

Johnson County Building Officials Association (JOCOBO)

President: Steve Crull- Building Official- City of Mission Hills, scrull@missionhills.gov
Vice President: Tony Adamson-Building Official- City of Merriam,
Secretary: Tony Adamson- Building Official- City of Merriam, tadamson@merriam.org
Treasurer: Bill Sandy – Fairway, bsandy@fairwaykansas.org

Meeting Minutes for November 17, 2017

Lenexa City Hall – 17101 W. 87th St Parkway Lenexa KS.

Call to Order

The meeting was called to order by President Steve Crull at 12:34 pm. Those present per the sign-in sheet are as follows:

Officers: Steve Crull (City of Mission Hills/ President)
Tony Adamson (Merriam/VP/Secretary)
Bill Sandy (Fairway/Treasurer)

Members: Mike Flickinger (Gardner)
Bill Sandy (Fairway)
Mitch Dringman (Prairie Village)
Matt Souders (Lenexa)
Mark Wassom (Olathe)
Steve Crull (Mission Hills)
Tony Adamson (Merriam)
Travis Torrez (Leawood)
Tim Ryan (Overland Park)
Anoush Fardipour (Johnson County)

Associate Members and Guests:

Russell Thornburg (Johnson County)
Bruce Chyka (PPHCK)
Rolland Grigsby (Leawood)
Christy Martin (Concrete Promotions Group)
Jasper Diederiks (Heartland)
J.D Lorenz (Hallmark Building Services)

Previous Meeting Minutes

The prior Meeting Minutes were not completed prior to the meeting so no vote was taken to approve the minutes from October.

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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 Mark Wassom and was seconded by Matt Souders to approve the treasurer's report. The motion was voted on and was approved by the members.

After the motion was approved Travis asked Bill if he would send out the invoice to the jurisdictions. Travis stated that he usually likes to pay before the end of the year is over. Bill Sandy stated that he was going to put a spot on the form to name the designee who is able to vote if the Member does not show up to the meeting.

Associate Announcements

Steve Crull Stated that he did not have any Associated Announcements and he opened it up to the floor.

Cindy stated that she would like to mention that they are doing a 52nd annual Concrete Technology Course at UMKC in January and people come in from across the United States and is one of the highest rated Concrete Technology Basic Courses and is two and half days and she will forward a copy to the Steve to be forwarded out to the group. It is largely project managers, GC's, Homebuilders and normally have between 150 and 200 people that attend this and have municipalities that have inspectors, architects and civil engineers attend and is two and half days of intense hard to sit and listen too but it is everything that you would want to know about concrete jammed into two and half days. Cindy stated that the dates of the Course is January 3, 4 and 5th from 8:30 to 4pm and except Friday which is over at 1pm. She also stated that there is a written exam attached with it which is open book which they ask the participants to take and they give them the standard Portland Cement design of concrete mixtures as well as the MCIB specs which is basically the Missouri side not the Kansas side and they reference the KCMB spec which is referenced mainly for Municipalities and Public Works on the Kansas side. The test is graded and if it is passed the participant is sent a Certificate, they have to score 80% or better.

Mike Flickinger stated that he was asked to take a survey of which Cities are doing house wrap inspections and no one stated that they do not really do a house wrap inspection. Mitch Dringman stated that he does a window flashing inspection and nail inspection but not the house wrap.

Travis stated that they do an inspection on a house that is being re-sided but not on a new single-family construction project. Matt stated that they do representative sample and look at connectors and portals before exterior projections are closed up and try to look at house wrap at this time.

Russell Thornburg stated that he has never told anyone about the negatives but there is 2 strong negatives, one was the swimming pool and the other was a group which was brought in but after Russell saw what they did he realized that it was all about a manufactured product. Russell stated that statically he set a goal for himself to get 8000 people in chairs by about 48 people for the year and one of the things when you look at this handout is that individually there were about 2400 people trained, 4700 seats were filled and that a lot of people took more than one class. Russell stated that he would have never thought that on Monday's class that it did not run a 1000 people or 1300 on Wednesday. Russell stated that there were obstacles which had to be overcome, chairs

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being put into rooms, every room was full and they had to really struggle to get people in classes and they ran out of code books. Russell stated that they did purchase over \$100,000 in code books and gave them all out. Russell stated that one thing that he is going to suggest to the CLRБ is to not have an afternoon class on Friday and to have 3 ½ days in the Spring and 4 ½ days in Fall and that still gives us 8 days and if you look at Friday there is very little impact on Friday afternoon and it charges an enormous amount for the food and if he does not have lunch then he can change the ticket. Russell stated that one of the things we need to know about the meals is that Overland Park Convention Center as something special in the Fall but not in the Spring so he needs to drive his Spring numbers up to try and get a little better pricing and not be bumped when the bigger conventions come into town. Russell stated that there is usually 3 different countries which come to the training but this time it was just Quebec.

