



City of Columbia, Missouri

Meeting Minutes

Building Construction Codes Commission

Monday, August 27, 2018
4:30 PM

Conference Room 1A
City Hall
701 E Broadway

I. CALL TO ORDER

MR. CONNELL: I'm going to call the August 27th, 2018, Building Construction Codes Commission to order.

First order of business is we're going to call the roll. I'm going to ask everybody if they are voting or not today. And I would encourage all the alternates, even including Fred to come forward and sit. Make sure that your name tag is pointing towards the reporter.

I think we know Dave Weber is absent today. Josh Lehman?

MR. LEHMAN: Here.

MR. CONNELL: And are you voting?

MR. LEHMAN: Yes.

MR. CONNELL: Matt Young is not here. Austin Tipton is not here. Rob Jackson?

MR. JACKSON: Yes.

MR. CONNELL: Are you voting?

MR. JACKSON: Sure.

MR. CONNELL: JP Watson?

MR. WATSON: Here and voting.

MR. CONNELL: Fred Malicoat is -- you're here for, but not voting?

MR. MALICOAT: Correct.

MR. CONNELL: Okay. Brian Connell is here and voting.

Jonathan Trunk?

MR. TRUNK: Here.

MR. CONNELL: Jay Creasy?

MR. CREASY: Here, voting.

MR. CONNELL: Christopher Howe is not here. Richard Shanker is not here.

John Pile is not here. Todd Noordsy?

MR. NOORDSY: Here, voting.

MR. CONNELL: Voting. Chris Roberts is not here. Kas Carlson is here.

MR. CARLSON: Voting.

MR. CONNELL: Doug Muzzy?

MR. MUZZY: Here, voting.

MR. CONNELL: Voting. John Page?

MR. PAGE: Here and voting.

MR. CONNELL: Lyman Moberg is not here. Andrew Wallace is not here. John Neyens is not here. Five, six, seven, eight, nine ten members are voting.

Present: 12 - Kas Carlson, Brian Connell, Jay Creasy, Robert Jackson, Douglas Muzzy, Todd Noordsy, Christopher Roberts, Matthew Young, Josh Lehmen, James Watson, Jonathan Trunk and John Page

Absent: 8 - Richard Shanker, David Weber, John Pile, Austin Tipton, Andrew Wallace, John Neyens, Christopher Howe and Tony Grove

Non-Voting: 1 - Fred Malicoat

II. APPROVAL OF AGENDA

MR. CONNELL: Okay. At last I'd like to ask for a motion for approval of the previous meeting's agenda. Or I mean the minutes, I'm sorry. Oh, wait. I guess I have to -- we have to approve the agenda for today first. Anybody have any -- anybody want to make a motion to approve today's agenda?

MR. JACKSON: Sure.

MR. CONNELL: Rob Jackson.

MR. NOORDSY: I'll second.

MR. CONNELL: All in favor, aye? Any opposed?

(Unanimous voice vote for approval.)

Motion to approve

III. APPROVAL OF MINUTES

MR. CONNELL: Hearing none, we'll move on. Let's move on and talk about the minutes from the last meeting. Anybody have any questions or comments? Anybody like to make a motion to approve?

MR. MUZZY: Motion to approve.

MR. CONNELL: We have a motion to approve?

MR. WATSON: Second.

MR. CONNELL: We have a second. All in favor? Any opposed?

(Unanimous voice vote for approval.)

Motion to approve.

Attachments: [MeetingMinutes14-Aug-2018](#)

IV. OLD BUSINESS

A. Form Code Review Committees

MR. CONNELL: Okay. With that I think we will move right into -- wait a minute -- let's see, old business. So old business includes forming the Code Review Committees. I know we've talked about this on a couple of previous occasions. I suppose it would be up to me as the chairman to be keeping a list of who's involved. So does everybody understand which committees they've volunteered to participate in and does anybody have any questions or want to change their mind about anything?

MR. PAGE: Brian, are we going to do it like we usually did or are we going to do it where the staff brings stuff to us? We talked about both ways.

MR. CONNELL: We have not made a decision as a commission, so that's --

MR. PAGE: I think what that list is was for, and John, correct me if I'm wrong, was more for the books, what books we need rather than what committee we were on; is that correct?

MR. CONNELL: It might serve both purposes though.

MR. PAGE: Well, yeah, it could, if we decide to break off into committees. With the Sunshine Law I think there was a lot of discussion about that, how we were going to do that.

MR. CONNELL: Well, for example, Kas is here today, apparently wasn't here last time, has no checkmarks by any of the committees, so. Mr. Simon?

