

Johnson County Building Officials Association

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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: March 21, 2008 - 12:00 P.M

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

MINUTES

- 1) **Call to order** – in attendance were: Steve Chick, Mike Flickinger, Rolland Grigsby, John Hollis, Jim Jorgenson, Eirene Oliphant, Sean Reid, Jim Sherman, Steve Thompson, Herb Warren, Chuck Stevens, Matt Hissong, Jim Humbert, JD Lorenz, Stan Parsons, Billy Walker, Russ Rudy.
- 2) **Approval of meeting minutes** – Motion by John H.; second by Eirene O. – unanimous approval.
- 3) **Treasurer's report** – Eirene O. reported that we had an ending balance of \$8303.09, during the month there have been \$100 in deposits and no expenses. Report accepted. Motion by Jim J.; second by John H. -unanimous approval.
- 4) **Associate announcements** – Stan Parsons with the HBA advised the national **NAHB Model Green Home Building Guidelines** had been adopted as a local program. The local HBA will have some ability to flex the requirements. Copies of the checklist were made available to those attending or go to: www.nhabgreen.org

A question was brought to the group from an associate member re: pre-built wall panels with the house wrap pre-installed on the panels. Discussion followed if the wrap was allowed to overlap ends would that be accepted. Several jurisdictions do sheeting inspections and would require removing the wrap in those areas, it was also noted that if interior metal bracing was used they could potentially eliminate the sheeting inspection.

- 5) **Guest speaker** – Russ Rudy with the KCC was introduced and spoke to the group about opportunities to reduce energy usage. He has been involved in Building Science for some time. Russ provided a little history about energy requirements dating from the 1992 federal attempts. The Kansas law has changed and the KCC has no code involvement following the '92 documents and the recent direction of the KCC has been through working with the utilities on energy efficiency and conservation. They have, in addition, recently been focused on working with the utilities for energy incentive programs and education. Russ stated that the typical home built today uses 30-50 % more energy than needed. He gave several examples of how it is currently possible to get phenomenally better energy performance without a significant expense.

However, Russ indicated that when it comes to energy efficiency, the building codes are setting the lowest performance acceptable. He feels we could easily build better for more energy efficiency. He felt more education along with greater incentives will be required to promote building homes with greater energy ratings.

Another significant issue was the increased use of alternative energy sources such as solar energy to reduce the dependency on carbon fuels. We have an obligation to deal with our environment and our changing global weather trends as we continue to explore these energy issues. Russ asked everyone who was interested in the issue of carbon fuels to research an outstanding article in the Sept. 2006 issue of Scientific American magazine. Discussion with the group followed.

Russ summarized that Kansas is a “Home Rule State” and the result is that it is left up to the individual communities to adopt and enforce the standards for energy usage through the code adoption process. The state will continue its efforts to increase awareness through education, incentives, and dialogue. However, we all need to encourage the legislature and send the right message to the State and the KCC to encourage the adoption and better enforcement of energy provisions.

Sean R. commented at closing that 20% of the Contractor Licensing classes were currently energy related and that our builders are showing an interest in following more efficient energy paths, while seeking ways to more effectively market their homes. Sean stated that California has set the example for states to follow with energy education and incentives to the public. He also provided a website as an example of their efforts: www.smud.com (the Sacramento Municipal Utility District.)

6) **Old Business.**

- a. **Code Issues:** Thermal expansion control and water heater installation was again discussed following the prior discussion at our Feb. 15th meeting. Roland Grigsby reported back that the Water District does not feel that we have closed systems in our area.

Bill Welker, President of B & L Plumbing Service, Inc., was present and provided the group a manufacturer document referencing water heater installations. He advised that the A.O. Smith installation literature affects all of the installation industry. He felt that their requirements for thermal expansion and the resulting warranty issues were clear to the installers.

Discussion followed with no group consensus on the whole issue of new and replacement requirements under the codes and how the code vs. manufacturers' recommendations should be approached. Steve T. stated he felt our communities demand a uniform approach and requirements to this issue. As code officials, we need to enforce the minimum code requirements; and possibly through contractor and homeowner education, address the code requirement vs. manufacturers'

installation issue. (code vs. best practice) Steve T. advised Bill he would stay in touch on this issue.

- b. Truss Report: Steve T. reported on the final truss meeting. They have completed the Res. Deferred Submittal Guidelines which they were going to present to the group today for acceptance. Discussion followed on the seal requirements on the layout plans, the group did not feel that the layout plans according to the code required a seal. The individual trusses require a seal and the layout plan, which identifies the location, did not. Steve added following a question that the document currently only applies to metal plate joined trusses.

Motion was made by Jim J. to accept the Residential Truss Deferred Submittal Guidelines as presented and to not require a seal on the metal plate truss layout plans for roof or floors. John H. second.

Motion passed unanimously.

Steve T. passed out several truss document articles and discussed the truss bracing requirements and the lack of information currently provided on the truss documents on how they tie together. Steve also discussed the methods to prove that the truss mfr. has complied with the required ANSI/TPI quarterly inspections. One method proposed would be to provide a copy of the last TPI inspection report with each set of truss documents. The committee endorsed this unanimously however, did not intend to bring forward at this time. Steve reported that the Truss Committee has completed their current tasks.

- c. Res. Plan Review: Jim J. reported they were continuing to revise and implement the document as requested.
- d. JoCoBo Website: Sean advised that updates were coming possibly next week. They were looking at the bulletin board suggestion and also updating the links. Steve T. commented that the site is still difficult to look up on the web. Sean explained why and would consult on options to improve access. Steve encouraged the group to continue to provide Sean with good ideas for the website.
- e. Foundation Drainage: Jim J. had short discussion on the importance of this issue with the group. Our members have been charged with the responsibility of providing information and research to Jim to assist in developing a standard on this issue.
- f. Residential Deck Document: Steve T. initiated a short discussion on who owns this document as the document is in need of some updates / revisions. Sean discussed who would pay for the changes and that we might need to create a new agreement. Sean /Steve T. and Jim J. were to discuss with Dave U. the specifics of the original arrangements and report back to the group.

- g. Eirene O. handed out several documents she had received from a Virginia Tech representative she met recently at the ICC/Chicago.

7) **New Business:**

a. Code Chat: - Steve T. brought up an issue that had been brought to him re: a tunnel providing access to an Electric Service Panel and was it code compliant. A short discussion followed with no specific group consensus. Steve T. also commented on a new Smoke Detector now available from Kidde, this detector was UL approved and is wireless, which would make meeting the requirement for interconnection easier to meet. Discussion followed on when we require smoke detectors to be upgraded and interconnected. Steve commented he would like to see if we might agree as a group on what would trigger the requirement for smoke detector upgrades. General consensus was at remodel or an addition to a residence.

- 8) **Date and Location of Next Meeting:** April 18th @ 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 our 2/15/08 meeting.

Submitted by:

Steve Chick, Sr.
City of De Soto Building Official