

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 September 15, 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 12:35 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)
Mitch Dringman (Prairie Village)
Matt Souders (Lenexa)
Bill Sandy (Fairway)
Steve Crull (Mission Hills)
Tony Adamson (Merriam)
Travis Torrez (Leawood)
Tyler Wirth (Shawnee)

Associate Members and Guests:

Russell Thornburg (Johnson County)
Bruce Chyka (PPHCK)
Erica Ortiz (ICC)
Rachel Brown (ICC)
Jay Woodward (ICC)
Lief Liston (ICC)
Jay Mahaney (Olathe)
George Schluter (KC-HBA)
J.D Lorenz (Hallmark Building Services)

Previous Meeting Minutes

The prior Meeting Minutes from August were considered and Steve Crull asked if there was a motion to approve the minutes. Bill Sandy made the motion to approve and Steve Crull seconded the motion. The motion was approved by the members.

Johnson County Building Officials Association (JOCOBO)

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 Mike Flickinger and Matt Souders seconded to approve the treasurer's report. The motion was approved by the members.

Matt Souders had a question concerning being Incorporated and Bill Sandy stated that the group is non-for-profit but that we do not have the tax ID for not paying taxes on purchases made by the group which is why the group had to pay tax on the meal from last month's meeting. Bill Sandy that a group does not have to file anything unless we do not file anything with Kansas and then when we don't file with Kansas, Bill found out a couple of years ago that the IRS will call up asking for all the documents. Bill stated that officially the group is a non-exempt organization but we do not have a tax exempt number for not paying taxes on purchases made.

Associate Announcements

1. JOHNSON COUNTY CONTRACTOR'S LICENSE CONFERENCE INFO- Russell Thornburg.

Russell stated that they went online yesterday and hopefully they have all the bugs worked out and page 11 to give us some idea of what classes are being presented. Russell stated that some of the titles have changed and the reason for the changes. Russell stated that he has been trying to get the group a good flat roof TPO class installation and they have one of the better classes they teach in Colorado and this is a stab at trying to get to that level. JD has gone out and got DuPont to come in and teach some classes. Russell stated that the brochure is built around the 2018 codes and the committee a month ago after the contract was completed they voted to support the change to the 2018 codes and books already ordered and coming in. ICC does not have a lot of courses for the 2018 books so they have some individuals coming in to write courses to support the 2018 codes.

Russell stated that he handed out a document to all the members which he would also like to hand out at the conference is a document which has all the jurisdictions information, the building officials name, phone number, emails and which codes are being followed. Russell stated that what they have done in the past is hand this out to all the builders who work in different jurisdictions so that they have the correct person and a phone number or email to contact them to ask questions. Russell stated that the easiest thing for him to do is to print it up and make sure that all the information is correct before he hands it out at the Contractor's Licensing Class. Russell stated that the last sheet is a list of Surrounding Cities and if there is something wrong with it he needs to know before it goes out to the contractor's so that everyone knows which codes everyone is on and there is a big push to get on the 2018 codes and this will help the contractor's. Matt stated that he was trying to sign up for classes and the site crashed. Russell stated that this will happen since there are so many individuals trying to get onto the site to sign up for classes. Russell stated that the contractors are getting on site because if they are able to schedule them within the first 3 days, they can get the ones they want and in the first week the site does nothing but crash

Johnson County Building Officials Association (JOCOBO)

because there are so many people trying to get signed up. Russell stated that they will not advertise to the non-licensed contractors to give the licensed contractors first chance at the classes then after that they will go out to the non-licensed contractors and then further out if needed to fill the classes. Russell stated that Johnson County has already ordered \$58,613.02 worth of books. Jay Woodward stated that all the codes are in the warehouse with the exception of IRC soft cover coming in October 19th or 20th. Jay stated that as a jurisdiction you will get one free copy of all the codes but anything above that you would have to pay for, this was the advantage of the pre-order to pay the 2015 price. Jay stated that he believed that ICC allowed a free copy of codes every 3 years. Jay stated that we should call the membership individuals to find out if a free copy was available. Russell stated that his present to contractor's licensing is that they will have as many books as possible because the significant changes were not out so they are hanging their hats on the books this time around and a book will be provided for full day classes and when it is only a half day class then it is the decision of the instructor as to whether to have a book or a hand out but not both. Jay stated that the significant changes at the end of October and that they are in the final edits because he does the significant changes to the A117.1 Accessibility Standards and he just sent in his second review this week so within 6 to 8 weeks the books should be out. Someone from the group asked Jay if they had elevator codes and Jay stated that he does not believe that they do carry that code. Russell stated that he has not even seen a presentation taught on the elevator codes. Travis stated that it is a lot more difficult to get certified in elevators now then it was in the past, with someone having to have 12 to 18 months doing installations of elevators. Travis stated that you have to have field experience before you can qualify to take the exam.

Russell stated that he tried to get Med Gas here to teach according to Kansas Statues but he could not find a course to fit into a 1-day block because everything was in a 32-hour block so that is why he brought in Bobby Doran to teach a full day but he will not touch the 6000 because everything is third party.

2. INTRODUCTIONS-Jay Woodward.

Steve asked Jay if he would like to introduce the people that he brought with him to the meeting. Jay stated that ICC is having their employees go out and meet with different members and when they are in the warehouse and do not really see people so Jay figured this would be easier way for them to meet all of us. Jay introduced Erica Ortiz, Rachel Brown and Lief Liston. The 3 individuals handle all the books in the warehouse. Jay stated that he needed 3 volunteers because he had a form where they are to ask code officials different questions about their organization and instead of putting them on the spot that he would bring them and let them see what happens at the meeting and be able to understand it a little bit more and because they deal with most of us or at least the City Jay wanted us to go around and introduce ourselves to them.

