

Johnson County Building Officials Association

Minutes of the July 20, 2012 Meeting

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

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

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

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

Minutes

Call to order: The July 20, 2012 meeting held at St. Andrews golf course clubhouse was called to order at 12:38 PM, with the following building officials, municipal representatives, associates, and visitors in attendance; Chuck Stevens, J.D. Lorenz, Sean Reid, Matt Souders, Ken Hoffman, Travis Torrez, Steve Thompson, John Hollis, Jay Woodward, Jerry Anderson, and Jim Sherman.

Approval of meeting minutes: Steve Thompson chaired the meeting and asked for approval of the June 15, 2012 meeting minutes. A motion to approve the minutes was made by Matt Souders. John Hollis seconded the motion. The motion passed unanimously.

Treasurer's report:

Beginning Balance	\$8780.63
Deposits	\$150.00
Payments	\$0.00
Balance	\$8930.63

Approval of Treasure's Report: Steve Thompson asked for a motion to approve the treasures report. A motion was made by Matt Souders. John Hollis seconded the motion. The motion passed unanimously.

Associate announcements:

- a. Jerry Mallory has tentatively scheduled a round table meeting with the building community and code officials for August 1, 2012. The meeting is intended to discuss 2012 updates to the IBC and IRC non-energy/non MEP requirements. Sean will send out invitations to related license holders and organizations. Wichita area officials are aware of the united approach being taken by JOCO officials and are interested in following the JOCO I-Code Committee process.
- b. The JOCO Contractor's Licensing training seminars are planned for October 15, 2012 through October 19, 2012.

New Business:

- a. Metro Code Board Fire Code committee discussion and update: The board did not meet since the last JOCOBO notes on this item. Questions were asked regarding the purpose of the Fire Code Committee. JOCOBO members suggest the committee is intended to unify requirements or update timing similar to the I-Code Adoption Committee; but, specifically for the IFC. Discussion of concern over variations to IFC amendments among jurisdictions and inconsistencies between State and local requirements. Home daycares were specifically mentioned as an area of concern to building code officials. Building code officials unanimously indicate reliance on local fire prevention divisions to regulate home daycares due to fire prevention division engagement with the State authorities that license home daycares.
- b. Ice Shield on roofs: Item not discussed due to absences.
- c. Current status of JOCO Standard in the field: Discussions indicate some local jurisdictions have been accepting sealed foundation drawings without calculations to justify designs. The JOCO foundation standard was developed to establish a countywide accepted standard based on local soil conditions. It is also suggested that review of other JOCOBO standards is warranted to maintain consistency with the 2012 I-Codes.
- d. Stoop flashing and porch column installations: For some builders it is best to install permanent exterior porch posts prior to placing porch slab concrete. This provides a safer structure for

roofing crews to be on and decreases the frequency of differential shifting of building elements. To accomplish this some builders fabricate a steel post extension which will be embedded in concrete once poured. Inspectors have turned down the extension because it is not listed by an approved agency or it creates a hinge. Per code officials in attendance, using listed devices should decrease the frequency of inspectors questioning the installation.

Stoop flashing continues to present challenges to builders. Attendees reference the City of Lenexa detail as a solution. It can be found through the following link:

<http://www.lenexa.com/commdev/pdfs/Stoop%20Flashing%20and%20Waterproofing.pdf>

Where suspended slabs exist there is a concern about where the water goes.

Industry questioned if there is a common repair to bowed studs other than replacement that would be acceptable to code officials. Currently a 1-1/2 "x 3-1/2" notch is cut in the bowed stud and a horizontal block is inserted and connected to the adjacent studs. Code officials agree this repair is generally acceptable for both load bearing and non-load bearing walls.

- e. Code interpretation consistency between jurisdictions; is there a solution: Currently JOCOBO, JOCO Contractor's Licensing, and individual department quality control has improved consistency; but, there is still much room for improvement. Additional standard development and training could help in this area. Development industry often compiles the requirements from each jurisdiction and incorporates them into each individual project to minimize correction notices.

Old Business:

- a. I-Code Adoption Committee: Progress continuing.

Adjournment: Matt Souders made a motion to adjourn to executive session. John Hollis seconded. This regular meeting was adjourned at 2:25 PM into executive session.

Submitted by: Matt Souders; City of Lenexa Building Official