

Johnson County Building Officials Association

Minutes of the May 21, 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: May 21, 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 12:40 PM. There were 9 in attendance.

President Bill S opened the meeting with an apology for his inability to prepare for the current and past meetings due to health issues and as such declared today's meeting an "open discussion" meeting with no particular agenda. Bill further commented that he had not had any communication from anyone concerning issues to be brought before the group. Approval of past meeting minutes was not called for. Treasurer's report was not requested. Associate Announcement, Old Business and New Business were deferred to the June meeting.

Bill S opened the discussion with comments directed toward how other jurisdictions were handling drainage-grading-erosion control and sump pump drainage on neighbor issues. Herb stated that Olathe considered sump pump drainage a civil issue, and as such, remained neutral as much as possible. He went on to comment that Olathe Building Inspectors are now becoming involved with erosion control issues at times of inspections. Conversations then shifted toward final lot grading requirements with Geoff B and John H provided input on how their respective jurisdictions are handling some aspects of the issue. Steve T expounded on Shawnee's comprehensive standards developed in 2002 to cover final grading issues. He continued on to provide a narrative on problems he had encountered with sump pump drainage issues in past years. Numerous suggestions followed on the best remedial actions that might be taken to alleviate these problems, with David E commenting on the possible use of "rain gardens" to handle the discharge of sump pumps. This suggestion spurred a good deal of interesting comments, but ended without resolution.

Steve T directed the group toward window installs/water resistive barrier issues. David E provided explanation on his install methods and the need for consistency with install/inspection procedures. Chuck S of Advantage Framing Systems commented that window manufacturers were responsible for developing and mandating install requirements. Conversations then moved to the energy code and revolved around wall construction methods, and environmental air concerns. Steve T commented on the 2012 energy code and the significant changes there in, along with its purported 30 % increase in energy efficiency. Air spacing above insulation (rafter-ceiling), insulation baffles, raised heel trusses and other applications were also discussed.

Chuck S moved the discussion back to the window install/ inspection area and how jurisdictions differed on the issue. Per Chuck, "seems to be a lot of variation". David E again commented on the need for consistency and streamlining. Geoff B stated that different jurisdictions looking at different aspects of window installation could be a benefit, with Chuck S agreeing and commenting that it "only made his framing crews better". He went on to explain that he tracks inspectors "pet peeves", and trains his framing crews accordingly. Chuck further stated that he provides window install training to his crews at

least 4 times each year. He uses a wall “mock up”(both double and single wall) with water resistive barrier installed, and moves through the complete process. Herb stated that he would like to have some inspectors take advantage of this training opportunity with Chuck signifying he would be happy to have them.

Geoff B, revisited Cell Core Piping concerns related to material quality and inspection testing failures. There seems to be a consensus that materials currently manufactured may be of lesser quality than original materials receiving ASTM listings. Per Geoff, “this material is very susceptible to damage in numerous ways”.

Steve T moved the group into the area of truss plan review and truss install concerns. Chuck S commented that his Co. had implemented changes in the area of truss layout identification procedures. Steve T further stated that JOCOBO’s past efforts to promote some standardization in this area and the resulting problems associated. Chuck S went on to state that he felt inspectors are better educated in the area of trusses and that helped considerably.

Chuck S questioned the progress being made with the JOCO Contractor Licensing’s efforts to license framers. Several opinions were shared as to where this effort is now located, however Sean Reid, JOCO Contractor Licensing Coordinator was not in attendance to clarify/answer the questions raised.

2) **Set Date for Next Meeting:** Meeting to be held at St. Andrew’s Golf Club, 11099 W. 135th St., Overland Park, KS, on June 18, 2010 at 12:00 PM.

3). **Adjournment:** The meeting was adjourned at 2 PM.

Submitted by:

Herb Warren
City of Olathe Building Official