

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: October 17, 2008 - 12:00 P.M

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

MINUTES

- 1) **Call to order** – in attendance (17) were: Jerry Anderson, Steve Chick, Mike Flickinger, Rolland Grigsby, John Hollis, Jim Jorgensen, Eirene Oliphant, Sean Reid, Tim Ryan, Bill Sandy, Matt Souders, Steve Thompson, Barry Walthal, Aaron Wingert, Chuck Stevens, JD Lorentz, Stan Parsons.
- 2) **Approval of meeting minutes** – August minutes were submitted. Motion by T.Ryan second by Jim J. - unanimous approval.
- 3) **Treasurer's report** – Eirene O. provided the treasurer's report. We had a beginning balance of \$7361.19. During the month there were deposits of \$115.00 and \$207.00 in expenses with ending balance of \$7269.19. Motion by Jim J., second by T. Ryan - unanimous approval.
- 4) **Associate announcements** – Stan Parsons advised that Phil Perry would again be the HBA rep. as Dave Holtwick had gone to the O.P. Chamber.
- 5) **Old Business**
 - a. Sean R. and Jim J. commented that the CLRB had not had a quorum for several months. New licensing categories for framing and concrete trades were currently being considered by the Contractor Licensing Program. One of the considerations was to include contractors under IRC or include the IBC also. The general consensus of the group, though several were undecided, was to include all framing under the IRC/IBC applications. Steel framing would be excluded currently. The Education Committee was currently discussing methods to reach trade levels below the licensed individuals. One possibility was evening training sessions which might also benefit city staff and inspectors. Sean commented that he would like to see more education available with the new training rooms and were also looking at DVD and On-Line opportunities.

- b. Truss Training: 1st class had 24 attend and the Friday class had four signed up, comment was made they were not concerned with class size would train 1 if they attended. Another class was to be scheduled on the Mo. Side.
Sean commented that they would like to incorporate Design Professionals and Contractors in future classes.
- c. Elect. Utilities: Eirene mentioned the spreadsheet that had been sent out to jurisdictions. A panel discussion was to be held in the future.
- d. Foundation Drainage: Jim J. -- no report. Jim raised the question were jurisdictions requiring gutters? The code verbiage (801.3) was rather vague. Discussion followed that the most common method of compliance was thru guttering systems.
- e. Plan Submittals: Jim J. -- no report.
- f. Website: -Sean R. - no report.
- g. Residential Deck Guidelines: Jim J. -- no report. Short discussion that updates still need to be made to the document including possibly the span charts, loading factors and hangers. The general feeling was that significant changes were not needed just an update. Sean commented that the document was very popular with homeowners. Steve T. commented that the guardrail attachment to the joist and the ledger board to concrete and ledger locks are additional areas to look at.

6) **New Business**:

- a. ICC Conference: Jim J. brought up the topic of Sprinklers under the IRC. The sprinkler vote passed by the required 2/3 vote for all dwellings & townhouses. Discussion followed as to who and when jurisdictions were planning to enforce the change. The requirement for Carbon monoxide detectors was also discussed.
- b. Chuck Stevens brought up a question to the group on a portal framing wall issue. Discussion followed.
- c. Matt S. brought up a concern to the group on trap primers, discussion followed on what jurisdictions might require. Matt also commented with short group discussion on expired permits.
- d. Sean R. commented on the new pool requirements for public pools which must be in compliance by Dec. 1st 2008. Sean recommended that anyone who still had questions to enroll in Mondays Pool Class as they had openings.
- e. Steve C. asked that group how other jurisdictions were handling TCO's. Discussion followed with most charging for TCO's with several going to progressive fees also.

- f. Steve T. brought up the issue of shell occupancy vs tenant space occupancy. Following discussion the group felt that a Statement of Completion for the shell and individual TCO's for the tenant finish was the appropriate method. Discussion of development issues followed. Matt advised Lenexa had a Development Guide which would forward to Steve.T.

7) **Date and Location of Next Meeting**: November 21st @ 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 2/15/08 meeting.

Submitted by:

Steve Chick, Sr.
City of De Soto Building Official