

# **Johnson County Building Officials Association**

President: Steve Thompson, PE      Code Official – Shawnee [sthompson@cityofshawnee.org](mailto:sthompson@cityofshawnee.org)  
Vice-President: Jim Jorgensen, PE      CBO – Lenexa [jjorgensen@ci.lenexa.ks.us](mailto:jjorgensen@ci.lenexa.ks.us)  
Secretary: Steve Chick, Sr.      Building Official – De Soto [schick@desotoks.us](mailto:schick@desotoks.us)  
Treasurer: Eirene Oliphant MCP      Codes Administrator – Leawood [eireneo@leawood.org](mailto:eireneo@leawood.org)

**Meeting Date: April 18, 2008 - 12:00 P.M**

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

## **MINUTES**

- 1) **Call to order** – in attendance (15) were: Jerry Anderson, Steve Chick, Rolland Grigsby, Jim Jorgenson, Eirene Oliphant, Jim Sherman, Steve Thompson, Dave Utterback, Barry Walthal, Herb Warren, Chuck Stevens, Jasper Diederiks, Matt Hissong, John Hulse, Paul Cast.
- 2) **Approval of meeting minutes** – Motion by Jim J.; second by Herb W. – unanimous approval.
- 3) **Treasurer's report** – Eirene O. provided the treasurer's report to Steve C., we had an ending balance of \$8117.59 during the month there have been \$50 in deposits and \$235.50 expenses. Report accepted. Motion by Jerry A.; second by Jim J. -unanimous approval.
- 4) **Associate announcements** – Matt Hisong w/Sun Lumber. brought a concern that some cities were requiring them to have blueprints redrawn when I-joists were used, where 2x10's were specified on a print, before they would approve them. He indicated that It is difficult in some cases and costly to have them redrawn. Several suggestions were made Jim J. suggested that we defer further comments until our truss committee report.
- 5) **Old Business.**
  - a. **Truss Committee Report** : Steve T. reported on the final truss meeting held May 15<sup>th</sup> in Olathe. They have completed the **Truss Submittal Guidelines** which they were going to present to the group today for acceptance Steve added that the proposed guidelines were only intended to apply to metal plate joined roof and floor trusses.  
Committee recommended:
    1. That JoCoBo endorse the concept that truss plans do not require a seal on the truss layout plans. Motion by Jim J. and seconded by Jerry A., Motion passed unanimously.
    2. That JoCoBo endorse the concept that residential truss plans may be an electronic submittal and do not require an original seal. ( res. prints are not required to be sealed by State Statute ) Motion was made by Jim J. seconded by Herb W. Motion passed unanimously.

3. That JoCoBo endorse that truss manufacturers submit a copy of the most recent Quarterly Inspection Report as required by ANSI/TPI-1 as part of the Truss Plan Package. Motion by Jim J. seconded by Eirene O. Motion passed unanimously.
4. The Committee suggested that the JoCoBo support partnering a Truss Training Program with the Mo. Truss Assn., Metro Chapter and Heart of America Chapter. Jasper Diederiks advised the Mo. Truss Fabricators already offer the training and would be willing to provide the training and possibly assist with the training materials. Steve T. and Jim J. also were to discuss truss training with Sean Reid - Contractors Licensing. Eirene O. agreed to coordinate the training issue with the local ICC Chapters, It was suggested to have several 1½ hr. classes available for bldg. inspection staff and contractors at several metro area locations with CEU's available for participants. Jasper suggested the first Tue. of the month. Further discussion to follow next meeting.

Discussion followed on I-Joist requirements. The comment was made that the Truss Joist Software programs will not allow them to print if they do not meet code. Steve T. suggested that the JoCoBo put together and endorse an I-Joist/Truss Document. Discussion followed with stamp/seal requirements and the need for a copy of the layout plan from the fabricator as a part of the plan. Discussion continued on the need for plan changes being reviewed and signed off by the original designer, responsible party or qualified third party. The group felt that any changes from original plans due to I-Joists or Roof Trusses must be re-submitted and reviewed by the designer, responsible party or third party. Future discussion was to follow on this issue.

- b. Res. Plan Review: Jim J. reported they were continuing to revise and implement the document as requested. Steve T. mentioned that The HBA was interested in having a standard for what is required on plans by our jurisdictions. Example: requirements, level of detail & information. Jim J. suggested that the next step might be to develop a standard approach to documents in plan reviews.
- c. Foundation Drainage: Jim J. had short discussion on this issue and advised he hadn't had time to pursue any further. Our members have been charged with the responsibility of providing information and research to Jim to assist in developing a standard on this issue. ( [jjorgensen@lenexa.ks.us](mailto:jjorgensen@lenexa.ks.us) )

## 7) **New Business:**

- a. Code Chat: - Herb. W. asked for an opinion from the group. They had a situation where several duplex buildings had set incomplete and exposed to the weather for 11/2 yrs. The OSB sheathing was exposed w/o siding or protection. The bank wanted to complete the buildings and had an engineers report that it is ok, however they were questioning just covering the exposed product. Discussion followed that the mfr's limited warranty had been voided. Group felt that the sheathing should probably be replaced if it shows significant de-lamination taking place and that an engineers report on structural integrity would be a good idea also.
- b. Dave Utterback was present and a discussion followed on the Residential Deck document. Dave stated that the document belonged to Timber Tek and Contractor Licensing. Steve T. suggested that the document needed to be updated with new verbiage on hangers/attachment, rim attachment of guardrails and railings and decks on cantilever. ICC has new information out on deck construction and the question arose, will the two sources be compatible as currently published? Matt H. mentioned "Ledger Locks" and their use and ratings. A short discussion followed and Steve T. and Dave U. felt that we probably should look at them also. Steve T. asked the group to provide Dave U. feedback on suggested changes to the Res. Deck document. ([dutterback@lenexa.ks.us](mailto:dutterback@lenexa.ks.us)) Dave U. mentioned that the Stucco document also needed to be updated, as it was written early in the code process on exterior protection and does not address the current house wrap verbiage and code requirements.

8) **Date and Location of Next Meeting:** May 16<sup>th</sup> @ 12 P.M. - St. Andrews Golf Club.

## 9) **Adjournment**

### **Goals for 2008**

- a. Work on common interpretation of electrical services and utility/jurisdictional enforcement.
- b. Revisions to previously endorsed documents for code changes.
- c. Homeowner Maintenance document or brochure.
- d. Special Inspection consistency and documentation.
- e. Establish a common residential building plan information standard (one piece at a time).
- f. Enhance and develop the JOCOBO website. Send info. that you may want stored at the website to Sean Reid ([sean.reid@jocogov.org](mailto:sean.reid@jocogov.org)).
- g. Review policies on thermal expansion requirements in residential installations and water heater permit requirements, following our 2/15/08 meeting.
- h.

Submitted by:

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Steve Chick, Sr.  
City of De Soto Building Official