

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: January 18, 2008 - 12:00 P.M

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

MINUTES

- 1) **Call to order** – in attendance were: Jerry Anderson, Steve Chick, Mark Dunning, Greg Franzen, Rolland Grigsby, Eirene Oliphant, John Hollis, Jim Jorgensen, Tim Ryan, Bill Sandy, Jim Sherman, Sean Reid, Steve Thompson, Barry Walthall, Herb Warren, Dan Bromley, Chuck Stevens, Jasper Diederiks, JD Lorenz, Matt Hissong and Alan Niebrugge, P.E.
- 2) **Approval of meeting minutes** – Motion by John H. second by Jim J. – unanimous approval
- 3) **Treasurer's report** – Eirene O. reported that we had an ending balance of \$7761.59, during the month there have been \$460 in deposits (4 active mbr.) and \$126.50 in expenses (Dec. lunch). Report accepted - motion by Tim R. second by Steve T. unanimous approval.
- 4) **Associate announcements** – Sean Reid had brochures available and discussed the Spring Education Seminars & The Comm. Building Inspection class running concurrent with the seminars by the Heart of America Chapter, ICC.

Tina Rakes commented that Troy Carlsen, a consultant for area labor unions was working on creating a more cooperative communication environment with the unions. She also asked for volunteers to staff the Metro Chapter booth it was a great opportunity to meet the public and raises our profile w/public. (call Ruth or Melissa Brill)

- 5) **Guest Speaker** – Alan Niebrugge, P.E. representing Dry Basement Co. & Basement Engineering Co. Alan is a long time engineer in the KC area and spoke on foundation backfill and design practices in our region. Discussion followed:

Jim J. followed with comments on foundation drainage and sump pits, design, and location. Alan recommended from his experience not install over 60' of drain tile per run. Sean R. asked are we interested in pursuing a separate document on backfill drainage? – Jim. J. responded that we were still looking to determine what approach we should take. Alan then commented, are we designing our foundations to the existing soil conditions? Steve T. commented on the 2006 Codes and foundation requirements for reinforcing with discussion

from Alan that he currently sees problems that result from new construction due to the length of walls or depth of the foundations.

Steve asked Alan, Is there a significant problem with homes built in the last 5 yrs.? – Alan responded Yes, however, if the walls were correctly designed they might have been prevented. Steve inquired if Alan was aware of literature/information available on backfill standards or practices? Alan had not seen much of anything currently available.

Dan. B. commented that construction practices make a big difference in foundation problems, every backfill without the 1st floor diaphragm or issues with drain tile being abused/blocked/clogged and improper management of rainwater may result in problems. Jerry A. asked Alan, is there data or statistics available on these foundation repairs and what causes them specifically maintenance vs. construction related issues. Alan stated no. Jim J. ended the discussion by asking for feedback from members on the Foundation Drainage Initiative that we may determine where we want to with this issue.

6) **Old business.**

- a. Truss Standards update – Steve T. hasn't set up meeting yet, provided summary and goals of what has happened to date. (Sean commented that they had three classes this spring seminar session on truss issues)
- b. Residential Plan Review Checklist update – Jim Jorgensen commented that they were still looking for feedback. He added that Lenexa was currently using the documents. Discussion followed – Steve T. thanked them for the hard work that went into the documents. Jim J. was to schedule another meeting on the standards.
- c. Discussed food options – Irene reported back that she priced Jack Stack at \$9 per person, if they picked it up. Discussion followed on our recent food experiences. Steve T. had discussed with Ruth and the St. Andrews manager the food options and they offered several suggestions. We will try the “potluck menu” option from St. Andrews for the next several meetings.
- d. Discussed JoCoBo Website – Steve asked members what they wanted to convey with their website. Discussion of our website followed:

Irene – bulletin board for questions and replies.

Sean – website to have construction standards available and draft docs. vs. endorsed docs.

Steve T. – need to have the most current docs avail. and a place for information on codes issues on the website. Steve thanked Sean and Janie for their efforts in maintaining the website.

Sean – advised that Janie in the primary contributor in seeing that it happens. He asked for feedback, suggestions, lists etc. be sent to him by Tuesday for meeting @ 10AM.

7) New Business

- a. Greg F. asked who had adopted the Energy Code? Several jurisdictions indicated they had or were intending to. Jerry stated that O.P. is considering a code enforcement initiative involving greater inspections in Res. only. Greg also asked has is anyone currently looking at Green building Incentives. He then asked how many jurisdictions currently have adopted and enforce the IRC Res. Sprinkler requirements. Discussion by group followed.
- b. Code Talk on 2006 building Codes:
Steve T. reminded members to bring a list of approved or proposed amendments to the 2006 Codes for discussion within the group.
- c. Herb W. asked if anyone had seen a new egress well being used in our area which claimed to meet the IRC requirements. He would appreciate feedback from other jurisdictions as to acceptability.
- d. Revisions to Deck Guidelines - Steve T. discussed possible need to revise our Deck Guidelines in the near future. We need to look at several areas including fasteners, beam calculations and bolt sequencing.

8) Date and location of next meeting

- a. Next meeting is, Friday, February 15th at 12PM –1:45PM. Meeting will be held at the OP Convention Center during the JCL week of training in the Pipes Board Room on the second floor (far SE corner past admin. offices). Attendees will go thru the seminar buffet line and take their lunch to the board room.

9) 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).