

# Johnson County Building Officials Association (JOCOBO)

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

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## **Meeting Minutes for July 20, 2018**

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

### **Call to Order**

The meeting was called to order by President Tony Adamson at 12:29 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)

Members: Mike Flickinger (Gardner)  
Steve Crull (Mission Hills)  
Vic Finch (Overland Park)  
Mark Wassom (Olathe)  
Tony Adamson (City of Merriam/ President)  
Matt Souders (Lenexa/VP)  
Tyler Wirth (Shawnee / Secretary)

Associate Members and Guests: Jay Woodward (ICC)  
J.D Lorenz (Hallmark Building Services)  
Michaela Moyer (KCHBA)  
Courtney Reyes (KCHBA)  
George Schluter (KCHBA)  
Ron Nuttall (APA)

### **Previous Meeting Minutes**

The prior Meeting Minutes from June were considered and Tony Adamson asked if there was a motion to approve the minutes. Matt Souders suggested some amendments be made to the minutes. 1) Where HOA was mentioned it was suggested to clarify it is the HOA Fire Chiefs. 2) When mentioning the documents put out by the JOCOBO task task force that these are summaries of discussions. Tony Adamson asked if there was a motion to approve the minutes as amended per above. The motion to approve as amended was made by Matt Souders and Steve Crull seconded the motion. The motion was approved by the members.

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## **Treasurer's Report**

Bill Sandy was not in attendance but sent out Treasurer's report, everyone looked at the Treasurer's report beginning and ending balances and all payments made to date. A motion was made by Tyler Wirth and was seconded by Mike Flickinger to approve the treasurer's report. The motion was voted on and was approved by the members.

## **Associate Announcements**

### **a) Commercial Building, Existing Building – Tony Adamson**

Tony wants members to think about a situation the came up in Merriam. There is an existing building that they are adding onto and renovating the existing portion of building. In renovation the existing building, they removed walls and made changes for to plumbing. Do they need to insulate all the plumbing in existing building or just the new plumbing that they added or altered? Something to think about and get input later.

### **b) ICC Code Books – Jay Woodward**

2018 IECC Commentary now available. Essential books are out for both residential and commercial.

## **Old Business**

No old business to discuss.

## **New Business**

### **a) Code Task Force Update – Matt Souders**

Code task force meet on July 12<sup>th</sup> to discuss the 2018 IEBC, IECC and ISPSC . IECC it was brought up to maybe adopt the 2012 version rather than the 2018. No one was in support of that. After talking through it, no one wants to make any amendments to the 2018. Commissioning came up in the conversation, a lot of jurisdictions either have it amended out or are not enforcing it. Group did not think it was needed to do an amendment for commissioning. In the IEBC the only thing that came up as far as an amendment was the definition of Existing Building. Concern with interpreting the definition that once a permit is issued then the building under construction becomes existing. Tyler explained his interpretation is that an existing building is any building that was erected under previously adopted code cycle (Not the current code the jurisdiction currently has adopted). Or an existing building that has obtained a building permit for remodel or repair. It is not saying that once you issue a building permit for the construction of a new building that building is now an existing building before it is constructed. No one plans to amend the definition. Jay Woodward was asked his opinion on the definition and he agrees that the definition is poorly written. If you want to be code literal then once a permit has been issued for a new building

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then it is existing. Mark suggested amending the definition to say once a certificate of occupancy has been issued. Jay mentioned that the reasoning for not saying once a certificate of occupancy has been issued is that if the jurisdiction adopts new codes while a building is being constructed then you wouldn't make that building meet the new adopted codes. ISPSC had most of the conversation in the task force meeting. Concern with the ISPSC requiring things such as dimensional requirements for pools that were not addressed in the 2012 IRC are geared more toward commercial pools and not residential. Talked about pool barriers and what is accepted for alarms when house is part of barrier. Are security alarms ok? Do we require alarms on windows now with 2018 requirements? Should there be an amendment for the maximum distance of horizontal rails on rod iron fences? It was brought up in the Task Force meeting to consider adopting Appendix G of the 2012 IRC instead of adopting 2018 ISPSC. Matt worked on creating a spread sheet to summarize general discussions from the JOCOBO task force for all the codes discussed. Matt sent this rough draft out the task force for comments.

