

Johnson County Building Officials Association (JOCOBO)

President: Tony Adamson- Building inspector - City of Merriam, tadamson@merriam.org
Vice President: Matt Souders -Building Official- City of Lenexa, msouders@lenexa.com
Secretary: Tyler Wirth - Building Official- City of Shawnee, twirth@cityofshawnee.org
Treasurer: Bill Sandy – Fairway, bsandy@fairwaykansas.org

Meeting Minutes for January 19, 2018

St. Andrew's Golf Course Clubhouse – 11099 West 135th, Overland Park, Kansas

Call to Order

The meeting was called to order by President Tony Adamson at 12:27 pm. Those present per the sign-in sheet are as follows:

Officers: Tony Adamson (City of Merriam/ President)
Matt Souders (Lenexa/VP)
Tyler Wirth (Shawnee / Secretary)
Bill Sandy (Fairway/Treasurer)

Members: Mike Flickinger (Gardner)
Mitch Dringman (Prairie Village)
Steve Crull (Mission Hills)
Travis Torrez (Leawood)
Tim Ryan (National Consult)
Anoush Fardipour (Johnson County)
Jim Brown (Overland Park)
Danielle Sitzman (City of Mission)
Tony Adamson (City of Merriam/ President)
Matt Souders (Lenexa/VP)
Tyler Wirth (Shawnee / Secretary)
Bill Sandy (Fairway/Treasurer)

Associate Members and Guests:

Russell Thornburg (Johnson County)
Bruce Chyka (PPHCK)
Christy Martin (Concrete Promotions Group)
Jasper Diederiks (Heartland)
J.D Lorenz (Hallmark Building Services)
Courtney Reyes (KCHBA)
Mike Davis (Miami County)
Jay Woodward (ICC)

Previous Meeting Minutes

The prior Meeting Minutes from November and October were considered and Tony Adamson asked if there was a motion to approve the minutes. Bill Sandy made the motion to approve and Steve Crull seconded the motion. The motion was approved by the members.

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Treasurer's Report

Bill Sandy gave the Treasurer's report beginning and ending balances and all payments made to date. A motion was made by Steve Crull and was seconded by Anoush Fardipour to approve the treasurer's report. The motion was voted on and was approved by the members.

Introductions:

With all the new faces, President Tony Adamson asked everyone to go around the room and introduce themselves to the group.

Associate Announcements

- a) **Emergency Escape and rescue openings- email from Russell Thornburg** – Tony asked if everyone was comfortable with the all the emails that were going out or if there was anything else to discuss. Steve stated that it seemed like everyone was on the same page and the big question was if you take into consideration just the bottom sash of the window or both sashes of the window when the top sash can be removed. How the fire department gets in and how people get out are two different things. It was stated that it is the clear opening of the window that is measured to get the required 5.7 square feet. Russell stated that this question came from Chuck, who is coming in to teach a class on chapter 3, Chuck wanted to know how we measure the window opening down here. Tim asked if there is an interpretation from ICC. There were three interpretations sent out from three different people from ICC and they were all the same. It would be the clear opening of the one bottom sash. Jay mentioned that these were interpretations from three people at ICC and not an official interpretation from the ICC committee. Travis stated that we did receive an interpretation from the ICC committee from 2005 and it was the same as the three individuals from ICC. Jay stated that the ICC interpretation is you only measure the opening of the bottom sash. Jim added that if you had a double hung window that to open the top sash would be considered special knowledge and would not be considered part of the required opening.