Matt stated that he would like to compliment Russell and the Johnson County Contractor's Licensing program and that they provide great training and service to the local construction community and he really appreciates their flexibility to get us into classes, conflicts in scheduling or if there are new hires which need to get up to speed quickly.

Old Business

1. **Discussion of task force for 2018 codes**—Steve asked if there was anything which anyone wanted to add to or subtract from this discussion. Anoush asked if someone could refresh what happened at the last meeting. Tony Adamson stated that it was on the last agenda for October and it was discussed. What was discussed was that the group was looking at waiting on Overland Park to come out with their code adoptions and seeing what changes they make to the codes. It was also brought up about you, Anoush, heading up the task force for code adoption. Anoush stated that yesterday the Johnson County Commissioners had a meeting and they had a big issue with Agro-tourism and trying to somehow work with those constituents/building owners of these large buildings to provide Assembly in those facilities and get exempt from the codes and yesterday unanimously the County Commissioners came back and no matter what the Building and Fire Codes will be enforced. Anoush stated that they were coming to him on the back side of it to make some changes to the code adoption process, all this happened just yesterday afternoon. Tim stated that he has heard of an environmental group which wants to participate in the adoption of the energy code, which to him sounds like a lot of fun. Anoush stated that someone had come to his office asking about the same thing, participating in the adoption of the energy code. Anoush stated that the group is pro-energy. Tim said that he recommendation was that if they can sit down with the home builders and come to an agreement then they, Overland Park, would except it, which Anoush mentioned to them also.

Matt asked, that with the Code update task force, he asked Anoush to go back and pull the old meeting minutes from 2012, which is what he was doing and why he was late to the meeting. Anoush pulled the minutes from April 2012 to November 2012, which he brought copies of for anyone who wanted to take a copy. Matt stated that if the task force worked like it did last time then it might save us some time and work on the agendas and invitations, who they were sent too. Matt said that another question he had for Tim was if Overland Park was going to participate with the JOCOBO task for in putting together the code

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adoption for the 2018 codes. Tim stated that it has not really been decided but that it seems that Overland Park will create their own task force again and the big thing between what Overland Park does and what JOCOBO does is that their task force makes a lot of recommendations based on what their stakeholders have to say, the JOCOBO task force is just Building Officials and other people are invited in to give recommendations, where their taskforce is representatives of the Homebuilders, community AIA and other organizations like that and they come to a consensus on what it is that they take to their elected officials for adoption. Matt stated that their task force did the same thing, but it may not have been as diverse as Overland Park's. Tim stated that they are considering having two different taskforce teams this year, one for Residential and the other for Commercial. Anoush asked Tim if it was possible for maybe part of this committee also with a few people involved to create this in conjunction with what Overland Park is trying to do, because it is the same County, same contractors, same building code and if somehow, we could duplicate this and Anoush would be glad to put in input if they would like. Tim stated that their task force does keep minutes and keep notes so they could make those available to the group as to what the discussions are and who likes what and they can also create something on their website for everyone to have access too. Anoush stated that there is a lot of pressure coming from some constituents with very loud voices. Anoush stated that if we can all work together at least we know that we will have the support of each other.

Travis stated that he does not think that it hurt the process last time when KCMO and Overland Park were far into their adoption before JOCOBO started their process and it came out to be similar, with some slight differences but for the most part all parties were not that far apart from each other. Tim stated that he still remembers when their package first went to City Council where the Code Adoption package was on the Consent Agenda and Steve and Jerry Mallory asked if they could come and sit in the meeting so that they could hear what they had to say, however it was adopted and there was no discussion had on the issue. Tim stated that something that they could do is have someone from Overland Park's taskforce be on the JOCOBO taskforce and/or someone from the JOCOBO taskforce be on the Overland Park taskforce as a liaison so that way there is an understanding of what is going on with both taskforces trying to implement the adoption of the new Building Code versions. Bruce stated that George wanted the group to know that the NHB has started its own taskforce on the 2018 codes and has 3 meetings scheduled this year. Tim stated that he has copies of the NHB suggested amendments and so KCMO will possibly stay in step with the NHB and one of the big items is the energy code with them and that is going to be huge. Matt asked if anyone has had a chance to talk with KCMO to see what they are doing and Tim stated that he has not spoken to Greg concerning when they are considering adoption of the new codes since they are on the 2012 and Tim said that he just does not think that most City's do not want to get more than 2 code cycles behind so he thinks this is the driving force of the adoption of the 2018. Matt stated that with the 2012 updates he thought that Overland Park and KCMO were on the same timeline and Tim stated that they were and that Overland Park had developed a series of matrix of critical changes and the way they do it is that Tim and his staff will go through the codes and identify what they believe to be the most/main controversial topics within the codes and those are the only ones that they talk about, they talk to the homebuilders and get an understanding of what theirs are going to be, they talk to the Construction Users Council so they have a pretty good idea of their issues are going to be and then those are the only issues that are discussed.

