

# 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: August 15, 2008 - 12:00 P.M**

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

## **MINUTES**

- 1) **Call to order** – in attendance (18) were: Jerry Anderson, Geoffrey Bowen, Steve Chick, Mike Davis, Rolland Grigsby, John Hollis, Jim Jorgensen, Eirene Oliphant, Sean Reid, Tim Ryan, Steve Thompson, Herb Warren, Aaron Wingert, Paul Cast, Chuck Stevens, Matt Hissong, John Hulse, Stan Parsons.
- 2) **Approval of meeting minutes** – July minutes were submitted. Motion by Eirene O. second by Jim J. - unanimous approval.
- 3) **Treasurer's report** – Eirene O. provided the treasurer's report. We had a beginning balance of \$7565.59. During the month there have been no deposits and \$204.40 in expenses with ending balance of \$7361.19. Motion by Jim J., second by John H. - unanimous approval.
- 4) **Associate announcements** – None.
- 5) **Old Business**

- a. Herb W. wanted the record to show that he did recognize the hard work of others and all the effort that has gone into the Contractor Licensing Program.
- b. **I-Joist Document:** Steve T. commented and discussion followed on print approvals with designs not originally specifying I-Joists. The general feeling was that unless the original designer/architect or engineer approves their layout or having an independent review done, the prints would need to be redrawn. A concern was raised that an Architect or Engineer would review the documents w/o sealing the documents. The statement was also made that most software programs would not allow I-Joist layouts that did not meet the manufacturer's minimum requirements.

Steve T. stated the goal was to come up with a document that would work for both industry and jurisdictions w/o throwing up roadblocks when multiple people were involved in the house. We spent a lot of time on this and it doesn't appear we are going to find a common process for I-Joists and I'm aware that we don't want to appear that were stepping into each jurisdictions business or process. Sean R. stated that he felt it the I-Joist Document was important and that there was a definite

benefit in uniformity. Eirene O. suggested that we table the matter to allow for more discussion and feedback. I-Joist Document was tabled with jurisdictions to provide feedback and concerns on the topic for future consideration.

- c. Contractor Licensing - Update: Sean R. discussed the issue of Inactive License Status, cost was \$100 vs. \$200 and they must provide 8 hrs. of continuing education. He indicated that they had more individuals in inactive status than the previous year. The value of the inactive status is that they do not have to provide proof of insurance. He advised that over the next 3 months they were going to be reviewing the inactive status.

Sean also discussed the process of enforcement of licensing with the group. Enforcement of licensing is generally up to each jurisdiction to regulate and that Contractor Licensing was there to support the cities. Examples would be contractors working w/o permits or repeat offenders. Sean stated that he had several discussions recently about contractors using another Contractor's License Number and they would continue to review as needed. Sean mentioned several new license categories and that we would appreciate any feedback on what they we like before the next CLRB meeting or just come to the next meeting. The Swimming Pool Contractor License Category DS has been approved. The new categories for Concrete and Framers are pending for the next CLRB meeting. He again encouraged the group to provide them feedback on what jurisdictions would like to see approved. Sean closed his remarks with the statement, "This group is Incredible – its resources are unique and we have some of the finest minds in our industry. The groups partnership with Contractor Licensing has been invaluable".

- d. Foundation Drainage: Jim J. -- no report.
- e. Plan Submittals: Jim J. -- no report.
- f. Website: -Sean R. - no report.
- g. Residential Deck Guidelines: Jim J. -- no report.

## 6) New Business:

- a. Geoffrey B. (Leawood) brought up a situation that they had run into recently involving an approved cell core DWV product. They have seen fracturing of the pipe and deterioration of the cell core due to damage prior to installation potentially from being dropped or stepped on. He inquired if any other jurisdictions had run into this situation with the product. On a second issue, Jeff asked how other jurisdictions were handling and did they have any requirements for staircases in multistory buildings during construction, especially during construction of 50' or taller structures. He indicated they had observed construction ladders (2x4 ladders) which are difficult or potentially unsafe to use. Did anyone else have any requirements on staircases before the slabs/steps are installed? Discussion followed.

- b. Eirene O. asked the group, how many jurisdictions care if the JoCo Health Dept. is notified of projects? Discussion followed with some having plan review requirements some none. Grease interceptors were a common problem and issues relating to restaurant tenant finishes were discussed.
- c. Tim R. HBA had contacted him on erosion control issues. He asked if this group could possibly put a task force together to look at this issue? Steve T. asked if the APWA had done that recently? Discussion that the guide was hard to follow. Tim asked what technologies are out there, we are all in the same boat – were going to get pressure from our cities on this issue in the future. Would this group be willing to work with the HBA on this issue with a focus of SFR development? Steve T. accepted volunteers for this committee: Tim R. was asked to chair with Steve C., Jim J., Roland G., Steve T., Aaron W., and Stan Parsons(HBA). The goal was to research and recommend best management practices for erosion control measures in SFR developments.
- d. Tim R. discussed the new pool requirements for public pools which must be in compliance by Dec. 1<sup>st</sup> 2008. Discussion followed. Enforcement will be on the States.
- e. Tim R. discussed the Annual Conference. He advised to get on the website and check out the issues. The elections are very heavily contested and code development issues are significant in Res. Sprinklers, Energy Requirements and Fire Codes with a lot of retro-active requirements. ICC is spending a lot of money on Green Building Codes and we are all going to be caught up in this topic soon. Tim mentioned the Community Building Code Administration Grant Act and they were asking chapters to back this. Dennis Moore sponsored on the house side and it has not passed on the senate side as yet.
- f. Tim R. had two Emergency Management items:
  - 1. Mike Armstrong w/ICC contacted Tim about a pilot program with Heart of America Chapter for model for other states to call for assistance. Interest was in developing a mentoring program which could deploy and go in as advisors.
  - 2. Heart of America is also being asked to look at new spec. by FEMA for temporary housing.
- g. Sean - ICC awarded Heart of America Chapter the Chapter of the Year Award! Sean encouraged anyone not belonging to consider membership, several advantages of membership were scholarships and bus travel to Minn. Etc.
- h. Tim R. & Jim J. mentioned the complex issues surrounding energy issues and that some very fanatical individuals are involved. The burden on the new home contractor may be overboard. Eirene O. commented that if individuals are not sure how to vote on issues to consider upholding your committees decisions.

- I. Steve T. commented, “ He felt as a group, he had let our organization down on direction”. He asked the group for some feedback and discussion followed. He summarized the he had wanted to see fresh meaningful accomplishment and that overall he felt frustrated that were not getting much accomplished and that possibly we may have been getting into to much detail.

7) **Date and Location of Next Meeting**: No meeting in September- next meeting October 17th @ 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 2/15/08 meeting.

Submitted by:

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Steve Chick, Sr.  
City of De Soto Building Official