Old Business

- a) **Set time and date for 2018 task force committee 1st meeting, who will participate** — Anoush has volunteered to head the task force at Johnson County and meet at their offices. Anoush talked to Overland Park and they stated they want to do the code adoptions on their

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own. Anoush got a list of everyone that wants to be involved. Travis talked about how the task force worked for the adoption of the 2012 codes. Meetings were set up monthly and each meeting was to discuss a different code book. Members of the committee would put together what they thought their amendments would be and major code changes before each meeting. Then the members would brain storm and discuss possible amendments and major code changes. For the 2012 code adoption meetings the task force also had Overland Parks and Kansas City's amendments to reference and discuss. After the meeting with the task force took place, a meeting was set up with contractors at KCHBA to discuss significant changes and amendments. The process worked well last time for 2012 codes and would like to do the same process for the 2018 codes. Tim asked the question if anyone knew what Kansas City's plans were for adopting the 2018 codes. Anoush said the he talked to them last month and they are thinking about the code adoption but have not done anything yet. Jim commented that Overland Park is going to keep their code analyst for 2018 internal this point until it is complete and discuss how to branch out at that point. Jim has started with reviewing the changes on the 2018 IBC and has created a spreadsheet showing the changes and impact on the community. If the change was more of a clarification and Overland Park already interpreted the code that way then they have just moved right past it. Travis commented that last time for the 2012 codes at the task force meeting was regularly attended by Johnson County, Shawnee, Mission Hills, Merriam, Leawood, Lenexa was hit and miss since they didn't know if they were adopting the 2012 codes. Meeting were set up for anyone that wanted to come and set up at the county. Anoush will take the list of people that want to participate in the 2018 code task force send out invites to the meeting. It was discussed on what day works best and it was decided that Thursday afternoons work the best. Anoush will send out a meeting invite and agenda for the meeting. Jay mentioned that ICC has a PDF document of all the approved code changes for all the code books that is available for purchase. The advantage is that it only includes the approved changes in list form. Jay handed out a sample to the group. It cost about \$70.00. Johnson County has already ordered it and Anoush says it works really well and user friendly.

New Business

a) Do the jurisdictions concern themselves with which products are used in the dwelling or do the jurisdictions rely on the HERS scoring for energy compliance. - Jim Sherman

Anoush stated that they had a meeting with all the HERS raters. When Johnson County adopted the 2012 code they deleted the residential portion of the IECC and adopted chapter 11 of the IRC. Johnson County relies on the HERS raters to be their eyes and ears on the jobsite and bring any discrepancies to their attention. When Johnson County adopted the 2012 codes they have to go with the prescriptive or the HERS option. If prescriptive you follow the requirement to the letter of the code. The HERS rater acts as the inspector on the jobsite. Most contractor use the HERS raters because they can play with the requirements of the code to get a score of 85 or less on the HERS. The mandatory sections of the code still have to be followed with the HERS option. Since insulation is not a mandatory requirement they may not have to insulate the concrete walls in the unfinished basement. For Johnson county the HERS raters send them a copy of their inspection and sometimes include pictures. If the HERS raters report back to Johnson County that incorrect materials are used then it is a red flag. Then at the final HERS raters send the final score on the HERS report. Russel states that in a HERS report

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there is a class 1, class 2, and class 3 rating. Class 1 is nice well insulated wall, Class 2 wall is a wall that is missing some insulation, and Class 3 is a wall that is not insulated. To him as a building official a class 2 and class 3 wall is unacceptable but for the HERS rater it can be acceptable. Some HERS raters will only allow a class 1 wall while others accept class 2 and class 3. Russell had set up a meeting with HERS raters and some of the HERS people stated they are not allowed to enforce the code book but only their HERS requirements. Russell shut down any reports that he was getting that were a class 2 or 3 because you have to install the product per the manufactures installation, instructions and the code. Bruce stated that the HERS do have a class 1, 2 and 3. Bruce said the class 1, 2, and 3 do impact the HERS score but maybe not as much as it should. Johnson County is more restrictive than other jurisdictions by only accepting a class 1. Most jurisdictions are relying only on the HERS raters and the final score. Jim Brown stated that Overland Park like to get their eyes on the insulation and not rely on someone else for that. Travis mentioned that he is seeing more of the bar being raised by the HERS. Travis stated that the blower door test is starting to come in tighter and tighter. The blower door tests are required to be less than 5 ACH (Air changes Per Hour) and if below 3 ACH then the whole home ventilation is required. Most people are concentrating on air ventilation and tightness of the house more then what R-value is in the walls. Bruce stated that you are seeing a minimal gain from R-38 to R-49 in attic insulation. The HERS need to be fine-tuned but for the most part is doing a good job to accomplish what we are looking for. Matt ask Bruce if it is difficult because of the inconsistencies between jurisdiction. Bruce responded with yes and some of it is procedural. Johnson county is requiring more information from the HERS raters. We are in a lot better situation now then we were in the past with energy efficacy. Blower door test does go into the HERS score as well. With the houses being tight now it is causing people to install additional equipment to the house. Where is the right path for energy efficiency and tightness of the house? Russell said he would bring a class to Johnson County Contractor Licensing in October that will answer all of our questions. It was discussed the different ways to provide mechanical ventilation to a house that is to tight. Bruce discussed the 3 options to bring in fresh air. One option is to bring a pipe from the outside to the return air, but not recommended. Continuous duty fans in another option. The most expensive option is the HRV and ERV but probably the best option. All 3 are acceptable solutions to the code. Lawrence is requiring all house to have mechanical ventilation.

