

# Johnson County Building Officials Association (JOCOBO)

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President: Travis Torrez- Building Official- Leawood, [travist@leawood.org](mailto:travist@leawood.org)  
Vice President: Steve Crull – Building Official – City of Mission Hills, [SCrull@missionhillsks.gov](mailto:SCrull@missionhillsks.gov)  
Secretary: Ken Hoffman- Plans Examiner- City of Olathe, [khoffman@olatheks.org](mailto:khoffman@olatheks.org)  
Treasurer: Bill Sandy – Fairway, [bsandy@fairwaykansas.org](mailto:bsandy@fairwaykansas.org)

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## **Meeting Minutes for May 20, 2016**

St. Andrews Clubhouse – 11099 W 135th St, Overland Park, KS

### **Call to Order**

The meeting was called to order by President Travis Torrez at 12:35 pm. Those present per the sign-in sheet are as follows:

Officers: Travis Torrez (Leawood/ President)  
Steve Crull (City of Mission Hills/VP)  
Ken Hoffman (Olathe/Secretary)  
Bill Sandy (Fairway/Treasurer)

Members: Mitch Dringman (Prairie Village)  
Mark Wassom (Olathe)  
Matt Souders (Lenexa)  
Steve Thompson (Shawnee)  
Roger Colson (Gardner)  
Tony Adamson (Merriam)  
Tim Ryan (Overland Park)  
Ken Wiseman (Edgerton)

Associate Members and Guests: Rolland Grigsby (Leawood)  
John Hollis (Merriam)  
Sean Reid (Douglas County)  
Jasper DieDeriks (M.T.M.A)  
Greg Cox (SAB Homes)  
J.D. Lorenz (Hallmark Building Services)  
George Schluter (HBA)  
Mike Davis (Miami County)  
Jay Woodard (ICC)  
David Elliott (C&P Services)

### **Previous Meeting Minutes**

The prior Meeting Minutes were approved. Steve Thompson moved to accept, Steve Crull second. Minutes were approved.

### **Treasurer's Report**

Tabled to next meeting as Bill did not have it itemized. Balance \$7630.33

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## Associate Announcements

Sean Reid announced his candidacy for the ICC Board. He then requested permission to use the JOCOBO guidelines in his new position in Douglas County. Per the email from Jerry Mallory on Sean's phone Travis moved to allow him to do so and Steve Thompson seconded. The motion carried. Sean then gave an update on progress from the local ABM committee, Jay Woodard brought one of the event shirts (Sean was also wearing one) and said you could order from the ICC site for \$39.95 and that you should as they were only making a limited supply. Tim Ryan announced that IABO was able to provide 25 scholarships to the code hearings last year and hoped to do 50 this year. It was noted that Cdp access voting was open until Thursday May 26, 2016. Tim Ryan then led a discussion on the spring code hearings; how long the Fire Code went, a movement to roll-back the energy code requirements and DOE response to same, Tim and George Schluter talked about the fenestrations in the energy code. Tim went on to talk about the scoping issues in the Green Code, what were Food trucks doing in the Fire Code, and that residential sprinklers came up again. George then handed out the NAHB floor motion guide and both George and Tim talked about ASCE-7 as well as Mike Davis. Mitch Dringman brought copies of research he had done on the cost of permits in different jurisdictions. A short discussion was had on the subject.

## Old Business

- a) Johnson County Building Officials Bylaws- Travis started the discussion about options to fill officer positions and whether they should be able to vote if they are not the Building Official for their jurisdiction. The general discussion went all over the place with comments on having 2 votes per jurisdiction or just 1 vote per jurisdiction if an officer was not the BO and voted did the BO lose the right to vote; what about having Honorary members should they vote? Then the question came up about allowing BO's from neighboring counties to be full members. Matt Souders and Tim Ryan were opposed. Mike Davis stated that he did not feel left out because he did not get to vote as an associate as he did get to participate in discussions. At the end of all the discussion it all came down to one vote per jurisdiction and only one officer per jurisdiction. No vote taken.
- b) Department Self-Evaluations- Steve Thompson started the discussion with as a group we have influence and do make a difference and that accreditation could be a very useful tool to that end. A general discussion was held in which Tim Ryan, Travis Torrez, Sean Reid, Mike Davis, John Hollis, Tony Adamson actively participated. Travis suggested and it was agreed upon to try to cover one topic a month as a group towards that end.
- c) JOCOBO Residential Foundation Guideline – Review Update? Steve Thompson reported that Jim Jorgenson was comparing it to the 2015. Mike Davis questioned why the 2015? Sean Reid said that Lawrence was on the 2015 and planning on getting in sync with mainstream JoCo adoptions in the future; WyCo was currently on 09 codes and was planning on staying with the 09 energy code at their next adoption. Tim Ryan said OP was going to stay with the 12 energy code as amended in their next code adoption. Steve Thompson asked George Schluter if NAHB or KCMO had feed-back on HERS and the blower door tests. A general discussion ensued about the inherent dangers of getting houses to tight.

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## New Business

- a) Framing License- David Elliott made a well-articulated request for support in enforcing licensed framing crews. David liked the way Steve Thompson did in Shawnee and got a signed affidavit before final from the licensed contractor. Travis asked about class A, B, & C contractors and their ability to be the framers. Mike Davis said there wasn't enough time to verify. Sean Reid said the number of licensed framers is growing and that jurisdictions had the same issues with other trades as well. Matt Souders said it was not all about enforcement it was about the education. David Elliott agreed with that. Sean Reid said that was true for General Licenses as well it was about the education. David Elliott said he would give it until the end of the year until he decided if he would step down from the CLRB. Travis said we would check on this again before the end of the year. Mitch Dringman said PV requires an affidavit up front. Douglas County sends an email- Mike Davis said Miami County was looking at automated email software.
- b) Product Evaluation Reports- ICC, IAPMO, QAI, Intertek, etc.-Travis asked which reports were ok to accept and which were not. Tim Ryan stated that Code said a nationally recognized organization. Sean Reid, Roger Colson, Matt Souders all agreed with this statement. John Hollis and Mike Davis both stated that you have to vet it as the report may not be for the correct application. Travis said it was a wormhole you could get lost in. Tim Ryan stated that Es reports were a tool.

Tim Ryan asked if other jurisdictions were having a problem with open parking garages being placed completely around podium or pedestal buildings. Then he moved on to report on the institutes recent meetings concerning resiliency in buildings due to earthquakes, hurricanes, etc. and the codes may be moving away from design minimums as we are used to. Also that the Feds are looking for reasons to cut off funds and to quantify codes.

Jay Woodard asked us if osb sheathing on steel studs required a fire stop or blocking? No Answer was given. George Schluter asked if continuous insulation on the exterior wall required fire blocking too.

**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 June 17<sup>th</sup>, 2016 at 12:00PM.

## Adjournment

The meeting was adjourned around 2:25 pm

Minutes recorded by Ken Hoffman