

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: July 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 (14) were: Jerry Anderson, Steve Chick, Mike Davis, Mike Flickinger, Greg Franzen, Rolland Grigsby, Jim Jorgenson, Eirene Oliphant, Steve Thompson, Herb Warren, Aaron Wingert, Chuck Stevens, Matt Hissong, J.D. Lorenz.
- 2) **Approval of meeting minutes** – May minutes were submitted. Motion by Eirene O. with one revision; second by Jerry A. June minutes submitted. Motion by Eirene O.; second by Mike F. - unanimous approval.
- 3) **Treasurer's report** – Eirene O. provided the treasurer's report. We had a beginning balance of \$7738.09. During the month there have been no deposits and \$172.50 in expenses with ending balance of \$7565.59. Motion by Jim J., second by Mike F. - unanimous approval.
- 4) **Associate announcements** – Matt Hissong provided a handout on a new exterior finish product they had been demonstrating in the area.
- 5) **Old Business.**
 - a. **I-Joist Summary Document:** Steve T. inquired which jurisdictions had implemented the document. De Soto, Leawood, Lenexa, Overland Park & Shawnee indicated that they had or were in process of implementing. Steve advised that he had an engineer voice some reservations on the procedure. Steve discussed the ANSI-TPI documents and the requirement that the house designer sign off on the drawings, which was potentially an issue with some prints being used. Steve felt that it was important that we all work together in enforcing the JoCoBo Truss guidelines.
 - b. **Truss Committee Report :** Jim J. discussed the upcoming Truss Training session in Olathe and advised he was asked by Sean to give a short introduction to summarize the JoCoBo Truss Guidelines and the history of the document. Motion made by Steve C. to provide snacks for the class not to exceed \$75, second by Jim J.
 - c. **I-Joist Summary Document:** Steve T. discussed the need to apply a similar approach we used for the Truss Docs, to the I-Joists. Matt H. mentioned an issue was, if plans submitted for 2x10's, would plans still have to be redrawn for I Joists. A

discussion followed of I-Joists, layout and approval issues without designs. One overwhelming concern was that not all I-Joists were being designed by an accepted process or engineered process. Example: CAD layout vs. Mfr. Software layout. Squash blocks and attachments were also issues that were not being addressed on the layouts. Jerry A. advised, they were wanting the layout plan as a part of the approval process; i.e. "they want submitted - what is being built". The layout plan, however, did not need to be sealed. The general consensus was that plans needed to reference 2x10's or I-Joists when submitted. Steve T. advised we would continue to look at this issue and asked the group to continue to investigate and provide their feedback. Steve T. asked Matt H. and Chuck S. to continue to pass our documents out for review for industry comments and feedback.

- d. Contractor Licensing Update: Jim. J. gave a short update of some issues on the horizon - the need to fill some open positions and new classes. Another concern was contractors not renewing and wanting an inactive status; should they be charged a fee? Revenues are an issue for them much the same as everyone right now. He advised that they had approved a license category for framing contractors. Steve T. commented that one of the goals will need to be getting the training information to the field individuals rather than the individual who is the license holder in the company. Steve further stated that JoCoBo has had a strong input as one of the originators of the program. We have a golden opportunity to continue to participate and communicate with Contractor Licensing as we go forward.

Herb W. commented that Contractor Licensing has no real enforcement happening. Discussion followed Herbs comments. Herb stated other areas have requirements for the number of journeymen on a job. We have made it convenient for a contractor to come to one point to get his license." Steve T. commented, "Are we wanting more licensed contractors or trained staff on the jobsites?" Herb W. stated we need at some point to work toward the enforcement issue.

Discussion followed on enforcement and who is responsible, contractor licensing or the individual jurisdictions. Steve T. commented that this is an issue that we could certainly look at further. Jerry A. asked if possibly the board should undertake an audit to determine if we had reached the goals and objectives that were intended for the program.

- e. Electric Utility Meeting: Greg F. advised that the Electric League was planning to provide training for the storm related issues we have been discussing. They were to have a roundtable discussion in the Fall and in the Spring cover Technical / City requirements. He encouraged everyone to complete the survey that had been distributed and respond by August. The Utility Standards Committee members are looking at the possible standardization of their requirements. A short discussion of the "service point" of contact and the NEC followed. Jerry A. said he would look at sending something out.
- f. Foundation Drainage: Jim J. -- no report.

- g. Plan Submittals: Jim J. -- no report.
 - h. Website: Sean was not in attendance, no report.
 - i. Residential Deck Guidelines: Jim J. -- no report.
- 6) **New Business**: Jerry A. advised the County Commission is encouraging Green Standards. He inquired if JoCoBo desired to participate in this initiative. Steve T. commented that he had heard of cities giving rebates of permit fees for meeting certain green standards. No volunteers in the group came forward.

Jerry A. asked the group if anyone was involved in the new federal law that applies to pools. He advised that if they were following the 2006 IBC they were compliant with the federal requirements. Jim J. asked who is supposed to enforce this, and how would this apply to public/private pools? Jerry advised they were currently going to enforce for O.P.

Jerry A. advised they are considering more energy enforcement under '06 codes and asked what other jurisdictions were doing. Was the certificate being required on the service panels? Steve T. asked if the placard was coming from the installers. Jim J. advised they had provided a sticker for the service panels in Lenexa. Short discussion followed on slab insulation I/S vs. O/S, ducts R5 vs. R8 and mastic vs. tape. Also discussed were R38 vs. R30 batts and garage ceilings w/unconditioned or conditioned space above and the need for vapor barriers.

Jerry A. brought up a Code Issue – the use of thumb latches on strip centers meeting ANSI Standards? They were going to require signage to allow the thumb turn latches. The question was asked what about keys is that a violation? Discussion followed, Jim J. stated he thought the IBC stated thumb latches were prohibited.

Greg F. asked the question, what other cities were doing on requirements for grading plans being submitted on individual lots; and, how are others seeing this concern followed through in the building process? Discussion followed with Jim J. outlining their procedures including the plot plan being sealed by Engineer or Surveyor. Eirene O. indicated they were also looking at similar requirements. Steve T. commented that they were also looking at storm drainage issues. Aaron W. advised they had new requirements for drainage also to address problems they had seen. Jerry A. & Steve C. advised they currently did a visual inspection of grades at final.

- 8) **Date and Location of Next Meeting**: August 15th @ 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.
City of De Soto Building Official