

Johnson County Building Officials Association

Minutes of the March 18, 2011 Meeting

President: John Hollis – Building Official – Merriam, johnh@merriam.org

Vice President: Herb Warren – Building Official – Olathe, hwarren@olatheks.org

Secretary: Jerry Mallory – Building Official – Johnson County, jerry.mallory@jocogov.org

Treasurer: Eirene Oliphant MCP, Codes Administrator – Leawood, eireneo@leawood.org

Minutes

Call to order: The meeting March 18, 2011, held at St. Andrews golf course clubhouse was called to order at 12:35 pm, with the following Building Officials, Municipal Representatives, Associates and Visitors in attendance; John Hollis, Jay Woodward, Bruce Chyka, Tim Ryan, Sean Reid, Geoff Bowen, Matt Souders, Rolland Grisby, Steve Thompson, Chuck Stevens, JD Lorenz.

Approval of meeting minutes: January 21, 2011, minutes were submitted. Jay Woodward asked that the minutes be amended to read that under Code Chat, enforcement of the 2010 ADAAG will be March 15, 2012. Motion to approve the minutes was made by Tim Ryan with a second from Steve Thompson. The motion passed unanimously.

Treasurer's report: The president stated the treasurer was not present to give the report so he gave it in her absence. He reported as follows;

Beginning Balance	\$7832.08
Deposits	\$ 910.00
Payments	\$ 172.50
Balance	\$8569.58

Motion to approve the treasurer's report was made by Steve Thompson and seconded by Tim Ryan. The motion was approved unanimously.

Associate announcements: None

Old Business: Bruce Chyka gave a splendid presentation of his white paper titled Slab Edge and Foundation Wall Insulation. A copy of the report is attached to these minutes.

New Business: Tim Ryan gave an informative legislative report in which he described pending legislation involving the future of the State Fire Marshal's Office. He went on to report that the legislation allowing school districts to opt out of State Fire Marshal's inspection process was not likely to move forward. Tim reported on and provided an analysis of HB2088, legislation designed to remove the sunset clause associated with residential sprinkler legislation approved during the last session. Tim concluded by advising those assembled that only vigilant

participation in the legislative process would safe guard our community's right of self determination.

Tim Ryan and John Hollis thoughtfully explored the challenges association with energy code administration. Matt Souders wisely suggested energy inspections with other currently provided inspections. Those assembled agreed.

Matt Souders announced that the City of Lenexa is preparing to start slab insulation inspections. The group murmured approval.

John asked the group if a dwelling with an improper sealed envelope could still pass the blower door test. Enthusiastic speculation followed his question.

Geoff Bowen quarried if departments should consider using 3rd Party inspectors to verify energy code compliance. His idea received mixed response.

Steve Thompson asserted the City of Shawnee engages in insulation inspections and finestrations certification on residential projects, but has a self certification process for commercial construction.

Matt Sounders commented that it was his belief blower door testing would reveal modern residential construction is "pretty tight". This inspired a spirited discussion regarding the quality of recently constructed building envelopes.

John Hollis proposed JOCOBO hire a home performance auditor to do a sampling of blower door tests on a verity of dwellings recently constructed across the community to determine the quality with which the conditioned building envelopes are sealed. John recommended discussion at the April meeting and suggested a vote to taken to authorize the expenditure of association funds for the purpose of conducting blower door tests.

Code Chat: Steve Thompson had a question about posting the occupant load in a bar with more than one room or space. Everyone had a different idea how it should be done. In the end it was determined IBC Section 1004 revealed the answer; Steve determined he was doing it the right way and that's that.

On a separate matter everyone praised Dave Utterback's knowledge.

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 15, 2011 at 12:00 PM.

Adjournment: The regular meeting was adjourned at 1:52 pm, in to executive session at Steve Thompson's request.

Submitted by:

Jerry Mallory
Johnson County Building Official