

Johnson County Building Officials Association

4550 W 51st Street
Roeland Park, KS 66205

Mike Flickinger, President
913-722-2600

Meeting Minutes

Meeting Date.

Friday, October 20, 2006.

Meeting Called-To-Order.

The meeting was called to order by president Mike Flickinger at 12:35 p.m. at the St. Andrews Golf Club, 11099 W 135th Street, Overland Park, KS.

Building Officials and Members in Attendance:

John Hollis	Merriam	Eirene Oliphant	Leawood
Jim Jorgensen	Lenexa	Herb Warren	Olathe
Jerry Mallory	Johnson County	Pat Roach	Westwood
Rolland Grigsby	Leawood	Jerry Anderson	Overland Park
Mike Flickinger	Roeland Park	Steve Thompson	Shawnee
Phil Perry	KCHBA	Christy Martin	Conc. Promotional Group

Prior Meeting Minutes

The meeting minutes from Friday, August 18, 2006 were approved unanimously after a motion for approval was made by Jerry A. and a second by Eirene O. Minutes for the September 15, 2006 meeting were also approved unanimously after a motion for approval was made by Jim J. and a second by Eirene O.

Treasurer's Report

Eirene reported we have \$6,971.00 in our account. \$300 was recently paid to the IRS for our "not for profit" filing. Motion to approve was made by Steve and 2nded by Jim J. Approval was unanimous.

Associate Announcements.

Phil Perry with the KCHBA announced that he has taken Chris Neal's place as the KCHBA's Government affairs representative. He indicated that the KCHBA has met with Overland Park to discuss issues related to the 2006 IRC code adoption, and has a list of proposed changes to that code

Old Business.

- a. Jim J. said that he has communicated with Ken Sidorowicz regarding the HBA's Residential Foundation Standards document. Jim feels that the HBA is in agreement that standard footing sizes, standard pier pad sizes, solid jumps, 3' o.c. anchor bolts, deadman/pilaster or window well bracing of stepped foundation walls, bond breaks at interior columns, and a LSL plate at foundation walls 10' tall are good things. KCHBA also likes bracing foundation walls parallel to floor joists with blocking for 3 joist spaces every 3'. The KCHBA would like 40ksi rebar with #4s @ 24" o.c. each way for 8" walls up to 9', and for 10" walls that are 10' tall. A discussion ensued on foundation wall rebar size and spacing, pier pad sizes, stepped foundations, and slabs. Christy Martin provided some feedback on related issues.
- b. Jerry Mallory indicated that 5000 training sessions were already scheduled at the Fall Contractor Licensing training seminar. The round table discussion on Wed. AM has been canceled. Ron Lynn will be putting on a class on special inspections that should be excellent.

New Business.

- a) Jerry A. discussed O.P. current position on 2006 IRC controversies. Borate treated sill plates should not require the use of galvanized fasteners. The threshold for requiring an engineer's design on retaining walls was discussed per R404.5 (24" vs. 4' or more??). The issue of 8 16d nails on each side of a top plate splice was raised. No changes were expected on the IRC bracing provisions. The attic live load requirements in table R301.5 will be amended so that storage is not an issue if the access is smaller than 30" X 24". O.P. does not anticipate changing R613.2, 24" sill height issue. Exhaust fan termination was discussed as a possible amendment. issue
- b) A brief discussion of the Orlando Code Change hearings occurred.
- c) Mention was made that this was the last chance for changes to be submitted to Steve T. on the Basement Finish Guidelines.
- d) A discussion occurred about requirements for special inspections on commercial projects. Some cities allow the special inspector to handle all the footing inspections, and do not require a separate city footing inspection, while others do require a separate city inspection.
- e) KCPL has begun enforcing a requirement for a disconnect switch in front of a multi-meter situation, such as a strip mall.
- f) Christy Martin discussed a training program happening on November 15 at local ready-mix plants. The program was geared to educate contractors on specifying what the concrete would be used for so that special admixtures could be added to enhance performance. "Better Concrete Ordering" Christy said she would look into researching engineers to provide peer review of the residential foundation designs being discussed.

Next Meeting.

The next meeting date was set for 12:00 noon, Friday, November 17, 2006 at St. Andrews.

Meeting Adjournment.

Meeting was adjourned at approximately 3:10 PM after unanimous approval of a motion by Eirene O. and a second by Steve T.

Minutes submitted for approval by Steve Thompson, secretary