

# Johnson County Building Officials Association

President: Steve Thompson, PE      Code Official – Shawnee [sthompson@cityofshawnee.org](mailto:sthompson@cityofshawnee.org)  
Vice-President: Jim Jorgensen, PE      CBO – Lenexa [jjorgensen@ci.lenexa.ks.us](mailto:jjorgensen@ci.lenexa.ks.us)  
Secretary: Steve Chick, Sr.      Building Official – De Soto [schick@desotoks.us](mailto:schick@desotoks.us)  
Treasurer: Eirene Oliphant MCP      Codes Administrator – Leawood [eireneo@leawood.org](mailto:eireneo@leawood.org)

**Meeting Date: November 21, 2008 - 12:00 P.M**

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

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1. Call to order.
2. Approval of prior meeting minutes.
3. Treasurer's report.
4. Associate announcements
5. **Old business**
6. Erosion control committee report (research and recommend best management practices for erosion control measures in SFR developments)
7. Electrical utility meeting report (Greg Franzen), Foundation drains, (Jim J.) Uniform plan submittals (Jim J.), JOCOBO website (Sean Reid), Revisions to the deck guide (Dave Utterback).
8. **New business**
9. Nominations for 2009 positions.
10. Structural calculation minimum requirements (What does the code require???, submittal criteria, index, page numbering, design basis, list of structural components, etc..).
11. Special inspection program discussion/survey (who requires them, who gets programs, when are reports due, who requires certifications and what qualifications criteria exist.)
12. Code Chat (issues???)
13. December meeting time-date (noon-12/19/08 at St. Andrews).
14. Adjournment.

## **MINUTES**

- 1) **Call to order** – The meeting was called to order at 12:30 by Steve Thompson: In attendance (12) were: Rolland Grigsby, Bill Sandy, John Hollis, Jim Jorgenson, Sean Reid, Steve Thompson, Chuck Stevens, John Hulse, Stan Parsons, Jim Sherman, Mike Flickinger, Barry Walthall, Jay Gross.
- 2) **Approval of meeting minutes** – No minutes of the previous meeting were provided.
- 3) **Treasurer's report** – No treasurer's report.

#### 4) Associate announcements –

- a. Steve Parsons, KCHBA noted that the NAHB has filed a protest to the final action hearing voting on RB64-07/08 and RB66-07/08. Information regarding the appeal can be found on the ICC website. The appeal states the process did not provide for balanced on interest in voting, failed to provide a fair and open process, and failed to prevent unfair influence of third-party funding on the voting process.
- b. Jay Gross, JCCL Education Committee Chairman – In an effort to create uniformity in the permitting process and to have some assurance that subcontractors listed on permits are actually engaged in the projects Jay proposed that local jurisdictions include a notification process to subcontractors when permits are issued. This could be as simple as sending an e-mail to a subcontractor notifying them of the essential information for a permit and that they had been listed as a subcontractor. Cities could also include other information at they desired. There have been some problems with contractors being drawn into court and they had been fraudulently listed as a subcontractor when they did not have any connection to the projects. NO one voiced any objections to this idea the thought it was a good idea.
  - i. Note: Herb Warren is being added to the Education Committee.
- c. The JCCL Education Committee was also concerned about how few HVAC contractors were pulling required permits for HVAC installation and replacement work. Jay expressed that in most jurisdictions are getting permits for less than 15% of the replacement work. A possible solution would be for HVAC equipment supplies to request a permit number prior to providing the equipment. Manufacturers are having problems with warranty work and complaints that generally originate from faulty installations. Making sure licensed contractors are involved and obtaining permits would help assure that proper installations were being made.
- d. The JCCL Education committee was also concerned about contractors not having current code books and being familiar with the current code requirements for HVAC work. There was some discussion regarding the mandatory requirements for using Manual J and Manual D for sizing residential HVAC systems and distribution ducts. Barry Walthall in Lawrence is working on enforcing this requirement but he is meeting with some resistance. His code board contractors favor more enforcement of the requirement but a lot of the other contractors are opposing this effort. Many cities have adopted the requirements but are not actively asking for the calculations to determine sizing or duct layout plans. Cities need knowledgeable staff to understand the requirements. Information is available from ACCA and JCC has some classes.
- e. The JCCL Education Committee is discussing various options to improve classes and extend training to the licensed individuals their workers; whether the licensee has to take classes within their license area for continuing education or what

percentage is required to maintain a license. Some categories may be better served by more smaller classes spread out over the year (roofing contractors) instead of having several larger classes during the spring and fall JCL seminars.

