

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 March 16, 2018

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

Call to Order

The meeting was called to order by Vice President Matt Souders at 12:25 pm. Those present per the sign-in sheet are as follows:

Officers: Matt Souders (Lenexa/VP)
Tyler Wirth (Shawnee / Secretary)
Bill Sandy (Fairway/Treasurer)

Members: Mike Flickinger (Gardner)
Jeff Finch (Spring Hill)
Jay Mahaney (Olathe)
Steve Crull (Mission Hills)
Anoush Fardipour (Johnson County)
Jim Brown (Overland Park)
Matt Souders (Lenexa/VP)
Tyler Wirth (Shawnee / Secretary)
Bill Sandy (Fairway/Treasurer)

Associate Members and Guests: Jay Woodward (ICC)
George Schluter (KCHBA)
Jasper DieDerick (MTFA/Heartland Truss)
Courtney Reyes (KCHBA)

Previous Meeting Minutes

The prior Meeting Minutes from February were considered and Matt Souders asked if there was a motion to approve the minutes. The motion to approve was made Mike Flickinger and seconded by Tyler Wirth. The motion was approved by the members.

Treasurer's Report

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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 Mike Flickinger to approve the treasurer's report. The motion was voted on and was approved by the members.

Associate Announcements

a) Gas burning fire places converted to wood burning fireplace.

Overland Park codes has teamed up with their fire prevention department to put out a public safety announcement. They had 2 fires last month from people converting gas fire places to wood burning fireplaces without properly consulting a technician that would know how to properly convert the fireplace or if it could be done at all. If other jurisdictions get calls about converting fireplaces, it is possibly because of this public announcement that Overland Park has put out.

Old Business

a) Update on March task force meeting for code adoption – Anoush

The first and short part of the meeting was discussing IBC (IBC was discussed in length at previous meeting) and then went to look at the IPC, IMC, IFGC. Task force went over all current amendments for each Jurisdiction in the IPC, IMC, IFGC. Then task force went over changes from the 2012 to 2018 in the IPC, IMC, IFGC. There were not any major changes from 2012 to 2018. It seemed that most changes were less restrictive. It was discussed that the mechanical ventilation got more restrictive, mainly for apartment buildings. Changes to mechanical ventilation in apartment building will be hard to install and expensive. Mainly changes to controls and how to bring in air, must run continuously. This will be looked at more when we get into the energy code since IMC and energy code build off each other. Pollution control was discussed with requirements for parking garage and buildings that have commercial on ground floor and residential on upper floors. Restaurants with residential above, how do you vent commercial kitchen hoods. Through the side walls and meeting pollution control for public areas, ally's, sidewalks. That is only if you are paying attention to pollution control. They have added to the IMC for buster controls in ducts. Duct cavities must meet fire protection/separation requirements, as they should. Also, buster fans for drier ducts added to code. Common exhaust duct systems are also addressed now in the IMC. Backflow prevention was also discussed in the IPC. Water One's requirements might be different then code requirements. Jim Brown stated that now Water One has stated that if backflows meet IPC then it will meet their requirements. Backflow preventers are supposed to be tested and inspected yearly. Matt asked if Water One is requiring these yearly tests. The answer to that questions was not known by the group. The jurisdictions are not doing yearly test or inspections. Some jurisdictions are requiring yearly tests and inspection on backflow preventers for the fire suppression systems. Electrical was briefly discussed in task force meeting and most jurisdictions want to leave the electrical code as it is. With all this said jurisdictions are not planning on making many amendments to the IMC, IPC, IFGC.

New Business

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a) Understanding KCHBA recommended code changes

This is not to debate any of the KCHBA recommended changes but to better understand them when the task force and jurisdictions discuss the possible amendments. George Schluter states that the KCHBA recommended changes is a hybrid document. The first part of the document is recommended changes from the NHBA that KCHBA would like to see and the reasoning's are the NHBA's reasoning. The second part of the document is the additional changes from the KCHBA but those don't have reasoning's at this point due to George's injury. When we meet to discuss these recommended changes from the KCHBA, George would be happy to come and explain why they want to see these changes. KCHBA's goal is to have the jurisdictions close as possible on their requirements. 2018 IRC will be discussed at the task force meeting on April 12, 2018. If any Jurisdiction has questions about the KCHBA proposed amendments, they are more than welcome to contact George. This is the final document from the KCHBA other than the rationale.

b) Kitchen grease hoods/ducts serving wood-fired grills

Matt stated that they had a fire in a grease hood that was using a solid wood-fired grill. When you are burning solid-wood little particles get sucked up into the grease duct and mixes with the grease and you get clumps of stuff. These clumps are getting stuck in the duct and building up in the duct system. Then when hot, lit embers get sucked up into the grease duct it ignites the big clumps of stuff that has been building up in the duct. Then you have a fire. Jim mentioned that this is just following the cleaning schedule for the type of appliance that you are using. You would have an extra-hazardous appliance. This is covered in the mechanical code and just need to follow the cleaning schedule.

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

Adjournment

The meeting was adjourned around 1:35 pm. The motion was made by Bill Sandy and seconded by Steve Crull, all members were in favor.

Minutes recorded by Tyler Wirth