

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
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Meeting Minutes

Meeting Date:

September 21, 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 12:57 PM.

Building Officials and Members in Attendance:

Tim Ryan	Overland Park	Mike Davis	Miami County
Mike Flickinger	Roeland Park	Jim Sherman	Gardner
Mark Dunning	Lee's Summit	John Hollis	Merriam
Herb Warren	Olathe	Eirene Oliphant	Leawood
Phil Perry	KCHBA	Sean Reid	Johnson County
Steve Thompson	Shawnee	Bill Sandy	Fairway
Rolland Grigsby	Leawood	Jim Jorgensen	Lenexa
Chuck Stevens	Advantage Framing	J. D. Lorenz	Hallmark Bldg Supply

Prior Meeting Minutes

The meeting minutes from Friday, August 17, 2007 were not submitted for approval.

Treasurer's Report

John gave the treasurer's report, indicating we have \$7,116.09 in our account. Motion to accept the report was made by Steve Thompson and 2nded by Tim R. Approval was unanimous

Guest Speakers

There were no guest speakers.

Associate Announcements

Sean Reid Advised that Heart of America members should contact Tina for pins if they are going to Reno. Pins look good this year. There were no other 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 three remaining issues the committee is working on: 1) agreeing on minimum requirements for truss plans, including determining if layout plans need a seal or not, 2) policy for accepting .pdf and photocopied seals, and 3) minimum information needed to verify that the truss fabricator was compliant with the ANSI/TPI 1 standard which requires that the maintain approved fabricator status with TPI through their 3rd party quality assurance program.
Steve asked the group if anybody had adopted the “Residential Truss Deferred Submittal Guidelines” that JOCOBO had endorsed. There were no affirmative responses. Steve asked if the membership even cared about the committee's mission. The membership provided a positive vote to support the committee's current goals. Steve asked if anyone had a problem with accepting photocopied seals on residential truss plans, and Tim R. felt that accepting photocopied or e-seals could be used as a way to disclaim responsibility by the engineer.

Tim indicated that his legal staff directed them to require only original seals on construction documents. A brief discussion ensued over requiring seals on truss layout plans, and verification of TPI approved fabricator status.

New Business

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- a) Tim R. indicated that a grant program was being developed and Congressman Dennis Moore was sponsoring the bill. The grant program would help fund codes enforcement programs in small communities.
- b) Phil P. discussed the increased attention to energy efficiency. He mentioned activity at a state level for establishing minimum standards. LEED and the KS Energy Council were discussed.
- c) Tim R. mentioned that about 1500 had signed up for the ICC Ed. Conference in Reno. KS delegates would have their photos taken on Tuesday at 5:39 PM. The conference facility was supposed to be a very nice one.
- d) Mark D. asked about problems with Tyvek and flashing the trim above the windows. This is very difficult to accomplish in a code compliant manner.
- e) The issue of furnace blower motors being considered a source of ignition was brought up. The general consensus was that the blower motor would be considered a source of ignition unless there was a listing from a national agency identifying the blower motor as not being a source of ignition.
- f) Steve T. brought up the idea of sharing documents, policies, and procedures among jurisdictions. The group felt that the idea may have some benefits. O.P. was identified as a possible reservoir of beneficial information.
- g) Steve T. brought up the idea of allowing bath fans to be vented into the attic. Lee's Summit and Olathe currently allow bath fans to be vented. The idea of an amendment to the 2006 which would allow only half baths to vent to the attic was discussed. Anecdotal information about mold problems was mentioned. No consensus was reached.
- h) Jim J. brought up the topic of "boarding houses" as defined in the NFPA 101 Life Safety for Existing Buildings code. 3 unrelated people would meet the definition of a boarding house in that code. Jim wondered if anyone had experience with enforcing the NFPA 101 provisions, which might include sprinkler requirements. No one in the group had experience.
- i) Chuck S. asked for the group help in interpreting how to determine the "mid-height" for the alternate braced panel construction next to garage doors, where the code says "For a panel splice (if needed) panel shall be blocked and occur within 24" of mid-height." Opinions were offered.

Next Meeting.

The next meeting date was set for 12:00 noon, Friday, October 19, 2007 at St. Andrews.

Meeting Adjournment.9

Meeting was adjourned at approximately 2:35 PM

Minutes submitted for approval by Steve Thompson, acting secretary