

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

*Location: Overland Park Convention Center – 6000 College Blvd., Overland Park, KS*

## **MINUTES**

- 1) **Call to order** – in attendance were: Steve Chick, Mike Davis, Mike Flickinger, Rolland Grigsby, John Hollis, Jim Jorgenson, Eirene Oliphant, Tina Rakes, Sean Reid, Jim Sherman, Steve Thompson, Dave Utterback, Barry Walthall, Herb Warren, Chris Zeng, Chuck Stevens, Jim Humbert, JD Lorenz, Dusty Neely, Rich Sternadori - Great Plains ADA Cntr., Jay Peters – ICC.
- 2) **Approval of meeting minutes** – Motion by Eirene O. second by Jim J. – unanimous approval
- 3) **Treasurer's report** – Eirene O. reported that we had an ending balance of \$8203.09, during the month there have been \$660 in deposits (4 active & 2 assoc. mbr.) and \$218.50 in expenses (Jan. meeting). Report accepted - motion by Jim J. second by John H. - unanimous approval.
- 4) **Associate announcements** – Sean Reid welcomed everyone to the Contractor Licensing Seminars at the O.P. Conv. Center. Jim J. thanked him for the use of the meeting room and the excellent food.
- 5) **Guest speaker** – Rich Sternadori with the Great Plains ADA Center in Columbia, MO said he was glad to have the opportunity to be back with the group for the meeting. He discussed several misunderstandings with the 2004 ADA/ABA document and several issues that people were not aware of and most important, that they can currently use and enforce the document. Rich discussed the National ADA Symposium coming up on May 12-14 in St. Louis, MO and had brochures available for the group. He requested that we forward any training themes or ideas that we might like to suggest to him for ADA Training. (800) 949-4233, [sternadorir@missouri.edu](mailto:sternadorir@missouri.edu). He closed by saying that part of the reason that he was hired was to interact with groups such as ours in the industry and was looking forward to working together with everyone.

Sean Reid introduced Jay Peters, Executive Director, Plumbing, Mechanical & Fuel Gas (PMG) with the ICC to the group. Jay commented that he came from a PI/Me/Fuel Gas background and experience with IATMO. He stated that his current objective was to reach out in industry and work on collaboration. He has more recently worked on revamping education and brought in more instructors from industry. He stated that they have a new website and resource center available at [www.iccsafe.org/pmg](http://www.iccsafe.org/pmg) He discussed the current state of the codes and that his goal was to have one code for our industry with the ability to work together. Jay invited the group or anyone to contact him with feedback or comments on issues we might have for him and left his business cards.

## 6) **New Business.**

- a. Code Issues: Mike Davis brought up a concern with Bed & Breakfasts and what Occ. Group they should be in? He felt R-1 was correct, however there was some discussion of possibly R-3 and was it new construction or a conversion. Steve T. said the code looks to “best fit” and sometimes it’s a judgment call.
- b. Steve Thompson: Water heaters - Does everyone require a means for thermal expansion w/replacements. Discussion followed on the need for thermal expansion vs. the required pressure relief valve on res. systems. General consensus was that no thermal expansion device was needed on a typical res. installation. Steve T. stated that O.P. is taking the stand that thermal expansion is required by the code. Contractors had recently been calling with questions especially on replacements. Steve T. asked if the group would take a position on the issue and a lengthy group discussion followed. The comment was made that the industry is using this issue against us to drive prices up to the consumers. Steve T. asked if anyone in the group would be willing to look at what devices are available that could be approved while reducing the costs involved? Discussion again by the group with several wanting Jerry Anderson’s interpretation and comments on their requirements. Rolland Grigsby accepted the review of the issue and will report back to the group possibly as soon as the next meeting. Members of the group were to call Rolland with comments or information to assist in developing a JoCoBo statement on this issue. [rollandg@leawood.org](mailto:rollandg@leawood.org), 913-339-6700 e173
- c. Jim Jorgenson: Water heater replacement permits were also an ongoing issue in Lenexa because of expired permits without the required final inspections being done. Jim indicated that they were implementing a new policy to notify the homeowner that after 30 days the permit would automatically be closed. He commented that they had 133 permits last year and that less than half were inspected while he estimates that actual replacements are probably around 1000 with most not being currently permitted.

Lenexa's goal was to increase permitted installations with the relaxed inspection procedure with the desire that more professional contractors would permit the installations. A lengthy group discussion followed with comment that the HVAC industry may see this as a step backwards and in addition that the code still places the responsibility on the contractor. Jim J. closed by asking the group should we rigorously enforce the permits for those who get them and just ignore the rest? Steve T. indicated that more discussion would follow at our following meeting as we were running out of time for our meeting room.

7) **Date and location of next meeting**

- a. Next meeting is, Friday, March 21<sup>st</sup> @ St. Andrews Golf Club – 11099 W. 135 St. O.P, KS.

8) **Adjournment**

**Goals for 2008**

- a. Work on common submittal requirements for wood trusses.
- b. Work on common interpretation of electrical services and utility/jurisdictional enforcement.
- c. Revisions to previously endorsed documents for code changes.
- d. Homeowner Maintenance document or brochure.
- e. Special Inspection consistency and documentation.
- f. Establish a common residential building plan information standard (one piece at a time).
- g. 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)).
- h. Review our policy on thermal expansion requirements in residential installations and water heater permit requirements following our 2/15/08 meeting.