MR. SIMON: Could we amend the agenda to allow the variance to go forward first because the court reporter's only here for the variance. They don't need to be here for the committee, the formation of the committees.

MR. CONNELL: Anybody like to make that motion?

MR. JACKSON: I'll move to that.

MR. CONNELL: Okay. Second?

MR. CARLSON: Second.

MR. CONNELL: Kas, all right. All in favor, aye.

(Unanimous voice vote for approval.)

**THE FOLLOWING MINUTES FOR OLD BUSINESS ARE NOT VERBATIM DUE TO NO
CASES BEING REVIEWED**

Discussion of Upcoming Changes for 2018 International Code Council

Committee discussed methodology for this code cycle review.

GROUP DISCUSSION DECIDED UPON THE FOLLOWING COMMITTEES:

1. IBC, IEBC, IFC, IECC
2. IRC, ISPSC
3. IPC, IFG, IMC
4. NEC
5. IPMC

Committees were formed and members placed the request for code books they will be needing for the committee served. Group agreed committee code review meetings should

be held on Monday or Tuesdays starting at 4:00 pm beginning in October. Group decided to discuss the committees further at the September 24th BCCC meeting.

Motion to amend the agenda to allow the variance to go forward first because the court reporter's only here for the variance.

V. NEW BUSINESS

Attachments: [Case #18-009](#)

MR. CONNELL: Any opposed? All right. We will move forward with our case. So with that in mind we have -- have you got the language of the --

MR. SIMON: I can pull it up.

MR. CONNELL: -- case? Is that it? Thank you. All right. Case No. 18-009. Is that correct?

UNIDENTIFIED SPEAKER: That's correct.

MR. CONNELL: Okay. Notice of appeal from the decision of code official in regard to the following described property in the city of Columbia, county of Boone, state of Missouri, legally described as Kelly Farms, lot 101, and known as 1280 Cinnamon Hill Lane. Applicants request a variance of ruling with respect to the above-described property. On the 10th day of August said code official disapproved of maximum distance of fixture trap from vent. Reason he gave for such action was the distance was too far by six inches which does not comply with Section Table 909.1 of the International Plumbing Code as adopted by the City of Columbia, Missouri, which provides or requires that distance of fixture trap from vent for a two-inch trap is eight feet. A copy of the notice of said official is hereto attached.

Basis for this appeal as permitted by the International Building Code as adopted by the City of Columbia is, and the applicant has checked, An equally good or better form of construction can be used.

Applicant is requesting a variance of ruling or both in the way of carrying out the strict letter of the code because the distance of fixture trap to vent is eight feet, six inches instead of eight feet. Applicant is proposing to allow the distance to be eight feet, six inches instead of eight feet and eliminate using an air admittance valve. Name of the applicant is Pat Kelly, the agent is Fred Malicoat. The business requesting the variance is Kelly Enterprises.

Mr. Malicoat, would you like to be sworn in?

MR. MALICOAT: Yes.

MR. CONNELL: And will there be testimony of city staff?

MR. SIMON: Yes.

(Witnesses sworn.)

MR. CONNELL: Proceed.

MR. MALICOAT: I didn't bring any pictures and pretty self-explanatory. The original design was an eight-- it's an inch and a half vent off of a kitchen sink and I had -- or inch and a half trap. And I had an air admittance valve. And then the plumber and I discussed changing that trap to two inch, and the distance is eight feet, six inches. So I'm requesting a variance that the fixture will flow and not have any issues and it takes away the maintenance of an air admittance valve for future items down the road, and to be allowed the additional six inches from the trap to the stack. Any questions I can answer?

MR. CONNELL: Fred, I have a question.

MR. MALICOAT: Yeah.

MR. CONNELL: This is in a multi-unit?

MR. MALICOAT: Apartment complex, yes, sir.

MR. CONNELL: Okay. So is this -- this request is not for a specific situation, it's for --

MR. MALICOAT: It's for all the kitchen sinks in that --

MR. CONNELL: For all these sinks.

MR. MALICOAT: -- in that configuration.

MR. CONNELL: Okay.

MR. MALICOAT: There's only 384 apartments, so.

MR. CONNELL: Mr. Page.

MR. PAGE: This is the diagram of it here?

MR. MALICOAT: Yes.

MR. PAGE: Okay. Could you kind of tell us on this what you're -- maybe for everybody, what exactly --

MR. MALICOAT: Okay. Well, do you see there's the sink.

Thank you whoever's doing the pointer.

