

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 June 15, 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 12:25 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)
Steve Crull (Mission Hills)
Travis Torrez (Leawood)
Vic Finch (Overland Park)
Jim Brown (Overland Park)
Tim Ryan (Independent)
Rolland Grigsby (Leawood)
Tony Adamson (City of Merriam/ President)
Matt Souders (Lenexa/VP)
Tyler Wirth (Shawnee / Secretary)
Bill Sandy (Fairway/Treasurer)

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

Previous Meeting Minutes

The prior Meeting Minutes from January were considered and Tony Adamson asked if there was a motion to approve the minutes. The motion to approve was made by Steve Crull and Mike Flickinger 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 Tyler Wirth and was seconded by Jim Brown to approve the treasurer's report. The motion was voted on and was approved by the members.

Associate Announcements

a) **New Face – Michaela Moyer (KCHBA)**

Michaela is KCHBA's new work force development and government affairs coordinator.

b) **ICC Code Books – Jay Woodward**

2018 IBC Commentary now available. The only commentary available at this time. The 2018 Solar Code is now available as well.

Old Business

No old business to discuss.

New Business

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

Code task force meet on June 7th to discuss the 2018 IRC and IFC. Matt created a spreadsheet of the recommendations from the KCHBA to 2018 codes and the spread sheet showed the task force general consensus on the issues. This is not what each city is going to do but a general stance from the task force. Matt sent this spreadsheet to George with KCHBA for his input but has not heard back from him. Matt was trying to summarize the discussions of the 2018 IRC. Matt discussed timing of adopting the 2018 codes. George with KCHBA would like to see the adoption happen sooner then later so the builders can adjust plans and get models built before spring parade of homes. We need to keep things moving with the task force to complete the discussions on 2018 codes and meetings with contractors in order to have an early 2018 adoption timeframe. The HOA has also set up a task force metro wide to discuss 2018 codes. Their timeline is slower at this point. Tim Ryan brought up that the task force has had several meeting on several different 2018 code books and the spreadsheet that Matt created for KCHBA recommendations is the first thing that has been put into writing. It is hard to coordinate changes and amendments between cities if nothing is in writing from the task force meetings. Matt stated that the other then the IRC there will not be many changes to the codes. Jurisdictions want to make as little amendments to the codes as possible. The amendments that cities already have they will most likely keep but as far as new amendments there is no changes to the 2018 that need to be amended that have been discussed by task force. As each jurisdiction is going through the 2018 codes there might be some more changes that are found and need more discussions at that time but at this time the task force has not noted any major changes that need amended, other then in the

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IRC. Travis stated that he is not in a hurry to get the 2018 codes adopted. A January 1st date sounds good since it is the start of a year however he doesn't want to rush it and make sure it is done right before adoption. The State Fire Marshals office has set up a task force group for looking at the 2018 IFC and all other building codes as well. Jim Brown stated that with the energy code if you don't do everything in the energy code then you are at risk of making sick buildings. There will be problems with taking certain things out of the energy then we may cause the problem with sick buildings by making amendments. Jim does not think that we are at that point yet but could be in the future. Matt wants everyone to look at table R301.2(1), the Manual J design criteria. Having a little trouble with filling this table out for adoption. HBA wants jurisdictions to delete some mandatory requirements for energy. When a blower door test is preformed some houses are coming in to tight. With every HERS report you get a blower door test report. Some jurisdictions are not requiring a blower door test when the builder is following the prescriptive requirements. Some cities like Shawnee and Leawood require a blower door test on all house built, some others are not. If you don't have a blower door test then you do not know if outside air is required. Cities have modified the code to require outside air if less then 3 air changes per hour. So cities that require the blower door test on all house are requiring outside air to be brought in if blower door test results are less the 3 ACH. If we required outside air at 5 ACH like code states then it makes houses more expensive and could be a problem for starter homes. KCHBA has some issues with electrical requirements. Such as arch fault throughout house and GFCI outlets for fire alarm control panels, garage door openers, sump pumps. The task force had said that arch fault breakers have been around for a long time now and have improved over time so there has not been as many problems with them like in the past. Back to timing of adoption. Matt would like to see us move forward a quicker pace. Are we ready to have stake holder meetings with licensed contractors through Johnson County Contractors? Olathe and Lenexa would like have 2018 codes adopted by January 1. The State Fire Marshal task force has not meet yet and we should not wait on them. The HOA task force is behind and looking at being completed by November with their review. It would be good to see what comes of HOA task force. JOCOBO task force is head of everyone. Johnson County Contractor is currently looking for a new administrator. It might be hard to get something set up with Johnson County Contractors until they have hired a new administrator. KCHBA asked Matt if the task force position on 2018 code changes was by vote. No it is not by vote it is just a general consensus or summery of discussions. Things can change by each jurisdiction, it is just a recommendation by the task force.

b) IECC requirements for commercial projects.

How do other jurisdictions confirm that energy requirements are being met with regard to commercial requirements in accordance the section 402 IECC. COMcheck is how most jurisdictions are verifying energy requirements. A couple jurisdiction have had a few projects use ASHRE but that has been a challenge.

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c) Task force meeting for July has changed.

Meeting is now on July 12th at Johnson County. Going to discuss Existing Building Code and Commercial Energy Code. Travis asked Anoush about discussing the Pool Code as well.

d) Who all does tree preservation? Travis

Who all requires tree preservation for trees on construction projects or in the right of way, the protection of trees so they are not damaged or removed during construction activities. Jim brown stated that Overland Park does but they have a forester that enforces this for them. In Overland Park it is determined at planning commission and then shown on the plans. Permit will not be issued until forester has confirmed that the trees are protected and the forester monitors this throughout the construction process. Tony mentioned that Merriam has some requirements for tree preservation. They have certain trees that may be required to be preserved based on the development approval and is shown on the land disturbance permit. Fairway and mission hills do have some requirements as well.

e) Pool deck replacement. Matt

How do jurisdictions handle existing swimming pools that they are replacing the concrete deck around the pool with bonding requirements. The bonding would have to tie the new steel in concrete deck back into the pool steel and the metal ladder or any metal that is being replaced or added with the pool deck. Splash pads might need to be bonded as well if there is pumps that pump fountains. Some people think that bonding would not be required for splash pads if the fountains work just off on pressure from city water. Pools or splash pads can pick up stray currents from overhead lines or other stray currents in the ground.

Set Date for Next Meeting: Meeting to be held at St. Andrew's Golf Club, 11099 W. 135th St., Overland Park, Ks, on July 20, 2018 at 12:00PM.

Adjournment

The meeting was adjourned around 1:54 pm. The motion was made by Steve Crull and seconded by Travis Torrez, all members were in favor.

Minutes recorded by Tyler Wirth