

Johnson County Building Officials Association

Minutes of the December 16, 2011 Meeting

President: Steve Thompson – Building Official – Shawnee, Sthompson@Cl.Shawnee.ks.us

Vice President: Tim Ryan – Building Official – Overland Park, jryan@opkansas.org

Secretary: Matt Souders – Building Official – Lenexa, msouders@lenexa.com

Treasurer (Elect): Bill Sandy – Fairway, Bsandy@fairwaykansas.org

Minutes

Call to order: The January 20, 2012, meeting held at St. Andrews golf course clubhouse was called to order at 12:25 PM, with the following Building Officials, Municipal Representatives, Associates, and Visitors in attendance; Jerry Mallory, Jerry Anderson, Matt Souders, Steve Thompson, Chuck Stevens, Tim Ryan, Bill Sandy, Sean Reid, George Schluter, Mitch Dringman, J.D. Lorenz, Mike Davis, Steve Chick, John Hollis, Chris Zheng, Tina Rakes, Ken Hoffman, Jasper Diederiks, Travis Torrez, Barry Walthall, and Jim Sherman

Approval of meeting minutes: Chairman Steve Thompson chaired the meeting and asked for approval of the December 2011 meeting minutes. Jerry Mallory commented that Mitch Dringman was noted as Mitch Drummand. A motion to approve the minutes respectively was made by Tim Ryan. John Hollis seconded the motion. The motion passed unanimously.

Treasurer's report: Bill Sandy presented the current treasurer's report. Bill reported as follows:

Beginning Balance	\$7,225.13
Deposits	\$00.00
Payment to St. Andrews	
December Meeting	\$172.50
Balance	\$7,052.63

Chairman Steve Thompson asked for a motion to approve the treasurer's report. A motion to approve was made by Jerry Mallory and the motion was seconded by Tim Ryan. The motion passed unanimously.

Associate announcements: Acting Chair Steve Thompson asked if anyone had any associate announcements.

- Steve Thompson asked that the renewal forms be sent out, also inquired about JOCOBO annual renewal fee, rates for individuals, jurisdiction and associates
- Sean Reid presented the February education seminar provided by the Contractor Licensing Program and discussed several of the classes. Classes are scheduled from February 15 through the 17th. Sean Reid announced that JOCO will update their website to allow the JOCOBO Secretary the rights to update the JOCOBO website.

- Jerry Mallory announced a shareware website is being developed for the 2012 I-Code Adoption Committee to share information. There are fees required for the site which is currently an obstacle to its implementation.
- Tina Rakes announced ICC will be reinstating the ICC call center. It will not be available sooner than April 1, 2012.
- Tina Rakes announced ICC is seeking donations for the Code of Honor Scholarship, also ICC chapter benefit event is set for April, 2012
- Tina Rakes announced ICC has created a new membership council to allow various disciplines to share information.
- Tina Rakes announced ICC is reviewing remote code development voting. This is a controversial topic among the meeting attendees. The group discussed the challenges of maintaining the integrity of the code development process. Voter commitment and ability to attend code development hearings was discussed.
- Tina Rakes announced ICC has developed a program called "Next Generation" which is intended to develop technological information platforms that youth are accustomed to using.
- Sean Reid announced that he was not ready to present certification procedures/requirements for fire alarm contractors to the Contractor Licensing Review Board (CLRB), until, as requested by the CLRB, JOCOBO provided a more clearly defined definition of the license scope.

Old Business:

- Discussion was held regarding UL Certification and adding a JOCO Licensing category and/or qualifications for fire alarm contractors. After discussing NFPA-72 "Certification of Personnel", the initiative was discontinued. The decision was based on a lack of specifics in NFPA-72 and local industry standards.
- Discussion was held regarding potential changes to WaterOne's cross-connection policies. There were no conclusions made on this item.
- Steve Thompson updated the group on the progress of the I-Code Adoption Committee. The committee has developed a mission statement and goals, and is currently sharing information regarding the IPC.
- Discussion was held regarding Manual J, D and S enforcement. George Schluter recommends deferring any conclusion until members are further along with code amendment development. Concern over consumer comfort was expressed because manual J stipulates a summer design temperature of 93 deg. Fahrenheit in this area. JOCOBO agreed to defer conclusions until members are further along with code amendment development.

New Business:

- Jasper Diederiks with Heartland Truss Co. suggested deferred truss package submittals make sense due to the frequency of consumer changes made after permit issuance. Steve Thompson referenced the JOCOBO Proposed Residential Truss Deferral Guidelines. (Pasted below from the May 18, 2007 JOCOBO Meeting Minutes)
- Discussion was held regarding 2012 JOCOBO goals. Steve Thompson requested members provide ideas to increase the meaningfulness and community awareness of JOCOBO.
- Discussion was held regarding ISO's Building Code Effectiveness Grading Schedule (BCEGS) Certification. Members that have participated in the program found it is useful for finding areas to improve in; but did not realize other justification for program participation.

Set Date for Next Meeting: Meeting to be held at St. Andrew's Golf Club, 11099 W. 135th St., Overland Park, KS, on Friday, February 17th, at 12:00 PM.

Adjournment: Vice President Tim Ryan made a motion to adjourn. Bill Sandy seconded. This regular meeting was adjourned at 2:10 PM into executive session.

Submitted by:

Matt Souders
City of Lenexa Interim Chief Building Officer

JOCOBO PROPOSED

Residential Truss Deferred Submittal Guidelines

Truss Plans shall be submitted for review and approval. Truss plans may be submitted for review and approval to the Building Permit office after the building permit has been issued as a "deferred submittal" (Re: 2006 IBC Section 106.3.4.2) if the following information is shown on the building construction plans:

- 1. The locations where trusses are proposed to be used (roof or floor).**
- 2. The minimum design loads for trusses, including dead and live loads, wind and snow loads, attic storage, mechanical systems, partition loading, and special loading conditions.**
- 3. The location of all bearing walls, columns, beams and other truss support points.**
- 4. A note is provided that indicates the person responsible for the structural design of the house will review the truss drawings for general conformance to the design of the building, prior to submitting the truss drawing to the Building Permit Office for approval.*

Truss plans submitted for projects that do not comply with the provisions above shall be treated as amended construction documents, and charged plan review fees as applicable in each jurisdiction.

When truss plans are submitted for review and approval, they shall comply with the requirements below, and contain the following information:

- Two sets (or more, depending on the specific jurisdiction?) of truss drawings ~~should~~ shall be submitted to the Building Permit offices for review and approval.**
- Truss plans shall be submitted for review and approval prior to truss erection.**
- Plans should reflect that the trusses have been designed and constructed in compliance with ANSI/TPI 1 2002.**
- The truss drawings ~~should~~ shall show both a layout plan, identifying the different truss locations, and individual truss type drawings, which show the spacing, design loads, support points, job location or builder/plan #, truss manufacturer, and other relevant information required by R502.11 and/or R802.10.1.**
- Both sets of truss drawings ~~should~~ shall have an original seal and signature from ~~be signed and sealed~~ by a Kansas registered engineer.**
- Both sets of truss plans ~~should~~ shall be reviewed and approved (not sealed) by the person responsible for the structural design of the house. The review is to verify that the proposed trusses are compatible with the design of the building. Proof of this review and approval may be a letter, an approval stamp, or something similar.**
- Code references are 2006 IRC Sections R106.1, R301.1, R502.11 and R802.10. (Check with the specific jurisdiction for information on the code edition adopted**