

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:

May 18, 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 12:40 PM at *St Andrews Golf Club – 11099 W 135th St, Overland Park*

Building Officials and Members in Attendance:

| | | | |
|-----------------|-------------------|-------------------|----------------------|
| Jerry Anderson | Overland Park | Rolland Grigsby | Leawood |
| Mike Flickinger | Roeland Park | David Utterback | Lenexa |
| John Hollis | Merriam | Vince Ellenbracht | APA |
| Jim Jorgensen | Lenexa | Eirene Oliphant | Leawood |
| Phil Perry | KCHBA | Sean Reid | Johnson County |
| Steve Thompson | Shawnee | Bill Wall | KCMO |
| Bill Wall | KCMO | Chris Zheng | Lenexa |
| Chuck Stevens | Advantage Framing | David Watkins | Hallmark Bldg Supply |

Prior Meeting Minutes

The meeting minutes from Friday, April 20, 2007 were approved unanimously after a motion for approval was made by Jim Jorgensen and second by Steve Thompson.

Treasurer's Report

John Hollis gave the treasurer's report, indicating we have \$7,641.09 in our account and all bills are paid. Motion to accept the report was made by Jim J and 2nded by Steve Thompson.

Associate Announcements:

There were no associate announcements

Old Business.

- a. **Truss Standards Committee – (committee formed to address issue – Jim J, Steve T, and Sean R, Chuck Stevens, David Watkins, Jim Humbert).** The issue of deferred submittals was discussed (see attachment at end of minutes). Those present were open to the deferred submittal approach (OP, JOCO, Leawood, Lenexa, Roland Park, Shawnee). It was moved seconded and approved that the deferred submittal in version 3 (attached) be accepted with the addition of a scoping statement as to limitation to IRC projects and any supplemental review fees as may be required by local jurisdictions. With the issues of deferred submittals resolved the committee will work on other issues such as the policy for seals and minimum design information, and third party review by design professional for the main project.
- b. **Window Installation guide** – Dave Utterback completed the window installation guide. The significant issue is the window needs to be incorporated into the drainage plane. Comments: Page 7 "sill flashing" was discussed. Sill flashing is required. 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. It must be integral with the drainage plane. ASTM E2112 is the

standard reference. Flashing tapes won't stick to the wood without primer. Can horizontal flashing be lapped? On page 8 at the bottom left the verbiage should be larger and diagram larger. Need more 1-2-3 step diagrams. More dialogue on weather resistive barriers installation. Bottom of page 3, 2nd to last sentence, check the grammar. Inspect per OP method and need to use modified "I" cut. Verbiage should accommodate different types of siding (double wall vs. single wall). Dave will consider the above suggestions and modify as necessary.

- c. **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.
- d. **Residential Foundation Standard** – The guideline document is complete and approved – the latest revision is dated May 15 – see Johnson County web site for a copy of the document.
- e. **Code adoptions** – Lenexa sometime in August, KCMO about 98% done with draft

New Business

- a) **Residential plot plans – overhangs B** The question was asked if all cities required that cantilever or overhanging floors were required to be shown on plot plans. Everyone indicated that these conditions should be shown on the plans.
- b) **HOAC – Greensburg update:** Volunteers are needed to assist with the inspections and management of permits. Ron Worley is acting code official for 30 days. Requests being sent through city managers.
- c)

Next Meeting.

The next meeting date was set for 12:00 noon, Friday, June 15, 2007 at St. Andrews.

Meeting Adjournment.

Meeting was adjourned at approximately 2:30 PM

JOCOBO PROPOSED

Residential Truss Deferred Submittal Guidelines

Truss Plans shall be submitted for review and approval. Truss plans may be submitted for review and approval to the Building Permit office after the building permit has been issued as a "deferred submittal" (Re: 2006 IBC Section 106.3.4.2) if the following information is shown on the building construction plans:

1. **The locations where trusses are proposed to be used (roof or floor).**
2. **The minimum design loads for trusses, including dead and live loads, wind and snow loads, attic storage, mechanical systems, partition loading, and special loading conditions.**
3. **The location of all bearing walls, columns, beams and other truss support points.**
4. *A note is provided that indicates the person responsible for the structural design of the house will review the truss drawings for general conformance to the design of the building, prior to submitting the truss drawing to the Building Permit Office for approval.*

Truss plans submitted for projects that do not comply with the provisions above shall be treated as amended construction documents, and charged plan review fees as applicable in each jurisdiction.

When truss plans are submitted for review and approval, they shall shall comply with the requirements below, and contain the following information:

- **Two sets (or more, depending on the specific jurisdiction?) of truss drawings should shall be submitted to the Building Permit offices for review and approval.**

- Truss plans shall be submitted for review and approval prior to truss erection.
- Plans should reflect that the trusses have been designed and constructed in compliance with ANSI/TPI 1 2002.
- The truss drawings ~~should~~ shall show both a layout plan, identifying the different truss locations, and individual truss type drawings, which show the spacing, design loads, support points, job location or builder/plan #, truss manufacturer, and other relevant information required by R502.11 and/or R802.10.1.
- Both sets of truss drawings ~~should~~ shall have an original seal and signature from *be signed and sealed by a Kansas registered engineer.*
- Both sets of truss plans ~~should~~ shall be reviewed and approved (not sealed) by *the person responsible for the structural design of the house.* The review is to verify that the proposed trusses are compatible with the design of the building. Proof of this review and approval may be a letter, an approval stamp, or something similar.
- Code references are 2006 IRC Sections R106.1, R301.1, R502.11 and R802.10. (*Check with the specific jurisdiction for information on the code edition adopted*)