- f. Sean Reid – JCCL; Sean wanted to know if cities were going to go to the 2009 codes so he could determine what classes to have for JCCL training. A number of cities are going to stay with the 2006 codes and make selected amendments to add some 2009 code information.

## 5) **Old Business**

- a. Erosion Control Committee: No report. Tim Ryan was going to get each city to provide copies of their current requirements. Tim R. was asked to chair with Steve C., Jim J., Roland G., Steve T., Aaron W., and Stan Parsons(HBA). The goal was to research and recommend best management practices for erosion control measures in SFR developments.
- b. Electric Utility Emergency Response: Greg Franzen: The utilities have had several meetings and prepared a matrix of the requirements for area cities. There is another meetings scheduled for sometime in December.
- c. Foundation Drainage: Jim J. -- no report.
- d. Plan Submittals: Jim J. -- no report.
- e. Website: -Sean R. – In light of the 2006 and 2009 IRC changes the braced wall details that were on the JCCL website have been removed.
- f. Residential Deck Guidelines: Jim J. (David Utterback) – no report

## 6) **New Business**:

- a. Officers for 2009: Steve Thompson and John Hollis will make up the nominations committee: They are considering Jim Jorgensen for president, Steve Chick for VP, Eirene Oliphant for Treasurer, and Treasurer (?).
- b. Structural Calculations: Steve Thompson wanted feedback on what local jurisdictions were requiring for structural calculations. He was concerned that area cities are not being consistent on what was being required. Should JOCOBO develop some document that would clarify what structural information should be provided? Also is there any effort being made to look at the calculations to see if the basic minimum standards being referenced on the plans are actually being used in the calculations. Most cities are not reviewing the structural calculations to see if the referenced design criteria are consistent with the design documents shown on the

plans. This was discussed for about 20 minutes with no real conclusion. People should review and be prepared to discuss later.

- c. Barry Walthall had a question about the residential foundation guidelines. Since the guideline now requires a return wall or other change in direction as specified intervals Barry wanted to know if a concrete window well would satisfy the requirements of a return wall. Everyone agreed that a concrete window well poured integral with the foundation and extending to the level of the footing does satisfy the requirements for a return wall.
- d. Tim R. discussed the new pool requirements for public pools which must be in compliance by Dec. 1<sup>st</sup> 2008. Discussion followed. Enforcement will be on the States.
- e. Portal Frame: 2006 IRC Figure 602.10.6.2 limits the header height of a portal frame to 10 feet. Can a kneewall be placed above the portal frame? If so what additional design information is needed, if any? How does R301.3 apply in this situation? We were not sure of the answer and will pursue it at the next meeting.
- f. A number of cities have been discussion the requirements for wind energy generators on commercial and residential property. Lee's Summit has a draft ordinance if anyone needs a sample document.
- g. Sidewalks and driveway replacement: Jim Jorgensen wanted to know how other cities handled driveway maintenance under the IMPC. In general other cities do not require replacement simply because the surface is spalling or cracking. Generally some specific hazard needs to be indentified such as a trip hazard. Most people are using changes in elevation of more than 1 inch as a trip hazard.

7) **Date and Location of Next Meeting:**

Decembere 19th @ 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](mailto:sean.reid@jocogov.org)).

- g. Review policies on thermal expansion requirements in residential installations and water heater permit requirements, following 2/15/08 meeting.

Submitted by:  
Jim Jorgensen, City of Lenexa for