

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:

March 16 - 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 12:37 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
Mike Flickinger	Roeland Park	Greg Franzen	Kansas City, MO
John Hollis	Merriam	Brian Hunt	Bonner Springs
Jim Jorgensen	Lenexa	Eirene Oliphant	Leawood
Phil Perry	KCHBA	Sean Reid	Johnson County
Steve Thompson	Shawnee	Bill Wall	KCMO
Herb Warren	Olathe	Chris Zheng	Lenexa
Chuck Stevens	Advantage Framing	Jim Humbert	Advantage Framing

Prior Meeting Minutes

The meeting minutes from Friday, February 23, 2007 were approved unanimously after a motion for approval was made by Steve Thompson and second by Elaine Oliphant.

Treasurer's Report

Eirene Oliphant gave the treasurer's report, indicating we have \$7,936.09 in our account and all bills are paid. Motion to accept the report was made by Jim J and 2nded by Elaine Oliphant.

Associate Announcements

There were no associate announcements.

Old Business.

- a. **Residential Foundation Standard** – The peer review by Jim Messersmith with PCA was received last week and distributed. His review stated the 1.6 load factor for “H” in Section 1605.7 of the IBC had not been applied to the strength design load combinations. By applying this load factor the calculations produce the results shown in ACI 332. Reinforcement placement is important and using the center of wall placement will produce a corresponding 57% reduction in moment resisting capabilities. For placement in the center of the wall the ICF reinforcement spacing in Table R404.1.1(5) should be used. One the wall requires a reinforced design there is little advantage in using concrete of a higher strength. There is an advantage in using higher strength concrete in plain concrete walls. Jim Jorgensen revised the reinforcement tables based on being in line with ACI 332 values for concrete strength and using 40 or 60 ksi steel. Values were rounded to 12”, 16”, or 20”

- spacing. For unreinforced concrete from the table the 24" spacing was used. For steel spacing less than 24 inches steel placement should comply with the spacing criteria in ACI 332 (5 inches min for 8 inch walls and 6.76" for 10 inch walls). Phil Perry said he would get some data on the increased cost for spacings of 12-16 inches. Greg Franzen will get some feedback from the geotechnical engineers in KC to see if an equivalent fluid weight of less than 60 pcf eqw could be used. There was some reluctance to go less than the code values if we had confirmation that the table values were correct. There was discussion on the relative effectiveness of the current spacing vs. more restrictive spacing and placement. We will review at the next meeting.
- b. **Residential Plan Review checklist:** The checklist developed by Lenexa (Chris Zheng) was reviewed. The review group has not completed their review. There was discussion about where we go from here. Will this be mandatory for all jurisdictions? This is a first step to meet the KCHBA goal to standardize residential plan review as much as possible. Having the same plan requirements was a first step. How the document would be used and whether it needed to be sealed was discussed. Since these may be considered city approved standard details some cities would not require them to be sealed. 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,).** Sean Reid passed out supplemental data on the Missouri Truss Fabricators Association on procedures and practices. Steve Thompson passed out a Shawnee guideline for truss submittal guidelines. The goal was to develop guidelines for delayed submittals. There was discussion about the overall practice of sealing truss plans and whether they needed original seals or if electronic plans was acceptable. Since the state does not recognize electronic seals is this an issue for single family dwelling plans since they do not require seals or engineering per the SBTP. John Hollis approved Sean's suggestion that the committee be expanded to include the representatives from Advantage Framing. Steve T asked for feedback on the Shawnee guidelines. Seals are not required on placement plans but KCMO has noticed that often there is design data on the placement plan therefore it should be seal in those instances. Placement is referenced in IBC 2303. The committee will try to complete a recommendation in 90 days.
 - d. **Electrical Services storm policy:** Greg F noted that the utilities were trying to develop a joint service standard. The utilities hoped the code officials would develop a joint policy on how storm activities would be handles and where the lines of responsibility can be defined. Where is the service point – general agreement that it is the weather head for overhead service and the meter for an underground service. There was some acknowledgement that there were some overlap, i.e. why do the utilities specify specific installation practices for the riser and weather head and then to try to say they are not responsible in a weather incident. Greg F will draft a document for our review and for some feedback.
 - e. **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.

Next Meeting.

The next meeting date was set for 12:00 noon, Friday, April 20, 2007 at St. Andrews.

Meeting Adjournment.

Meeting was adjourned at approximately 2:30 PM

Minutes submitted for approval by Jim Jorgensen, secretary