

Johnson County Building Officials Association

President: Jim Jorgensen, PE – Codes Administrator - Lenexa, jjorgensen@ci.lenexa.ks.us
Vice-President: Steve Chick, Sr. - Building Official – De Soto, schick@desotoks.us
Secretary: Bill Sandy - Building Official – Fairway bsandy@fairwaykansas.org
Treasurer: Eirene Oliphant MCP, Codes Administrator – Leawood, eireneo@leawood.org

Meeting Date: April 17, 2009 - 12:00 P.M

Location: St. Andrews Golf Club – 11099 W. 135 St., Overland Park, KS

MINUTES

- 1) **Call to order:** The meeting was called to order at 12:32 PM. There were 13 in attendance: John Hollis, Eirene Oliphant, Jerry Mallory, Tim Ryan, Steve Thompson, Jasper Diederiks, Chuck Stevens, Rolland Grigsby, Matt Hissong, Pat Coughlin, Matt Souders, Sean Reid, and Geoff Bowen.
- 2) **Approval of meeting minutes:** Approval of the March minutes was tabled until the next meeting.
- 3) **Treasurer's report:** Eirene O. provided the treasurer's report. The beginning balance was \$8377.69. During the month there were deposits of \$395.00 and \$230.00 in expenses with an ending balance of \$8542.69. Motion to accept the report was made by Tim R.: second by John H. The motion passed unanimously.
- 4) **Associate announcements:**
 - a. Pat Coughlin with ICC talked about the KS State Fire Marshal's office and their plan to update their construction codes. They plan to include the NFPA 5000 Building Code as a choice for designers. Pat suggested that his purpose was to make building officials aware of what was going on, to provide talking points on the issue, to begin a dialogue on the proposed state changes, and to ask JOCOBO and HOA for input on the issue.
 - b. Sean Reid advised that Johnson County Contractor Licensing was looking for a recommendation from the Johnson County Building Officials whether or not to require licenses for framing contractors. He advised that a "Framing License Work Group" meeting was held on 4/2/09 with B.O.s and industry present to discuss the framing license issues. Sean passed out copies of the minutes from the meeting, along with a question/answer document and letters of support from industry reps. Tim R. mentioned that the new IRC is becoming more complex, and supports framer licensing.

Additional discussion ensued with talk about individual jurisdiction's requirements, 1099 forms as evidence of contractor vs employee, projected time frame for licensing framers, grandfathering, and required training and classes for framers.

Eirene O. moved to approve a JOCOBO endorsement of the plan to create a Framing Contractor License category, and this motion was seconded by John H.

Additional discussion ensued about discipline. Jerry M. indicated that if a licensed general contractor did not do the framing, but hired an unlicensed framing sub, he would be subject to discipline under the new licensing proposal.

Discussion continued on the topic of requiring just one qualified individual in the company, or requiring a licensed framer on every job. The concept of journeyman framers and framing superintendents was discussed.

Additional discussion began about requiring all general contractors to either obtain a separate framing license, or be required to use a licensed framer for projects. Concerns were expressed about requiring deck builders to be licensed framers, after some deck builders had been required to obtain Class C licenses to build decks.

Sean indicated that some of these concepts would be a significant paradigm shift from the past program. A general discussion took place about requiring a qualified framer on every job, requiring a general to have a framing license or be required to use a licensed framer, and about positive improvements in construction quality in Lawrence because of their requirements for a licensed framer on every job. Concerns about grandfathering existing general contractors and allowing them to obtain framing licenses based on experience only were expressed. The concept of issuing a provisional license and requiring the licensee to obtain 32 hours of framing education within 2 years was discussed.

Eirene O. amended her prior motion to include support for requiring generals to use licensed framers, to use caution in grandfathering framers, and require a licensee on every job, and this amendment was also endorsed by John H. The motion was approved unanimously. It was suggested that all JOCOBO members plan to attend the next JOCO Contractor License Board meeting to provide input, express areas of concern and to support the framing license initiative.

5) **New Business:**

- a. Tim R. indicated that some significant ICC bylaw changes were in the works and asked for comments. He mentioned that the federal stimulus money given to the KS Office of Energy may impact energy code requirements for new construction. The funding may trigger a requirement that the 2009 IECC be used for new homes, and the ASHRAE 90.1 be used for new commercial buildings.

7. **Set Date for Next Meeting:** Meeting to be held at St. Andrews 5/15/09, noon.

9. **Adjournment:** The meeting was adjourned at aprox. 3:00 PM.

Submitted by Steve Thompson, acting secretary.