**b) Would JOCOBO consider endorsement of interpretations and/or developing best practices to address some items from the “code update task force” discussions?**

KCHBA would like to see a vote from the task force on their stance on issues discussed in task force meeting. If almost ever jurisdiction has the same stance on an proposed amendment from the KCHBA then they look at it one way. If some jurisdictions are different stance on amendments the KCHBA may take a different approach to how they want to deal with jurisdictions. KCHBA has a rating scale for their proposed amendments as to which items are critical to them. KCHBA thinks that they are in close agreement with the building officials except for some items in the electrical code. JOCOBO may want to look at the possibility of a vote when more building officials are present at the meeting and when task force meetings are complete. Matt does not think that a vote will resolve all the differences with KCHBA. Maybe JOCOBO could endorse something as an alternate to the code requirement if KCHBA has something in writing. Kind of like the Johnson County Foundation Guidelines. The deck lateral bracing requirement in the 2018 code could be a good issues to get endorsed by JOCOBO to accept an alternate. Tony mentioned updating the deck guidelines as well. Tyler brought up the idea of creating a spreadsheet with the hot topic amendments that KCHBA is proposing and then each jurisdiction puts their stance on the issue like what was done with the 2012 code adoption. George said the KCHBA does not need to pinpoint each jurisdiction. Won't get 100% consistency but try to get close. Will take to Anoush about the vote since he is heading the task force.

**c) How do jurisdictions handle Site Drainage? As-Built plot plans, site specific foundation plans, detail of grading inspection, anything else? Matt Souders**

Merriam has required As-built plot plan on every single lot in the one new subdivision that they have had. In Overland Park when the plat grading plan is first created certain lots are determined to be engineering lots for 100 year flows, MLO's, and things like that. When those lots come in for building permits their engineering department will look at those lots to make sure that the swales are cut right and elevations match the required elevations. Those engineered lots are only about 15%

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of the lots. As-built plot plans might be required for those engineered lots. On all other lots they are just looking at foundation slope away from the house. They also have the plot plan show flow lines to match subdivision grading plans. Show how water is being diverted around the house and off the lot. At final inspection, they look to see if the grading generally matches the approved plot plan. Shawnee does something very similar to Overland Park. Olathe requires a certification letter from the engineer or land surveyor that the lot meets the plot plan.

**d) Podiums? Matt Souders**

Is anyone getting podium or pedestal projects in their jurisdiction. Are they all concrete? Overland Park is getting them as well as Lenexa and Gardner. They are all concrete. When you have to get to 3 hour concrete is the only way to go. Jay mentioned very few have been steel pretty much everywhere because it is the easiest way to do it.

**e) Time Line for Jurisdictions adopting the 2018 Codes. Jim Sherman**

Most Johnson County Building officials are not in a big hurry to get the codes adopted. Would prefer to get code adoption done correct rather than rushing. Most jurisdictions are looking at early spring (March/April/) 2019 adoption. Lenexa is still looking at January 1 of 2019.

**f) Task force meeting to be held August 2<sup>nd</sup>.**

Canceled

**g) How do jurisdictions handle open records requests. Mark Wassom**

All of Merriam's open records request are handled through the City Clerk's office. Then sent out to who needs to provide the information. Shawnee is the same way. The plans are the property of the engineer or Architect and can only be given to them not the owner of the house. Need to get a release from the engineer or Architect. Open Records can be viewed by anyone but in order to get copies it must be the owner on the plans (engineer or Architect), the plans are copy write.

**Set Date for Next Meeting:** Meeting to be held at St. Andrew's Golf Club, 11099 W. 135<sup>th</sup> St., Overland Park, Ks, on August 17, 2018 at 12:00PM.

**Adjournment**

The meeting was adjourned around 1:48 pm. The motion was made by Steve Crull and seconded by Mike Flickinger, all members were in favor.

Minutes recorded by Tyler Wirth