

# Johnson County Building Officials Association (JOCOBO)

---

President: Tony Adamson- Building inspector - City of Merriam, [tadamson@merriam.org](mailto:tadamson@merriam.org)  
Vice President: Matt Souders -Building Official- City of Lenexa, [msouders@lenexa.com](mailto:msouders@lenexa.com)  
Secretary: Tyler Wirth - Building Official- City of Shawnee, [twirth@cityofshawnee.org](mailto:twirth@cityofshawnee.org)  
Treasurer: Bill Sandy – Fairway, [bsandy@fairwaykansas.org](mailto:bsandy@fairwaykansas.org)

---

## **Meeting Minutes for October 19, 2018**

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

### **Call to Order**

The meeting was called to order by President Tony Adamson at 12:29 pm. Those present per the sign-in sheet are as follows:

Officers: Tony Adamson (City of Merriam/ President)  
Matt Souders (Lenexa/VP)  
Tyler Wirth (Shawnee / Secretary)  
Bill Sandy (Fairway/Treasurer)

Members: Mike Flickinger (Gardner)  
Anoush Fardipour (Johnson County)  
Mitch Dringman (Prairie Village)  
Tony Adamson (City of Merriam/ President)  
Matt Souders (Lenexa/VP)  
Tyler Wirth (Shawnee / Secretary)  
Bill Sandy (Fairway/Treasurer)

Associate Members and Guests:

Bruce Chyka (PPHCK)  
J.D Lorenz (Hallmark Building Services)  
George Schluter (KCHBA)  
Greg Paulsen (KC ASHRAE)  
Jay Woodward (ICC)  
Mike Copeland (Lee's Summit)  
Christy Martin (Concrete P Group)  
Tim Ryan (Consultant)  
Dave Utterback (Retired)

### **Previous Meeting Minutes**

The prior Meeting Minutes from September were considered and Tony Adamson asked if there was a motion to approve the minutes. The motion to approve was made by Bill Sandy and seconded the motion by Anoush Fardipour. The motion was approved by the members.

### **Treasurer's Report**

# Johnson County Building Officials Association (JOCOBO)

Bill Sandy gave the Treasurer's report beginning and ending balances and all payments made to date. A motion was made by Tyler Wirth 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) **Johnson County Contractors Class on Energy – Bruce Chyka**

Bruce is teaching a class on November 1<sup>st</sup> at the Johnson County Contractors class. Bruce is bringing in Steve Baden, President of RESNET. Talking about RESNET and what they are doing to improve quality and making sure ratings are as accurate as possible. Bruce will be discussing the 2018 IRC energy code.

b) **2018 ICC Codes – Jay Woodward**

2018 Study companions and flashcards are available.

c) **Annual Concrete Technology Conference – Christy Martin**

This is the 53<sup>rd</sup> annual concrete technology conference in January in Kansas City. The class is 2.5 days. Discussing everything you would want to know about concrete and then some. Invitation will be going out in the next 2 weeks. Christy will send one to the group. Held at UMKC.

d) **Building Officials Scholarship Program. – Tim Ryan**

Every year for the code hearings ICC has a program for active building officials that will sponsor building officials to attend the annual conferences. This program will pay up to \$2,000 to attend the code hearings, covering airfare, food and other expenses.

## Old Business

a) **Election of new Secretary in November. Tony Adamson**

Coming to the end of the year so need to think about getting a new secretary for 2019. Bill will stay Treasurer, Matt will move up to President and Tyler will move up to Vice President. We will just need a new Secretary. Typically do not have a meeting in December so election for new Secretary will be at November's meeting.

## New Business

a) **Discuss ICC Code Proposal G108 – Christy Martin**

ICC Code proposal G108 is to allow tall wood buildings (Cross Laminated Wood Timber). Concrete Promotional Group is opposed to this proposal. The objection that Concrete Promotional Group has is that the testing that has been done is on 2-story building and not on high rise buildings to this date. Concrete Promotional group is asking everyone to vote no on Proposal G108. Let all the testing be completed before it is adopted into the codes. Tim Ryan states that the Technical Committee For International Association of Building Officials are going to support G108. Tim Will professionally disagree with Christy that the Cross Laminated Wood

