officials "2006 I-Code Update Seminars" to be held 5/10, 5/11, and 5/12/06 at the Adams Pointe Conf. Center in Blue Springs, MO. A general discussion ensued about education in the metro area.

Old Business.

Residential Foundation Standards. Jim J. said that on page 1 of the standard, he took out the 35' max. wall length, and changed the unbalanced wall height to 4'. He also added a note about clearance from ascending slopes. On page two, Table 1, footing sizes were changed to be consistent with ACI 332. There is a difference between this Table 2 sizes, and the 2006 IRC requirements. Jim discussed issues on determining the actual loads on foundations, and "live load reductions". Jim discussed the increase in size of the conventional footings and interior pier pads under the proposed standards. Mr. Jorgensen

indicated that Christy Martin is going to meet with some geotechnical people to discuss the proposed standard on 3/21/06. Jim indicated that an additional change was made on page 7, footnote 8. A new footnote was added that is a description of the various conditions (a, b, c, and d) on stepped foundation walls without lateral support at the top of the wall, and how the standard addresses each condition. Jim noted that the 2006 IRC allows design under the ACI 332. The 2006 IRC also indicates that for the predominant soil type in this area, the equivalent fluid design pressure is 60 pcf. There is also a new requirement for more stringent anchor bolt spacing (7 inches on center) depending on wall height and type of soils. The new code lists more top of foundation wall attachment requirements. Jim indicated that it was his intention to send the proposed foundation standard, the description of the issues, and a description of the 2006 IRC requirements to local designers and engineers for comments. Jim said he would set up a sub-committee meeting to allow for the design communities input and discussion on all the issues that the new foundation standard raises was mentioned. Jim volunteered Lenexa as a meeting site. Steve T. volunteered to meet with Jim to try to identify and list the new 2006 IRC foundation requirements.

New Business.

- a. Steve T. indicated that Eirene had reviewed the document and made some changes, and raised some issues. Some pictures need to be replaced. The requirement for anti-scald valves needs to be added. Discussion of the JOCOBO Basement Finish Guidelines was tabled until the next meeting.
- b. John Metzler was unable to attend. Some discussion occurred on why Mr. Metzler was invited, and what items would be discussed with him. The consensus was that Jerry Mallory and Tim Ryan had specific issues that they wanted to discuss with Mr. Metzler. Jerry and Tim would be asked to give some direction on what items would be discussed with Mr. Metzler before the next meeting.
- c. 2006 I-code committee report. Steve T. discussed benefits of working together, and indicated that he would continue to work on this issue. Time frames for adoption were discussed. The benefits of looking at proposed amendments as a group were discussed. Additional information would be provided at the next meeting.
- d. FVIR water heaters were discussed. The code requirement for elevation of ignition sources was discussed. A general discussion ensued on the issues. Shawnee has not required FVIR water heaters to be elevated. Labels still require the water heaters to be elevated. The 2003 Nat'l. Fuel Gas Code does not require elevation of the FVIR water heaters. No final recommendation was reached as a group.
- e. There was a discussion of anti-scald shower valves and how different cities handle this requirement when non-compliant valves are still being sold at supply stores. It was agreed that this is a problem, and information about this should be placed in the basement finish guidelines, and similar, to be developed guidelines for room additions.
- f. There was a discussion on what cities are doing to ensure that general contractors are using licensed subcontractors. Various methods were described.

Next Meeting.

The next meeting date was set for Friday, April 21, 2006, at the JOCO Admin. Building in Olathe. May meeting will be 5/19/06 at Roeland Park. June meeting will be in Shawnee on 6/17/06.

Meeting Adjournment.

Meeting was adjourned at approximately 3:35 PM.

Minutes submitted for approval by Steve Thompson, secretary