

# Johnson County Building Officials Association

## Minutes of the November 19, 2010 Meeting

Location: St. Andrews golf Course Clubhouse, Overland Park, KS.

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

## Minutes

- 1) **Call to order:** The meeting was called to order at 12:35 PM, with the following Building Officials, Municipal Representatives, Associates and Visitors in attendance; Steve Chick, Mike Flickinger, John Hollis, Jerry Mallory, Eirene Oliphant, Bill Sandy, Steve Thompson, Herb Warren, Geoff Bowen, Chuck Stevens, David Elliott, Rolland Grigsby, JD Lorentz, Tina Rakes, Matt Souders, Dave Utterback and Jay Woodward.
- 2) **Approval of meeting minutes:** October minutes were submitted. Motion to approve the minutes was made by Eirene O. with a second from John H. The motion passed unanimously.
- 3) **Treasurer's report:** Eirene O. provided the treasurer's report; beginning balance = 7290.08, deposits = 0, payments = 172.50 (St Andrews – October meeting expenses) leaving a current balance = 7117.58. A motion to approve the treasurer's report was made by Herb W. and seconded by Steve T. The motion carried unanimously.
- 4) **Associate announcements:** None

At this time, President Sandy announced that there would be no Old or New Business, instead, moving on to "open discussions".

Tim R. reported on the State Energy Committee efforts to gain more representation/involvement from the Wichita area. Following meetings with the "powers that be", from this area, Glen Wiltse, Sedgwick Co. and Bob Fairbanks, City of Hutchinson have been chosen as additional members. This committee will be meeting the first week of December, 2010.

Tim R. also reported that the Residential Sprinkler Task Force Sub-committee will be meeting the first week of December, 2010. Representatives at this meeting will include Building-Fire Officials, HBA etc. Conversations then moved to HBA efforts to lobby for the current sprinkler probation to extend to some indefinite time period. Tim commented that one of the committees future efforts will be to recommend to Legislature, measures that everyone can live with, with one option being to place the sprinkler requirements in the appendices (also supported by the National Home Builders Assoc.) of the code which would require specific adoption and would not just "slide through" with the rest of the code. The Fire Service represented on the committee seems to be alright with this. There are a few other conditions involved related to location on lot, fire flow, etc.

Additional comments from Tina R. and Tim R. focused on sprinkler requirement adoption efforts in the State of Nebraska. Tina clarified ICC involvement as being the promotion of a family of codes and not specifically of ICC endorsement of adopting sprinkler requirements or where the local jurisdiction may want to locate the requirements, either in the appendices or main body of the code. There apparently has been some "ruffling of feathers" along these lines in the Cornhusker State.

Tim R. reported on recent code hearings in Charlotte by summing up the pending 2012 Energy Code changes. Per Tim, the possible increased costs are "alarming". Tim R. feels that these new energy code requirements could negatively affect jurisdictions 2012 code adoption processes.

Tim R., Jerry M., Sean R., and possibly others have recently met with MARC representatives to explore any avenues whereby MARC might be helpful in promoting a uniform and consistent energy code in all metro jurisdictions.

Tim R. then moved on by updating the meeting attendees on what was described as a “grass roots” effort which is exploring the formation of a National (?) Building Officials organization. Tim stated that he was “heavily involved” with this effort and that support is being received from across the US. One possible agenda being promoted at this time would be an extensive effort to supportive and assist with improving Building Official attendance at code hearings with early estimates indicating 700 to 1000 BO’s could receive assistance. A website is in the process of completion at this time. Tim will update as this effort continues to gain support.

Other energy code conversations followed in the areas of construction procedures, enforcement, staffing levels and training etc.

Our next area of discussion centered on Tim R’s question concerning Day Care Occupancies and how other jurisdictions were handling. It seemed that the ending consensus was that if the occupancies were meeting State Fire Marshal requirements, they were being allowed. Per Tim, Overland Park is in the process of adjusting ordinances in this area.

Jerry Malory recapped the fall JOCO Contractor Licensing Training Seminar by mentioning that attendance was within 70 attendees of what it has been in previous years. Jerry went on to comment on efforts with OP Convention Center to reduce costs provided significant savings with 2009 costs of one hundred seventy two thousand dollars as compared to 2010 of one hundred eleven thousand dollars. Jerry further noted that approximately seventy thousand dollars worth of books was provided to attendees this year. Per Jerry, current negotiations with AMC Theaters are underway to hold the 2011 spring training event at that Olathe location.

Jerry also brought forward questions related to JOCO Contractor Licensing involvement with enforcement efforts regarding possible issuance of citations for unlicensed contractors. A good deal of conversation and opinions were shared along these lines with no specific direction being developed. Following these comments the group moved on to the inefficiencies of JOCO Environmental and associated problems. One area of extreme concern is with failing septic systems and the need to provide sewer access.

Chuck Stevens moved the discussions to deck construction and the requirements for guardrails/ handrail connections. Code requires these to withstand a single concentrated load of 200 pounds in any direction. Chuck provided information on FastenMaster ThruLok Fasteners to achieve this connection at deck posts. After considerable discussions, the consensus of the group pointed toward the need for an ICC ES report evaluating these fasteners and the need for an Engineer approval on plans for the install of same.

John H. opened discussions for nomination of officer positions for 2011. Steve T. provided input on the normal succession processes of current officers. John H. has agreed to move to President, Herb W. to Vice President and Eirene O. to remain as Treasurer, leaving a needed nomination for the Secretary position. Discussions evolved to possible candidates, then on to who may actually be allowed to serve in these positions. The subject will be revisited at the December meeting.

**Set Date for Next Meeting:** Meeting to be held at St. Andrew’s Golf Club, 11099 W. 135<sup>th</sup> St., Overland Park, KS, on December 17<sup>th</sup>, 2010 at 12:00 PM.

**Adjournment:** The meeting was adjourned at 1:55 PM.

Submitted by:

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Herb Warren  
City of Olathe Building Official