

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: May 16, 2008 - 12:00 P.M

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

MINUTES

- 1) **Call to order** – in attendance (22) were: Jerry Anderson, Steve Chick, John Hollis, Jim Jorgensen, Sean Reid, Bill Sandy, Steve Thompson, Dave Utterback, Paul Cast, Chuck Stevens, Matt Hissong, John Hulse, Jim Humbert, J.D. Lorenz, Stan Parsons, Jeff Horn & John Dailey w / Don Julian Builders, Steve Campbell, Jeff Gifford & Brian Rodrock w / Rodrock Homes, LLC., Vic Hines, Dustin Johnson w /Charlotte Pipe and Foundry Co.
- 2) **Guest Speaker** - Vic Hines, Senior Technical Representative with Charlotte Pipe and Foundry Co., spoke on cast iron soil pipe standards. Dustin Johnson, the local distributor, was also in attendance. Vic discussed cast iron soil pipe standards; and, that cast iron products were coming into the country which did not meet the standards. Vic had a very informative slide show of cast iron production facilities in China and the troubling issues of meeting our standards when you do not know who made the pipe, when it was made and under what testing and controls were made. He had several pictures of Charlotte Pipe foundries and covered the testing and product controls that they have implemented as a 107-year-old company. He suggested the industry must pay closer attention to the cast iron pipe products and that we request the following when approving cast iron pipe installations: Name of Mfr., country of origin, day-mo-yr of Mfr., and also stated that we can request a complete set of test data, by day, for any piece of pipe from a reputable manufacturer.
- 3) **Approval of meeting minutes** – Motion by Jim J.; second by Jerry A. – unanimous approval.
- 4) **Treasurer's report** – Eirene O. provided the treasurer's report. We had an ending balance of \$7968.09; during the month there have been no deposits and \$149.50 in expenses. Motion by Jim J., second by John H. -unanimous approval.
- 5) **Associate announcements** – Stan Parsons w/HBA distributed a handout and advised of an upcoming event - June 4th at Longview Mansion. This is a Seminar being held with an opportunity to look at sustainable design & cost saving new design. Speaker is Marianne Cusato, who is an expert in the field of architectural design.
- 6) **Old Business.**

- a. Window Installation Standard: Jim J. distributed a handout on Window Installation Topics. Dave U. had a few initial comments on single wall construction and some of the issues we have seen in this area with water leakage. He advised he was looking at possible revisions to our document.

Representatives from Rodrock Builders and Don Julian Builders were present and discussed their concerns with the installation of windows under the siding. They proposed using installation methods that they have had good success with; i.e. the windows being installed on top of the siding, as they have done for years, with minimal leakage issues. They advised the siding Mfr's. do not want water directed behind the panels where it isn't intended to be protected. They do not have testing documents; however, they had experience to back them up.

Stan P. mentioned that, from what they are hearing, all the window mfr's. installation documents are different, which creates confusion. Sean R. advised that many of the installation guidelines are now available on-line. Sean mentioned we probably need to address the window installation in single-wall construction in our classes. Sean also advised that Jerry M. had submitted a code change to adhere w/installation to ASTM E2112; and, he got blown out of the water. Jerry A. advised they had installation details provided by several mfr's. for installation on top of the siding that they had approved for window installation. Jerry Horn mentioned that we haven't even discussed the installation with brick mold windows. He advised that as builders we must depend on our suppliers and mfr's. If alternate installation methods are required, then it may create other issues. They just want some consistency and an installation that prevents call back issues.

Steve T. And Jim J. agreed to get the mfr's. installation documents together. We need to support, as a group, the single-wall installation methods. Sean advised he would assist in getting the documents and information on-line. Jeff Horn advised they would also be willing to assist as needed. Steve T. reminded the group they need the group's assistance in providing any current installation documents or details from mfr's. they may have access to.

- b. Truss Committee Report : Steve T. advised summary will be given at the next meeting.
- c. Electric Utility Committee: Steve T. advised that possibly no one attended the last meeting. Someone mentioned Eirene O. may have attended.
- d. Foundation Drainage: Jim J. had short discussion on this issue. He advised he hadn't had time to pursue any further. Steve T. commented that we really need to help move this along. Our members have been charged with the responsibility of assisting in providing information and research to Jim to assist in developing a standard on this issue. (jjorgensen@lenexa.ks.us)

- e. Uniform Plan Submittals: Jim J. gave a short discussion that we need to meet with several cities on minimum plan requirements.
- f. JOCOBO Website: Sean advised they have not had the time to complete the changes. He again encouraged our group to provide any feedback or suggestions they have to Janie or him. He stated Janie is a large part of the website process.
- g. Residential Deck Guidelines: Dave U. said he is currently working on revisions. Dave had not received any comments from anyone in the group as yet. Steve T. wanted us to focus and assist Dave in providing the updates to the document for revision. Steve T. discussed fasteners and ledger locks with Dave, who advised he was working on Rim & Railing revisions also. (dutterback@ci.lenexa.ks.us)

7) **New Business**:

- a. Jim. J. advised the group that the Foundation Contractors Assn. wanted to have a certification program for contractors. They proposed using the Residential Foundation Guideline for the program in some capacity. Steve T. asked the question, “do we need to add a disclaimer to use at own risk”? We currently have no disclaimer; and, the group agreed we should develop one.
- b. Code Chat: - Steve T. asked the group if we are inspecting for the 2006 Energy Code? A short discussion followed. Several cities indicated they are not enforcing. Steve advised that Shawnee is now using what the code says and not following other methods. The builders present indicated they are not currently insulating walkouts/slabs. A short discussion followed. John H. initiated a short discussion relating to the IMC changes for Type I hoods – when appliance goes on, the hood goes on. The code is not very specific relating to this issue. Steve T. asked if there were any changes on inspection requirements, light bulb test?

8) **Date and Location of Next Meeting**: June 20th @ 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