b) Do jurisdictions require the ducts to be tested in unconditioned attics even with HERS rating-Jim Sherman

Anoush said if it is outside the thermal envelope then no. Tony said they do not require it. Travis said they have not required the duct to be tested at all. Tyler said they do not require the ducts to be tested. The code says that if the duct is outside the conditioned space then it has to be tested or if part of the duct is in the conditioned space and part of it is out of the conditioned space then it all has to be tested.

c) Which Jurisdictions require CO detector to be installed with gas fired equipment replacement permits. -Jim Sherman

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Johnson County, Merriam, Shawnee do not require CO detector with the gas fired equipment replacement permits. Would require CO detectors for additions and remodels. Russell stated that the code requires CO detectors installed where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist. Travis added this is true unless jurisdictions amended the code and some have. Most cities are not requiring CO detectors for furnace, AC, and water heater replacements.

d) NFPA 72 section 24.6- Wide area Mass Notification in relation to section 917 of 2018 IBC-Tony Adamson

Tony stated that this was brought up in Merriam when reviewing the 2018 code. This applies to college campuses. Merriam does not have any college campus but Overland Park has JCCC. Are cities going to remove it from the code or keep in code. Bringing section 917 to everyone's attention to consider. Anoush stated that this a new concept for IBC but not for NFPA 72. Tony stated that section 917 of the 2018 IBC says, Prior to construction of a new building requiring a fire alarm system on a multi-building college or university campus having a cumulative building occupant load of 1,000 or more, a mass notification risk analysis shall be conducted in accordance with NFPA 72. Where the risk analysis determines a need for mass notification, an approved mass notification system shall be provided in accordance with the findings of the risk analysis. The conversation that came up in Merriam is what risks? What Analysis? What r they looking at, shootings, earthquakes, what is the analysis going to show. What triggers this requirement? What if they build a new building on an existing campus. Do they have to retrofit for the whole campus? Anoush said he has work on this for an out of state project. It was a performance option coming from the fire protection engineer. Tim said you will have to go back to the code change and see what the intent was. Does it include retro activating if building a new building, does it include fraternity house on campus, what all does it include. Anoush said the way the code reads he couldn't get anything out of it. Mitch said his question was what qualifies as the actual notification. Could it be an evacuation system, cell phone notification? Tim said that we know the people that wrote it and we can find out.

e) JCCL Spring training classes-Russell Thornburg

Russell went over all the classes being offered through Johnson County Contractors licensing in February. Russell passed out a class schedule and program to the group. Tim brought up it seems like there is a trend that each year everything gets more expensive. Has the Contractor review board talked about changing the business model? Right now people get a lot of stuff for free. Should they start charging for people to attend the classes. If money is running short and the quality does not want to be reduce of the classes. Maybe the business model needs to be looked at to the future of this program. Russell stated that the business model is and will be looked at. The money is in okay shape at this point. Johnson County Contractor Licensing is the largest in the United states. Tim wants to make sure we are protecting what we are doing.

