

Johnson County Building Officials Association

4550 W 51st Street
Roeland Park, KS 66205

Mike Flickinger, President
913-722-2600

Meeting Minutes

Meeting Date.

Friday, November 17, 2006.

Meeting Called-To-Order.

The meeting was called to order by president Mike Flickinger at 12:40 p.m. at the St. Andrews Golf Club, 11099 W 135th Street, Overland Park, KS.

Building Officials and Members in Attendance:

Eirene Oliphant	Leawood	Sean Reid	Johnson County
Jim Jorgensen	Lenexa	Herb Warren	Olathe
Jerry Anderson	Overland Park	Tim Ryan	Overland Park
Mike Flickinger	Roeland Park	Melissa Brill	Kansas City, MO
Phil Perry	KCHBA	Bill Wall	Kansas City, MO
Ron Worley	Lake Quivira	Steve Thompson	Shawnee
Greg Franzen	Kansas City, MO		
Jasper Diedriks	MTM	Terry Brock	Kaw Valley Framing

Prior Meeting Minutes

The meeting minutes from Friday, October 20, 2006 were approved unanimously after a motion for approval was made by Tim R. and a second by Eirene O.

Treasurer's Report

Eirene reported we have \$6,775.51 in our account. Motion to approve was made by Steve and 2nded by Herb W. Approval was unanimous.

Associate Announcements.

Ron Worley mentioned that he is meeting with engineering associations and discussing the use of e-signatures with professional seals. Ron is optimistic that e-signatures may get approved by the state within a year or two.

Jasper Diedriks and Terry Brock talked to our group about the truss industry, and expressed a desire to work towards jurisdictional uniformity on truss related building code issues. One issue is the requirement that some jurisdictions impose to have sealed truss plans in order to obtain a building permit. This creates a wasted set of plans, based on current industry practice. Truss drawings at the pre-construction phase are different from the ones used for fabrication. A discussion about truss issues ensued, with the following topics being mentioned:

- Truss drawings being a treated as a "phased approval" item per R106.3.3
- Building designer review of truss drawings for compatibility
- Truss fixes by e-mail
- JOCOBO endorsed standard truss submittal and approval guidelines
- Sealed layout drawings
- Delays at the rough-in inspection stage because of missing plan approval
- Factory connected truss girders
- R802.10.2. - ANSI/TPI 1 manufacturing requirements means third party inspections are required at the truss manufacturing plant
- WTCA training programs and classes

Jerry A. moved, and Steve T. seconded a motion to place truss drawings as a phased approval as a discussion item on the December 15, 2006 JOCOBO agenda. Approval was unanimous.

Sean Reid indicated that the Contractor Licensing classes were filled, and thanked the JOCOBO members for volunteering to sit at the round table classes that were cancelled. Multiple positive comments were made about the quality of the classes. Tim mentioned that ICC is aware of the quality of training provided by the event.

Old Business.

- a. Jim J. said that he attended the ICC Metro Chapter meeting, and worked out some of their concerns with the third party engineering review of the foundation standard. A discussion occurred about the engineer to perform the review, and what would be involved with the review. Items for review that were discussed included re-bar tolerances, ACI 332 assumptions, and the impact of the design compressive strength of the concrete used in the calculations. Our foundation standard and the HBA proposal are pretty close. Jim J. said that he would prepare the request letter. Issues before our group are:
 - o Approval of the request letter and the scope of peer review, including base assumptions, and
 - o Approval of the engineer to be used for the peer review, and
 - o Approval of the cost (\$1500. has been approved at a prior meeting), and
 - o Approval of the time frame for completion of the peer review.

A discussion occurred regarding foundation drains, and Herb W. indicated that his experience has been that there are some serious problems in the field with this issue. Tim R. thought that patios and driveways should be removed from the foundation standard. Frost footings for decks was briefly discussed.

Sean R. indicated that the more frequently JOCOBO standards are promulgated, the more need we have to insulate members from potential liability. Sean suggested that we each confer with our city attorneys about the liability issue, and share the legal opinions at the next meeting.

- b. The basement finish guidelines were passed out. Final revisions are in process.

New Business.

- a) Tim R. asked about eligibility to serve as JOCOBO officers. Steve T. will research. Call for interested parties to serve as 2007 officers in JOCOBO will be sent out.
- b) A brief discussion occurred regarding problems with windows, moderate versus severe hail damage regions, stair construction and 2006 code issues.
- c) Tim R. talked about the problems with ethanol fuels, and how UL does not list fuel dispensing devices for use with e-85. State Fire Marshal is taking a hands off approach, and O.P. feels this is a serious problem. UL website has additional information.
- d) Jim J. asked how jurisdictions handle conflicts between engineering reports. There is a bowed foundation wall in his jurisdiction, and one engineer has signed off on the wall, while a different engineer has indicated that a problem exists with the wall. Tough issue.

Next Meeting.

The next meeting date was set for 12:00 noon, Friday, December 15, 2006 at St. Andrews.

Meeting Adjournment.

Meeting was adjourned at approximately 3:10 PM after unanimous approval without a motion.

Minutes submitted for approval by Steve Thompson, secretary