

Johnson County Building Officials Association

Minutes of the June 18, 2010 Meeting

President: Bill Sandy - Building Official – Fairway, bsandy@fairwaykansas.org
Vice-President: John Hollis - Building Official – Merriam, johnh@merriam.org
Secretary: Herb Warren - Building Official – Olathe, hwarren@olatheks.org
Treasurer: Eirene Oliphant MCP, Codes Administrator – Leawood, eireneo@leawood.org

Meeting Date: June 18, 2010 - 12:00 P.M

Location: St. Andrews Golf Course Clubhouse, Overland Park

Minutes

- 1) **Call to order:** The meeting was called to order at 12:33 PM. with the following Building Officials, Municipal Representatives, Associates and Visitors present; Steve Chick, John Hollis, Jim Jorgensen, Jerry Mallory, Eirene Oliphant, Tim Ryan, Bill Sandy, Steve Thompson, Herb Warren, Paul Cast, Chuck Stevens, David Elliott, Rolland Grigsby JD Lorentz, Sean Reid, Matt Souders, Greg Talkin, Aaron Wingert, George Schluter, Don West (and others who may not have signed the attendance sheet).
- 2) **Approval of previous meeting minutes:** May 2010 meeting minutes were approved with a motion from Steve T. and second by John H.
- 3) **Treasurer's report:** Eirene O. reported a beginning balance of \$8255.58
Deposits of 1 Associate Membership \$100.00
Payments to St. Andrews for March and May meeting expense
and to Commerce bank for returned check and fee \$521.00
Total Balance \$7834.58
The treasurer's report was accepted and approved by a motion from Jim J. and second from Steve T.
- 4) **Associate announcements:** Chuck S. introduced Bruce Chyka of Performance Plus Homes.
- 5) **Old Business:** Jim J., who is chairing the JOCOBO Energy Code Committee provided an overview of the committees preliminary efforts in addressing energy codes requirements related to residential construction (IRC) and specifically HVAC installation compliance. The committee has developed a "Priorities and Recommendations" spreadsheet which outlines numerous significant areas of concern. A copy of same was provided to all in attendance.

For approximately the next hour, discussions centered on this issues with many in attendance providing relevant comments. Again we heard those most intimidating words of, "Compliance with Manuals J,D, and S", and the complicated procedures in completing the calculations associated with submittal documents, along with concern for the need for training of design professionals and jurisdictional employees dealing with this information. Questions centering on what specific info would be required on submittal documents (duct routing, length, bends) etc. and when this info would be required. The many different obstacles that can affect air flows, plumbing piping, computer wiring, rats, mice in duct work etc. were also discussed. Homeowner knowledge of air flow considerations (damper settings) and general HVAC conditions (don't set the clothes hamper on top of the floor register) was recognized as a needed conservation at homeowner walk-thru. It was also recognized that many things can change after occupancy that can alter HVAC design and install parameters.

Comments then moved to zoned systems, then on to “nothing in the code that requires Manual J”, other approved methods can also be used. More comments included, “we are going to have to be careful, we are opening a can of worms that can really get out of hand quickly, we need to be sure the contractors are doing something, not doing anything is not working, but we have to be concerned about the homeowners wants and needs also”. Tim R. commented that “we are trying to put a model out there, something to get the ball rolling on, because most people haven’t been doing this. The handwriting is pretty much on the wall, we are going to be required to do something.” George Schuller encouraged the group to “not limit calculations to Manual J only”, and went on to express concerns for “possible additions costs” related to these issues.

More comments followed from attendees regarding design temperatures, altering the dry bulb percentages, radiant gain etc. and other technical design criteria that effect HVAC systems and energy code requirements.

Other conversations continued along these lines for some time, which when included with previous comments, serve to draw attention to the complex and technical nature of the issues surrounding the work of Jim J.’s committee. Jim envisions a possible Jan. 1, 2011 date for jurisdictions to begin to enforce current code requirements. This will be an ongoing process for some time, with the 2012 Editions of the I Codes (when adopted) significantly influencing/changing requirements. I think it appropriate to give a huge thanks to Jim J. for again stepping up to shoulder the responsibility of leading this committee as he has others in the past.

The discussions ended with relevant comments from Steve T. directed toward the issues at hand. Energy Code Committee member Tim R. suggested “we move on for today” with the committee to have a future “working session” to reflect on the comments received at this meeting in an effort to develop more concrete suggestions/ideas to be presented at a future meeting.

It seems apparent to me (Herb) from e-mails copied to me as a result of Jim J.’s effort to communicate with HOA Chapter members on this issue, that there seems to be a lack of knowledge/understanding surrounding these current code requirements. Possibly, JOCOBO involvement may go far beyond JOCO boundaries in helping to clarify these confusing and complex issues. The results of this committees work may provide much needed and meaningful influence to other jurisdictions throughout the area/state.

- 6). **New Business:** None
- 7). **Code Chat:** None
- 2) **Set Date for Next Meeting:** Meeting to be held at St. Andrew’s Golf Club, 11099 W. 135th St., Overland Park, KS, on July 16, 2010 at 12:00 PM.
- 3). **Adjournment:** The meeting was adjourned at 1:30 PM with a motion by Tim R and second by Jim J. Eligible members then moved into executive session.

Submitted by:

Herb Warren
City of Olathe Building Official