## Johnson County Building Officials Association (JOCOBO)

---

Timber has passed every test that has been thrown at it, ASTM 119, E84, and has passed every test that concrete and steel has passed plus 5 additional tests. Christy asked Tim if the test were done on a 2-story mock up. Tim replied that yes it was on a 2-story mock up but was subjected to the same fire conditions as a high-rise building. Tim Ryan passed around pictures of current Cross Laminated Wood Timber building being constructed. This building have been engineered by some of the best seismic engineers in the nations and pictures show how the seismic conditions and structural conditions were taken into consideration. These Cross Laminated Wood Timber High Rise building will still need to meet all the requirements of the High Rise Buildings in the IBC just like Concrete and steel buildings. Tim also passed around pictures of the 2-story mock testing for fire. Anoush asked if these high rise buildings would be classified as a type 1 building or what type. Tim stated that they are adding 2 new columns to the building type tables in the IBC for these Cross Laminated Wood Timber buildings. A whole new section for this information. The big issue that Christy already brought up is how high do we allow these building to go. Initially the committee was talking about up to 20 stories. Now it is at 12 stories. The experts will tell you it can go 20 or 25 stories. The committee kind of settled on 12 stories to get it in the code. Tim passed around a picture of a Cross Laminated Timber after a 4 hour fire test unprotected, just fire exposed to the panel itself. This had an 83,000 pound load on it. After the test the only part that was charred was the exposed layer. The other 4 layers on the material were unaffected by the fire. Christy's Understanding is now that the product was originally 6" thick and now the first 2" is charred that the structural integrity now is only 4" thick after the fire. You cannot include the full 6" in the structural integrity anymore. Tim responded that with the 83,000 pound load on this that the product did not fail structurally. Tim stated that they are building these in the United States right now in Oregon and New York. We need to have it in the code because the product is going to be used. Christy stated the New York project was canceled because it was over budget and so was the Seattle one. The one in Oregon had problems with delamination from the glue. The glue has been reformulated. Christy stated that there are 3 different brands of this product available in the US. The 3 different brands are different and there is not uniform testing because the products are different. The glues have got better but are still not the same across the 3 brands. So how do you test them when they are all different? This is not from fire but from the rain when the product was being put up. The insurance companies have suggested to tent the project during construction, that is not practical. Tim stated that there are drainage systems that can and are being installed to keep this product dry. Tim stated that once again these products have passed all the fire tests and fire is not an issue with these products. Christy professionally disagreed with Tim and that State fire Marshal Association and the Fire Chiefs Association state that the test were on a 2-story building and not the same as a high-rise building in their opinion. Tim stated what is going to change as far as fire from a 2-story to a high-rise building. Christy stated that the wind would change and some other changes as well. Not feasible to build a high-rise mock up to test. Christy stated test it, prove it, do it. Tim stated that this is being built and it is coming and you are not going to stop it. There has been enough test and warrants being in the code. This will give building officials the tools that

## Johnson County Building Officials Association (JOCOBO)

---

they need to approve it. Otherwise you are on your own. You can still vote even though you are not going to the conference.

### **b) 2018 Code Updates of when each jurisdictions will adopt. Matt Souders**

Most jurisdictions are looking at 1<sup>st</sup> quarter in 2019 for adoption. Lenexa is still looking at January 1 adoption date. Lee's Summit is looking April 1<sup>st</sup> 2019 adoption date. Lee's summit is currently having meeting with code board of appeals. Tim asked if the amendments to the codes had been determined. In the JOCOBO task force meetings the amendments had been discussed and pretty much determined. Then after the meetings with the task force some of the jurisdictions were reconsidering some of the items discussed. Fire Chiefs HOA has been meeting for about 4 months and amendments have pretty much determined by that group with some minor tweaks. Lenexa has meet with their code board of appeals and KCHBA was there at that meeting. The Lenexa board and KCHBA were pretty much in agreement on everything but the arch-fault breakers and the protection of I-joists. One item that came up in Lenexa was insulation in tilt up concrete panels sandwiched between the panels. Site cast or precast can be insulated easily. It was thought that site cast tilt up panels were harder to insulate. Christy stated that that is not the case and site cast is being insulated easily all the time. Matt asked if jurisdictions are regulating the insulation on or in the tilt up panels to meet the energy code. This is required by energy code and Christy stated that it is very common to sandwich the insulation between the panels but could also insulate on exterior face or interior face but more common to sandwich. Most jurisdictions are requiring the COMCheck for energy efficiency which will require the insulation on or in tilt up panels. Lenexa currently has allowed tilt up building without insulation when constructing the building shell and then worrying about insulation when the tenant finish is completed. Lenexa is still on 2006 code and with the new codes this cannot be done anymore. Plus when it is done this way it is not done right. Matt asked what is the cost difference between insulated and uninstalled tilt up panels. Christy said she can find out if you provide her with a square footage of a building. Protection of I-joists and open web trusses has come up and HBA wants to amend this section of IRC. Most jurisdictions are going to leave the code as written. Fire officials also want to leave the code as written. This is not a change from the 2012. George Schluter asked if jurisdictions would give enough time (90 Days) from when the council approves new codes until the codes take affect so that the plans can be changed and contractor can make any adjustments as needed. Tyler asked Anoush if JOCOBO task force was still planning on setting up meetings with Johnson County Contractor Licensing Contractors. One meeting with Class A and B contractor and one meeting with Class C contractors to discuss 2018 codes and amendments. Anoush wanted to wait until after contractor licensing class coming up. Anoush will try for something end of November.

### **c) Discuss Updated JOCO Deck Manual – Anoush**

Dave Utterback has updated the Johnson County Deck Manual to reflect the 2018 IRC. The document was just sent out right before the meeting so most people have not had a chance to review the document. The manual pretty much follows section 507 of the 2018 IRC. There are a few tweaks that will need to be made to the document but

# Johnson County Building Officials Association (JOCOBO)

---

looks good for the most part. Everyone should review the document and send any comments or concerns to Anoush and Dave. Major changes that will affect layout of document or diagrams might end up costing more money and will need to be reviewed and approved by the members.

d) **Vote to pay \$500 Dave Utterback for updating Deck Handout.**

It was brought up that when the members voted on paying Dave \$500 dollars to update the deck manual to reflect 2018 code in Septembers meeting, that payment would be made when the members reviewed and approved the revised deck manual. Since the revised deck manual was just sent out to the group this morning, members have not had time to review the document and some changes still needed to be made. It was stated that Dave would still make minor and easy changes that came in from the group. Mitch made the motion to pay the \$500 invoice to Dave Utterback based on minor modifications to the document. Anoush Seconded the motion. Members in favor were asked to raise right hand. All members present were in favor. Nobody was opposed. Motion to pay was passed.

**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 November 16, 2018 at 12:00PM.

**Adjournment**

The meeting was adjourned around 2:28 pm. The motion was made by Matt Souders and seconded by Tyler Wirth, all members were in favor.

Minutes recorded by Tyler Wirth