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Anoush stated that he would head up the taskforce for JOCOBO group members, he would send out an invitation to everyone and anyone wishing to attend can just show up to discuss the code adoptions and the meetings can be held at the County Offices. Tony Adamson stated that Travis had said something to the effect of starting with the IRC and taking it one chapter or a couple of chapters at a time and having discussions based on the chapters starting at the front and working our way to the back, while at the same time looking at the IPC, IMC since all the codes are interrelated with each other.

Tim stated that what they do is they go through the codes and look at what they want adopt, change or take out and then they work with their legal department to put it into ordinance language and then once that has been completed it moves forward for adoption. Anoush stated that he has started working with their legal department as well.

Matt stated that the deck brochure may need to be changed and Travis stated that the code seems like it did not cover a lot of things. Tim stated that there was a lot of changes to the deck requirements and that they have put together a deck task force. Matt stated that he would like to keep the deck handout but he is getting too far into it at this time. Travis stated that one thing that he noticed is that the code did not cover is not allowing a beam attached to a cantilevered section of the house which the deck manual allows attachment as long as you are no more than 10' for a header around the cantilever but the code does not seem to have included that part. Travis stated that this is something that would need to be looked into. Russell stated that around 8 or 9 meetings ago when Dave Utterback was at the meeting, there was something in the minutes to wait on updating the deck manual since the 2018 codes were coming out and it was agreed to by the group and he had agreed to work with Dave, which was before he decided to up and retire and he also spoke with Dave about coming back and teaching, however; Russell received the politest answer of "NO" from Dave, which Russell stated was understandable. Russell stated that he is the architect behind some of the design drawings and there is no where in the United States that has anything remotely close to what he has put out and how clean the document is.

Matt asked if there was a County Fire Code group working on consistent amendments. Mark stated that he believed there was and that they have just started reviewing the codes with a group with the County Fire Marshall's and they are just getting that off the ground.

The tape stopped recording the minutes so continuation of minutes was done by longhand.

Russell asked Steve Crull if he received the email about fire alarms. Russell stated that CLRБ made a decision for DF license for Fire Suppression, not Fire Alarms Systems.

Since the meeting where Fire Alarm and Fire Suppression were discussed there have been several contractor's who have called saying that they do not have a Master's or NICET II or III.

Russell asked CLRБ to reopen DF to write a complete license.

- a. Open back up
- b. Bring to JOCOBO members

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- c. Talk to CLRB
- d. To legal for final language

Mark Wassom stated that there has never been a permit type for Fire Alarm and that no permit was ever issued unless it was for a larger project.

Mark stated that it should mirror Suppression license and contractors should have a NICET III or IV license. NICET I or II is for installation and III or IV is for design. Anoush asked if NICET II or III had any qualifications for electrical and Mark stated that they were very minimal requirements.

Russell stated that he would put together a scope and bring it back to the group and present something in January. Tim stated that we needed to include groups that that it will have an impact on. Russell stated that the groups should be made up of 4 to 5 people in a room and to keep it broad so that it does not exclude anyone.

- 2. December meeting-- The group voted to not have a December meeting. There was a motion by Steve Crull and a second by Travis. Motion was passed not to have a meeting in December
- 3. Officer Elections- Officers were elected for the 2018 calendar year. Tony Adamson was elected President with Steve Crull making the motion and Mitch seconding the motion, Matt Souders was elected as Vice President and a motion was presented by Mitch and seconded by Steve and Tyler Wirth was voted in as Secretary with Steve making the motion and Bill Sandy seconding. A vote was taken and all officers were approved by the members.

New Business

Tim stated that a month ago OSFM started shutting down businesses. Overland Park Fire did not sign MOU w/OSFM. Overland Park Fire said that they would sign MOU but that attorneys stated that things needed to happen before it could be signed. Tim stated that there is a lot going on at the OSFM. Building Officials and Fire Officials need to get on same page, it is not good to show up with different agendas. Tim stated that OSFM was asking for background information on their plan reviewers and Tim stated that it was none of their business.

Mark Wassom stated that the code footprints apply to existing buildings as well as new construction. Olathe did sign the MOU with OSFM. OSFM is looking for more staff. Fire Marshall's group is upsetting the Fire Chiefs Group.

Set Date for Next Meeting: Meeting to be held at St. Andrew's Golf Club, 11099 W. 135th St., Overland Park, Ks, on January 19, 2018 at 12:00PM.

Adjournment

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The meeting was adjourned around 2:33 pm. The motion was made by Tim Ryan and seconded by Matt Souders, all members were in favor.

Minutes recorded by Tony Adamson