f) 716.5 Fire door and shutter Assemblies- Should shutter assemblies be interconnected into the fire alarm system instead of being allowed to be fusible link per NFPA 80 section 10.4.1.2.—Tony Adamson

Tony brings this up because they just had plans brought in by Carmax. They have a 3-hour fire wall between the service bays and the office space. They want to put a photo booth in the dealership to take pictures of the cars. They wanted to cut a hole in the 3-hour wall and put a fire rated shutter / garage door in the that space. They started looking at NFPA 80 and door can be attached to the fire alarm system or be activated by a fusible link system. Anoush said they a similar situation and if the fire alarm is not available they can have a local detector to automatically close the door not a fusible link. Tony stated that is not the way Merriam read the code. They read it as it can be a fusible link. In NFPA 80 they call it a fire detector and Anoush didn't think that was a fusible link. Merriam was thinking about changing the code to make it be required to be attached to the fire alarm system, if the building currently has a fire alarm system installed, to be shut with the smoke detection. It is something we can discuss when we start going through the 2018 codes.

g) Residential Sprinkler Systems – Jim Brown

There is a bill on the floor at the state of Kansas to repeal the override on residential sprinkler systems. It will probably die because the home builders and HBA will be against it. Just to let everyone know.

h) Fire alarm system update with Johnson County Contractors Licensing.

Tony asked if the fire suppression license has been completed. Russell stated that the fire suppression license has been completed but they are going to comeback with the fire alarm system license.

i) 3rd Party inspections for Rough-in inspection on residential – Tyler Wirth

Tyler stated that he was asked by a structural engineer if jurisdictions would be willing to accept a 3rd party inspection for Rough-ins (framing, electrical, plumbing, mechanical) on residential homes. Tony stated why not. Jim said no. a few others said no. Travis said we would probably not want to do that. We would then be essentially cutting ourselves out of a job. Most people agreed with this but each jurisdiction would or could make their own decision. Tyler stated that the engineer that asked this question said that they are getting called out more and more to write letters on items that the city inspectors are finding on inspections and would be easier for engineers to complete the inspections and address the issues. Tim stated that the engineers just look at structural stuff and we are looking at more than that. The engineer would have his guys performing the inspections get certified through ICC as combination residential inspectors (building, plumbing, electrical, mechanical) just like the city inspectors do. If jurisdictions want to do that they can but most would not want this to happen.

j) People serving on ICC committees. Tim Ryan

Tim satated that he was teaching in Lenexa and a couple people approached him about serving on ICC committees. It is way to late at this point. Now you are looking at getting on committee 3 years from now. Tim said that they have asked and begged to

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codes and standard councils. They need people on these committees because the amount of people out there is getting pretty slim. The board has indicated that you cannot double dip. In other words you cannot have people serving on multiple committees. Tell your people, if people really want to serve on ICC committees keep in mind they are looking for younger people. They are trying to get them involved in the process. They need to be prepared to sign up when the news comes out when ICC put out the calls for committees. Previously everyone that put in for a committee got put on something. ICC needs people to sign up, they have people retiring and going different directions. Tim also brought up that the code development is in April. If you do not have your room yet you might be in trouble. Things are filling up fast for both the code hearings and annual conference. Tim also brought up that the institute came out with their Mitigation saves 2 report, through National Institute of Building Services, which is important to code officials. The report basically says for every dollar you spend on mitigation it will save your community 6 dollars in recovered cost. Codes are the foundation of the report. The problem is the report is based on above code not the minimum adopted codes. If you are having problems with your jurisdiction adopting certain codes, this would be a good report to have in your hands. You can download it on the website.

- k) Mike Davis brought up that there was just a lawsuit in Miami County saying that even a house can be considered agriculture and can be exempt from codes.

Set Date for Next Meeting: Meeting to be held at St. Andrew's Golf Club, 11099 W. 135th St., Overland Park, Ks, on February 16, 2018 at 12:00PM.

Adjournment

The meeting was adjourned around 2:24 pm. The motion was made by Mitch Dringman and seconded by Tyler Wirth, all members were in favor.

Minutes recorded by Tyler Wirth