

# Johnson County Building Officials Association

## Minutes of the September 21, 2012 Meeting

President: Steve Thompson – Building Official – Shawnee, [Sthompson@Cl.Shawnee.ks.us](mailto:Sthompson@Cl.Shawnee.ks.us)

Vice President: Tim Ryan – Building Official – Overland Park, [Tim.Ryan@opkansas.org](mailto:Tim.Ryan@opkansas.org)

Secretary: Matt Souders – Building Official – Lenexa, [msouders@lenexa.com](mailto:msouders@lenexa.com)

Treasurer (Elect): Bill Sandy – Fairway, [Bsandy@fairwaykansas.org](mailto:Bsandy@fairwaykansas.org)

### Minutes

**Call to order:** The September 21, 2012 meeting held at St. Andrews golf course clubhouse was called to order at 12:30 PM, with the following building officials, municipal representatives, associates and visitors in attendance; Aaron Wingert, Bill Sandy, John Hollis, Travis Torrez, Steve Thompson, Bruce Chyka, Greg Cox, J.D. Lorenz, Chuck Stevens, George Schluter, Ken Hoffman, Sean Reid, Jim Jorgensen, Jay Woodward, and Jerry Anderson.

**Approval of meeting minutes:** Jerry Anderson moved for approval of the August 17, 2012 meeting minutes. Jim Jorgensen seconded. The motion passed unanimously.

### Treasurer's report:

Beginning balance	\$8930.63
Deposits	0.00
Payments	621.00
Balance	\$8309.63

**Approval of Treasure's Report:** Jerry Anderson motioned to approve the treasures report. Ken Hoffman, seconded. The motion passed unanimously.

### Associate announcements:

- a. George Schluter announced that Beatriz Ibarra is the new Vice President of Government Affairs for the HBA.
- b. Sean Reid reminded the group about the upcoming JOCO Contractor Licensing classes scheduled for October 15th – 19th. Courses will be based on the 2012 codes. He said classes are getting full; but, sometimes due to changes in plans there are possibilities that people can get into classes showing fully registered. Contact Sean about the possibility of getting into full classes. Sean specifically highlighted the calc pro series of classes, the IMC and IPC design and install classes, and the new SPSCA class which is the 1st ever.
- c. The October JOCOBO meeting will be held at the JOCO Licensing seminar location. Steve Thompson is coordinating the meeting location.

### New Business:

- a. Steve Thompson asked what OP was going to require for plan review of energy code items. Jerry Anderson stated that they plan to require manual J calculations but not manual D or equipment sizing per manual S; however, at this point it is still under review. When asked about infiltration and testing Jerry indicated those items are still under review.
- b. Steve Thomson started a general discussion on how to promote consistency across big versus smaller jurisdictions, how to allocate resources, how to educate elected officials, and how to develop uniform policies. John Hollis stated that the emails were a great help when unusual issues were encountered. Aaron Wingert asked about adding a blog site. Sean Reid said the website has a blog section that is not used. Jerry Mallory would like to see code officials increase focus toward educating elected officials and the public. Sean Reid stated the website would soon have the ability to be updated by persons other than county employees to make it easier to maintain and add links. Steve Thomson suggested forming an Info/media subcommittee to link information to the website to help citizens. Jerry Mallory suggested working with local high schools similar to fire

departments. Sean Reid stated that Tiffany Moore with Blue Valley schools had a program in place and that Mitch Dringman worked with the Olathe VoTech department. He also mentioned that Lenexa goes to the 3rd grade classrooms. Steve Thomson referenced the article about the Gov. of Wisconsin as an example of the need to educate about the “why” something is in the codes. Jim Jorgensen said that it would help with questions from homeowners. Sean Reid stated that ICC produces material that promotes building inspection and helps with the image of regulators. Steve Thompson said he would like to see ICC provide increased information relating to the costs benefits of code changes. George Schluter stated that he thought the JOCOBO efforts are beneficial. Steve Thompson said it is great when contractor’s bring questions/problems to the meetings and that we learn from questions. Chuck Stevens mentioned that builders identify issues with each house and asked that regulators follow a similar protocol to promote consistency. Sean Reid replied that this issue had come up in the past. Chuck Stevens stated that consistency continues to improve each year. Bruce Chyka asked if there was a standardized inspection checklist. Jerry Mallory said that most inspectors looked at the same issues. Sean Reid stated that inspector focus changes in relation to current problems encountered. Steve Thompson concluded the discussion and moved the group on to next item.

**Old Business:**

- a. I-Code Adoption Committee: Steve Thomson reported on the Shawnee code adoption. He asked Ken Hoffman for an update from Olathe. Ken stated Olathe’s initial draft was presented to the Olathe City Council. Energy code updates and associated costs were discussed at the Olathe Council meeting. Following the updates a discussion regarding continued involvement of industry beyond County hosted round table meetings ensued. The item moved on with a question about the KC Metro Fire Marshals group. Jerry Anderson stated he attended the last meeting but was unclear on the direction the group was heading. There was a general discussion about the fire wall and sprinkler amendments in various jurisdictions.
- b. A document was presented regarding amendments to home daycare provisions in the I-Codes. Indications were made that the wording in the document needs improvement. The group generally concurred with its content to amend ICC Codes to reference State licensing regulations rather than continue with codes inconsistent with State regulations.
- c. Steve Thompson proposed another meeting on the code adoptions and to invite industry to finish amendments to the energy provisions. Steve to send invitations.
- d. Steve asked the group if a JOCOBO endorsed stoop flashing detail could be accepted by the group’s various jurisdictions. A suggestion was made to send the detail to the HBA for support.
- e. Steve Thomson brought up Photovoltaic and the MARC initiative for a consistent regulatory process across metro jurisdictions. Some code officials believe planning and zoning should be settled first and that it is too early in the process for JOCOBO to work on a guideline.
- f. Steve Thomson made last call for items. Ken Hoffman moved for adjournment to executive session.

**Adjournment:** This meeting was adjourned at 2:45 PM.

Submitted by: Matt Souders, based off notes taken by Ken Hoffman