

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:

April 20, 2007 - 12:00 P.M

St Andrews Golf Club – 11099 W 135th St, Overland Park

Meeting called to order:

The meeting was called to order by President John Hollis at 12:35 PM at *St Andrews Golf Club – 11099 W 135th St, Overland Park*

Building Officials and Members in Attendance:

Jerry Anderson	Overland Park	Steve Chick	DeSoto
Tim Ryan	Overland Park	John Hollis	Merriam
John Davis	Miami County	David Utterback	Lenexa
Jim Jorgensen	Lenexa	Rolland Grigsby	Leawood
Phil Perry	KCHBA	Sean Reid	Johnson County
Tina Rakes	Baldwin	Dusty Neely	Baldwin
Herb Warren	Olathe	Chris Zheng	Lenexa
Chuck Stevens	Advantage Framing	Jim Humbert	Advantage Framing
Mark Dunning	Lee's Summit		

Prior Meeting Minutes

The meeting minutes from March 16, 2007 were approved unanimously after a motion for approval was made by Sean Reid and second by Herb Warren.

Treasurer's Report

There was no treasurer's report.

Associate Announcements

The Heart of America Chapter in conjunction with KACE is having their 2007 business meeting and educational seminar in Wichita in April 25, 26, 27 in Wichita. See website for HOA for details.

Parade of Homes starts this weekend and will be from April 16 to May 6. Phil Perry had copies of the Parade of Homes catalogues for distribution.

The Kansas Disaster Assessment will provide a Certification and Re-certification class on May 25th from 1-5 PM. Additional information on location and registration will follow.

Old Business.

- a. **Residential Foundation Standard** – Phil Perry provided a copy of comments from the KCHBA regarding the projected cost of some of the proposed changes for foundations. The HBA is very concerned about the affordability of dwellings especially when the recent fluctuations in the housing are considered. Under the current availability of materials the

- new requirements would add approximately \$7,000 to the cost of a new home. The HBA felt that changes imposed in the early 1990's had been effective and evidence has not been provided to substantiate that more stringent measures were needed. Jim Jorgensen stated that since the intent of the document was to provide a uniform alternate method of construction that could be consistently applied throughout Johnson County and the metropolitan area the requirements should adhere as closely as possible to the prescriptive provisions of the 2006 IRC for it to be accepted. The peer review of the document and the HBA recommendations revealed that the values for reinforcement placement in the IRC and ACI 332-04 are correct and that where reinforcement was specifically required placement within the wall was a critical factor. Feedback from local geotechnical engineers confirmed that use of the 60 pcf soil equivalent fluid weight as an appropriate design value in lieu of an actual soils test. Knowing we have problematic (expansive) soils and that most basements are used as finished space, design and installation of the foundation system is a high priority for the future life of the dwelling. Foundation repairs are extremely expensive. After some discussion Tim Ryan with second by John Hollis made a motion to accept the Residential Foundation Guideline as drafted with editorial changes per the HBA comments.
- b. **Residential Plan Review checklist:** Additional checklists developed by Lenexa (Chris Zheng) were passed out. People should provide some additional feedback on the minimum data for the next meeting.
 - c. **Truss submittal consistency – (committee formed to address issue – Jim J, Steve T, and Sean R).** The truss committee met to review the truss information. One of the key areas they needed feedback was on the topic of deferred submittals. Final fabrication of trusses and layout plans depends on the in place dimensions of the structure. Plans processed prior to construction have to be re-measured and reproduced to assure proper placement and support. Complete agreement that deferred submittals was not obtained at the April meeting. I was left that the committee should continue to meeting and come back with a final report.
 - d. **Window Installation guide –** Dave Utterback completed the window installation guide. The significant issue is the window needs to be incorporated into the drainage plane. Installing windows on top of the siding does not integrate the window into the drainage plane. The vapor barrier needs to be installed under the finished sheathing and integrate shingle fashion over the window. This will be reviewed and discussed at the next meeting.

New Business

- a) **Residential Fire Sprinklers – Phil Perry KCHBA:** Phil expressed that the challenge to the decision by the codes committee to keep residential sprinklers in the appendix was facing a serious challenge from the fire departments and will be challenged at the ICC code hearings in Rochester. He encouraged code officials to get involved. For code officials that did not have funding to attend he may know of some funding sources.
- b) **ICC Governance Committee –** Tim Ryan went over the activities of the ICC Governance Review Committee. He said ICC had received considerable feedback on the proposals, most of which was positive towards the recent proposed changes to modify the voting of officers from current practice of requiring that candidates declare to run for a specific seat to an approach for all candidates to run against the slate and those receiving the most votes will fill the available board seats. The GRC is also dealing with the issue of regional representation but wanted to resolve the general practice of elections first.

Next Meeting.

The next meeting date was set for 12:00 noon, Friday, May 11, 2007 at St. Andrews. **Note change in date --- due to the ICC meeting in Rochester NY the meeting is the 2nd Friday in May instead of the 3rd Friday.**

Meeting Adjournment.

Meeting was adjourned at approximately 2:30 PM

Minutes submitted for approval by Jim Jorgensen, secretary