

Johnson County Building Officials Association

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

Meeting Date: December 19, 2008 - 12:00 P.M

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

MINUTES

- 1) **Call to order** – in attendance (16) were: Jim Brown, Steve Chick, Mike Flickinger, Rolland Grigsby, John Hollis, Jim Jorgenson, Eirene Oliphant, Sean Reid, Bill Sandy, Steve Thompson, Aaron Wingert, Paul Cast, Chuck Stevens, Matt Hissong, Christy Martin, Stan Parsons.
- 2) **Approval of meeting minutes** – October minutes were submitted. Motion by Jim J. second by John H. - unanimous approval. November minutes were submitted. Motion by Jim J. second by John H. – unanimous approval.
- 3) **Treasurer’s report** – Eirene O. provided the treasurer’s report and Steve C. presented. We had a beginning balance of \$7269.19. During the month there were deposits of \$345.00 and \$207.00 in expenses with ending balance of \$6924.19. Motion by John H., second by Jim J. -unanimous approval.
- 4) **Associate announcements** – Christy Martin w/Concrete Promotional Group discussed the proposed licensing for the concrete trades by CLRБ. They had sent a letter to the CLRБ and the group’s feeling was that they would like to see the CLRБ move forward with licensing for DC class concrete contractors. They would like to see it cover both IRC & IBC applications in residential and commercial work. She commented that the industry was “very upset” that the process was tabled by the CLRБ. Her desire was that we would re-address the issue in 2009. Steve T. discussed with her the depth of licensing owner/supt./journeyman. Christy commented that she felt one person is acceptable – but would like anyone placing concrete to be licensed. She advised ACI has Natl. Standards and that classes were currently available in K.C. area for flat workers. In addition, there was a National Association for concrete foundation contractors with certification available. Steve T. asked if any of the organizations had looked at a Model Program for education. Christy was not aware of any.

Stan Parsons advised the HBA was talking with several cities about “Green Building Programs”. They are willing to discuss with our group if we would desire. KCP&L also has a rebate program if built to “Energy Star” standards. Steve T. asked Stan if they were envisioning a city rebate or permit cost rebate program. Stan advised that they were looking at many possibilities and that the cities are recognizing and currently looking at their options. He felt that eventually it would be a win/win situation for both cities and builders.

5) Old Business

Steve T. commented that we may appoint a vice-chairman for the Erosion Control Committee.

- a. Elect. Utilities: Steve T. reported on the last meeting. (Eirene, Greg and Steve attended). Discussed having an information packet for electricians who respond to Ice Storms with details and guidance on cities' requirements. The De Marc point was discussed again and use of 3" conduit for 200A services. Discussion about the possibility of having list of pre-qualified contractors that might cut a seal and complete emergency repairs. Steve T. advised the next President is going to need to look at the Electric Commission issue further. Eirene passed around a picture of a temporary service connected with a pigtail connection and discussion followed.
- b. Foundation Drainage: Jim J. – Jim advised they had not been able to find any information as yet on this topic. Christy Martin advised they may be able to help on this topic also.
- c. Plan Submittals: Jim J. -- no report.
- d. Website: -Sean R. - no report.
- e. Residential Deck Guidelines: Jim J. – no report. Steve T. asked if we can bypass Dave U. and create our own document. Short discussion with no resolution.

6) New Business:

- a. Nomination of 2009 JoCoBo Officers: Steve T. advised nominating committee recommendations: President: Jim Jorgenson. Vice-President: Steve Chick. Secretary: Bill Sandy. Treasurer: Eirene Oliphant. (Bill Sandy volunteered) Vote was unanimous.
- b. Steve T. - Discussion of 2009 Challenges:
Special Inspection uniformity
"Green Building" issues, uniformity
HVAC sizing issues/Manual J/D
Uniform Inspection and Enforcement of Energy Code
Minimum Structural Design for Permits
- c. Code Chat: Eirene asked how other cities handle expired permits. Discussion followed; several cities handled by extending SFR permits up to 180 days or by reinstating for an additional 50% reinstatement fee, or issuing new permit for the amount of valuation of incomplete work. Several were flexible offering free extensions with progress inspections. Steve T. asked the group who was doing pre-stucco inspections? Lenexa and Overland Park appeared to be the only cities doing them. Discussion followed on 2 layers, mesh, nailing, portal framing etc. The group's overall consensus was that water intrusion again was the overall concern of everyone. Steve T. asked the question, "Where do we allow WRB under OSB on studs or over OSB on sheeting?" Discussion followed.

- d. Sean Reid: welcomed Pat Brown and announced that Prairie Village had, effective January 1st, 2009, become a member of the Contractor Licensing Program. He commented on the new board members being appointed. Sean discussed the lack of consensus of the JoCoBo group and it's effect on the tabling of the framing and concrete licensing by the CLRB. Steve T. felt this was also something the new President would have to address in 2009.

7) **Date and Location of Next Meeting**: January 16th @ 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).
- g. Review policies on thermal expansion requirements in residential installations and water heater permit requirements, following 2/15/08 meeting.

Submitted by:

Steve Chick, Sr.
Secretary, Johnson County Building Officials Assn.