3. Follow up on window flashing-George

There was no discussion on window flashing.

Johnson County Building Officials Association (JOCOBO)

Old Business

There was no Old Business to discuss.

New Business

1. Replacement of JOCOBO Secretary- Steve stated that in a couple of months there will be 2 positions coming available and we needed to start thinking about filling the open positions. Tony Adamson asked if Associates could fill positions and Travis stated that it was changed in the By-laws that Associate Members that are participating with Johnson County and working with working in codes for a jurisdiction could serve. Steve stated that if the Associate Member serves as an Officer that the Jurisdiction still only gets one vote.

Russell asked why was the JOCOBO logo not on the Contractor's Licensing Booklet and asked if he could get a copy of the Logo to put on the Licensing Booklet, which Bill stated that he would send Russell the JOCOBO Logo.

2. Discussion of task force for 2018 Code Adoption. Steve stated that at the last meeting Anoush wanted to talk about setting up the task force for 2018 Code adoption and he could not be at the meeting due to inspections but he sent Steve an email that he was interested in creating the task force or similar group with involvement of all Johnson County Building Official to allow this adoption process to go through seamless and consistent through the metro area as best we can and that Johnson County Codes Department is glad to provide help with this task force. Tony Adamson stated that maybe we should hold off on any discussion until more members are able to participate in the discussion. Travis stated that until the Building Officials are able to get the codes and start reviewing them that it would be difficult for the members to participate in the task force discussions. Bill Sandy stated that the 2012 code adoption was a large step for everyone compared to the other cycle changes. Russell stated that the main goal for him to do the 2018 codes for the contractor's is for them educated so that they are aware of the code changes taking place. Travis stated that he believes that IRC might be the first code to review as a committee. Tony Adamson stated that for Merriam he was limited on the use of the IRC due to the fact that Merriam really does not have that many new constructions taking place, and most would be renovations, or tear downs. Steve stated that he thought that reviewing the IRC makes sense. Travis stated that if the IRC was the first code book to be reviewed that we take different sections out of it such as the Plumbing, Mechanical and everyone review the sections and discuss what it is that they want to change and the reason for making the changes.
3. Matt Souders stated that Anoush wanted to know if any of the jurisdictions were going to adopt the 2018 International Solar Energy Provisions and the 2017 NEC. Matt stated that he was not aware of a 2018 Solar Energy Provision and Mitch asked if it was an appendix in the back of the IRC book. Jay Woodward stated that he thought it was something to do with the Solar Energy Rating Council that they acquired and that all this information was pulled all together to create a different code. Russell stated that 2 conferences ago they offered a

Johnson County Building Officials Association (JOCOBO)

class in solar and handed out a book which was half code and half commentary and was called STEPS, which Russell and Anoush just took that class on Wednesday in Columbus, but they were not given a book, just blueprints in accordance with 2014 NEC. Jay stated that there is an International Solar Energy Provisions book 2015 edition and there is also a 2018 edition.

Matt asked the group of anyone was doing the streamlining permitting which Mark Wassom was asking about. Travis stated that if someone is presenting something that is already been approved solar panel because it has to be black and if it is on their approval list then they do try to get it turned around within 48 hours and fast track it just to be in compliance to not hold up the solar permitting process. Tony Adamson stated that all solar panels in Merriam are conditional use and is required to be administratively approved unless it does not comply with current zoning laws and then it would require a hearing with BZA board. Russell asked a question to the group and stated that on Wednesday they asked him if they wanted a class to help with reviewing solar plans, Matt asked who asked him and Russell stated that it was Jerry Henderson who is the author of all the solar panel books. Everyone stated that they are seeing more and more solar panel applications and Russell stated that for Johnson County it is about once a month they will get an application for solar panels. Travis asked George if they should have an engineer evaluate the existing structure before solar panels are installed. There was discussion on evaluating having a class for review of solar panels and everyone agreed that it would be a good idea to have a class in February.

Matt asked if anyone had an IRC handy and no one did. Matt asked if everyone, on a mechanical shaft in a house which goes up through the first floor and they fire block the joist spaces around it as fire blocking. Russell says that he does not except this as fire blocking because it does not stop between floors, it has to be tinned or sheet rocked because you cannot have a shaft running from the basement up to the second floor which is wide open between floors. Russell stated that it has to be sealed up so that it does not have a passage from the bottom plate of one floor to the bottom plate of the next floor. The code says that the blocking shall be installed vertically at the plate line. There was further discussion on the fire blocking requirements of section 302.11 of the IRC.

Tyler Wirth asked the question to the group concerning if you had a 2-story house with a garage and the attic is directly above the garage and there is no habitable attic space above the garage does the ceiling of the garage need to have 5/8 inch sheet rock or can it be just 1/2 inch sheet rock installed.

There was more discussion which took place on using insulation as fire blocking, heights of walls and when fire blocking is required and what types of material to use when fire blocking a wall and at what height is the wall to be fire blocked and is everyone requiring the same methods to be followed. Everyone had different answers as to how they were handling fire blocking requirements in different situations.

Set Date for Next Meeting: Meeting to be held at St. Andrew's Golf Club, 11099 W. 135th St., Overland Park, Ks, on October 20, 2017 at 12:00PM.

Johnson County Building Officials Association (JOCOBO)

Adjournment

The meeting was adjourned around 1:35 pm. The motion was made by Bill Sandy and seconded by Tony Adamson, all members were in favor.

Minutes recorded by Tony Adamson