

Johnson County Building Officials Association

Minutes of the March 16, 2012 Meeting

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

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

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

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

Minutes

Call to order: The March 16, 2012 meeting held at St. Andrews golf course clubhouse was called to order at 12:24 PM, with the following building officials, municipal representatives, associates, and visitors in attendance; Jerry Mallory, Matt Souders, Chuck Stevens, John Hollis, Ken Hoffman, Travis Torrez, Bruce Chyka, Tim Ryan, Jerry Anderson, Randy Reynolds, Dennis Pearce, Steve Thompson, Jeff Sykes, and David Utterback.

Approval of meeting minutes: Steve Thompson chaired the meeting and asked for approval of the January 2012 meeting minutes. A motion to approve the minutes was made by Tim Ryan. Jerry Mallory seconded the motion. The motion passed unanimously.

Treasurer's report:

Beginning Balance	\$7,052.63
Deposits	\$115.00
Payments	\$0.00
Balance	\$7167.63

Associate announcements: No associate announcements.

New Business:

- a) Pella window presentation/discussion on continuing window installation issues (Allen Lisko, Pella Windows and Randy Reynolds, Reynolds Construction specializing in stucco repair)
 - Water intrusion is the number 1 problem identified in residential construction according to a 2003 quality survey reported by Criterium Engineers.
 - Problems are not proprietary to Pella.
 - The JOCO area market "single wall" construction assembly creates unique installation detailing challenges for incorporating windows into the drainage plane.
 - Pella intends to address installation problems through more proactive training, applying for JOCO Licensing CEU accreditations, engaging with concerned partners, and establishing alliances with 3rd party experts.
 - When troubleshooting water intrusion problems the following items are usually identified as the cause. Missing roof kick-out flashing, improper window/opening/penetration flashing, no secondary drainage plane, improper backer rod/caulk installation, and improper transitions from stucco to other materials.
 - Presenters encouraged code officials to increase focus on these items during final inspections.
 - Presenters mention they would like consideration of a JOCO Contractor's License category for siding installers.

- b) Discussion of common requirement for IECC commercial plan review submittals, 3rd party inspections, self-certification, and city inspections. See sections C103.2, C104, and (Steve T.).
- Broader industry discussions continue regarding potential cost increases in construction and design. Code officials have not defined approaches to enforcement. Further consideration to assure compliance will be necessary.
- c) Elec. Service disconnect location 10' rule?/ Lawn sprinkler backflow devices (doublecheck)
- Code officials in attendance questioned where the "10' rule" for interior electrical service entrance cables originated. John Hollis and Steve Thompson recall it being an offspring from the "10' tap rule." No officials in attendance indicated intent to codify an interpretation relating to the requirement from NEC section 230.70(A) regarding service disconnecting means "inside nearest the point of entrance of the service conductors."
 - In consideration of recent discussions regarding transfer of cross connection control from WaterOne to code officials, concern was expressed over differences between WaterOne rules and the IPC requirements causing potential inconsistencies between the agencies.

Old Business:

I-Code Adoption Committee report. (Steve)

- Steve Thompson asked Tim Ryan for an update on the Overland Park (OP) code update process. Tim said the package is on the April 4, 2012 Community Development Committee agenda.
- Steve Thompson announced the I-Code Adoption Committee had reviewed had agreed on IPC amendments and is now looking at the IFGC, IMC, and NEC.
- The discussion transitioned to specific energy efficiency conditions in homes. In JOCO homes significant energy loss is realized through basements. Steve Thompson and Matt Souders reviewed hypothetical data provided by Hathmore Technologies regarding benefits from decreasing air infiltration from 7 ACH50 to 3 ACH50 in a variety of existing homes. By averaging the data, findings show savings at current energy costs of \$132 per year for a typical existing 2400 Ft² (conditioned area) KC area home.
- Tim Ryan said OP is considering collecting data on new homes to examine general levels of compliance with energy code requirements.

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

Adjournment: President Steve Thompson made a motion to adjourn to executive session. Jerry Mallory seconded. This regular meeting was adjourned at 2:30 PM into executive session.

Submitted by:

Matt Souders
City of Lenexa Interim Chief Building Officer