

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:

June 15, 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 Vice President Steve Thompson 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
Mike Flickinger	Roeland Park	Greg Franzen	KCMO
Vince Ellenbracht	APA		
Herb Warren	Olathe	Eirene Oliphant	Leawood
Phil Perry	KCHBA	Sean Reid	Johnson County
Steve Thompson	Shawnee	Bill Sandy	Fairway
Bill Wall	KCMO	Chris Zheng	Lenexa
Scott McNeil	Tyvek	J. D. Lorenz	Hallmark Bldg Supply

Prior Meeting Minutes

The meeting minutes from Friday, May 18, 2007 were not approved, after no motion for approval was made by any member.

Treasurer's Report

Eirene gave the treasurer's report, indicating we have \$7,518.59 in our account. Motion to accept the report was made by Steve Thompson and 2nded by Mike F. Approval was unanimous

Guest Speakers

There were no guest speakers.

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).** Steve Thompson reported that no progress has been made by the committee on the policy for seals and minimum design information, and third party review by design professional for the main project.
- b. **Window Installation guide** – A general discussion of this document took place. How to provide training on this document is a concern, since a WRB (weather resistive barrier) behind smart panel siding is such a change from past practice. Sean mentioned that Contractor Licensing would be holding classes on proper installation of the WRB along with training on the proper integration of window flashing with the WRB. Steve mentioned that an "action plan" for spreading information and best practices should be developed. Scott McNeil mentioned that Dupont has laminated cards available that show generic window installation details. He mentioned that they have an interest in the window installation document that Dave Utterback completed. Vince E. also mentioned that he was interested in

- this document. J.D. Lorenz asked about the requirement for a drip cap over the window and over the trim. The voting members took no action on this topic.
- c. **Residential Plan Review checklist:** Chris Zheng distributed CDs with copies of the Foundation Standard, Autocad details and, JO CO standard details in .pdf format, were passed out.
 - d. **Residential Foundation Standard** – Greg F. asked the group two questions? What would your jurisdiction do if the engineer's calculations came up with 2' o..c. for rebar when using 60 pcf equivalent fluid pressure? What will your jurisdiction do if an engineer's calculations give a different re-bar requirement than the JOCOBO Foundation Standard? A general discussion was held on the level and skills of the plan reviewer for single family dwellings. Jerry A. indicated that he would expect foundation designs to follow the standard. Greg F. indicated that an informal survey of local geotechs found that 60 pcf is an appropriate number for equivalent fluid pressure used in foundation wall design. No conclusion was reached.
 - e. **Electric Utilities.** A brief discussion occurred regarding utility meetings and where jurisdictions stand on requiring permits and special provisions for widespread power outages caused by natural events.

New Business

- **Code Talk.**
 - a) A question was raised if jurisdictions accept fully louvered doors as equivalent to the hi/low combustion air openings to mechanical rooms. O.P., K.C. and Shawnee do.
 - b) Leawood planned to modify the 2006 IRC by deleting the 72 inch sill height provision.
 - c) A question was posed to the group about licensing framing contractors and foundation contractors. A general discussion ensued regarding the Contractor Licensing program, how cities impact the program with their needs. A discussion occurred regarding enforcing the requirement that licensed subcontractors are used by licensed general contractors. Leawood has an ordinance requiring accurate listing of subcontractors, with a provision to make it unlawful for the general contractor to fail to update the list if a different subcontractor is used. An informal survey was taken to see how many voting members would support creating a new contractor licensing category for framing contractors. 6 out of 7 voting members present supported the idea. The same question was asked for foundation contractors, and 5 out of 7 supported this idea.
 - d) Permits for hot water heaters was floated as a discussion item, but the topic was dismissed by the group.

Next Meeting.

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

Meeting Adjournment.9

Meeting was adjourned at approximately 2:05 PM

Minutes submitted for approval by Steve Thompson, acting secretary