And then we drop back. It says waste line, to that vent. Well, we're going to change that from an inch and a half to a two-inch line and trap and then get rid of the -- see the AAV, air admittance valve? Then that can go away and it can be vented back where it says V.

MR. PAGE: So the problem is it's eight foot, six between those two?

MR. MALICOAT: Right, instead of eight foot.

MR. PAGE: Got it.

MR. MALICOAT: And I personally don't think that's going to cause an issue. You're going to have plenty of air. The kitchen sink won't flow that inch two-inch line full anyway, so.

MR. CONNELL: Yes, sir.

MR. YOUNG: Yeah. I can speak on this a little bit. Definitely I -- my personal opinion, I would think it would be fine as well. We didn't use to use air admittance valves back in the day. I mean, a lot of years we did not have a mechanical vent. Even like this situation here, they could probably get within the range if they just brought it through the floor of the cabinet instead of even going in the wall would probably meet the requirements. And if there is a problem and it's not vented properly and it's not draining properly, it's adaptable. I mean, they could put an air admittance on after the fact, need be. You know, it's always adaptable, so. I don't really see much of an issue here personally. It's -- it's right there on the edge you know.

MR. CONNELL: JP.

MR. WATSON: John, did you have the building code --

MR. SIMON: Uh-huh.

MR. WATSON: -- the plumbing code up there?

MR. SIMON: Yes.

MR. WATSON: I don't know if this is in the commentary or in the code, but there are images and it gets into detail about that distance. That distance is from the weir of the trap to the vent. So it's not -- the way I understand it, it's not just a straight distance. Like if we're in that island, we're going to come out, hit our trap, drop down to meet the floor and come over to the riser. Is that right?

MR. MALICOAT: Uh-huh.

MR. WATSON: When you get in -- like I said, I don't know if you just have this one sheet with the --

MR. SIMON: Yeah. I don't have the commentary.

MR. WATSON: The commentary address why I they have that distance requirement. Because what you don't want to do is create the soft siphon. And I get the point that you're not going to flow that hole, but the way the code reads is from the weir of the trap. So it's not -- as soon as make that drop, that is your distance where you have to have that vent. And then if you put that AAV on there, you're going to be right there within whatever that is, 12 inches from the -- from the weir of the trap, the weir of the low point where you make that bend and come back to the wall. So I don't know that -- by doing that, by dropping, I mean, you're pretty well totally drop-- cutting that off of the vent. You are slow-- you're not going to flow it full so you won't get air traveling back through there, but I don't know that, at comparison, that eight foot is -- we're talking about something totally different from what code has spelled out there I believe.

MR. CONNELL: Matt.

MR. YOUNG: So the way I would interpret that, so when you're going from a horizontal to a vertical, the eight running foot distance, simple terms, two-inch pipe quarter inch per fall equals eight foot. That's how far you can run before you totally shut off the pipe. Eight foot. Three inch at an 8's going to be -- at a quarter it's going to be 12 foot. At an 8's going to be 24 foot, you know. The reason why it's dictated at a quarter inch at two -- at two inch, because that's a minimum fall requirement on two-inch pipe. Three-inch pipe, it could be an eighth inch, you know. Three inch and four inch could be an eighth inch. Two-inch pipe's a quarter inch. When you go horizontal to vertical, you're always going to have a column of air, always. It's not going to get shut off unless the drain gets shut off, you know. And then you've got a different sort of problem to deal with, you know, in that respect, so. I mean, depending on how the plumbers going to address it, if he went through the bottom of the cabinet would probably be better circumstances for this particular case instead of coming in the wall and coming back out. Coming straight through the cabinet would probably be cheaper for them in the long run and make the adaptability a hell of a lot easier for the future. But, you know, it's not here nor there. It's whatever they want to do, but.

MR. CONNELL: I have another question. So, Fred, you said ordinarily this would be an inch and a half but you've sized it up to two inch?

MR. MALICOAT: So we could get footage.

MR. CONNELL: Okay. Any other questions or comments?

MR. LEHMAN: These have not constructed or they have been constructed? Are they finished?

MR. MALICOAT: No. It's still waiting to be plumbed.

MR. CONNELL: Comments from staff?

MR. SIMON: Yes. So this morning you described you thought they were going to try to do an indirect. They're not doing that?

MR. MALICOAT: No. No.

MR. SIMON: Okay.

MR. MALICOAT: That's what -- misunderstanding. Miscommunication.

MR. SIMON: Okay. So to me it's cut and dry. The code says eight feet, have to assume the code says that for a reason. I think what Matt described is accurate, but you guys are the engineers in the room, probably much more knowledgeable about why. I don't have to know why; it just simply says eight feet and it's just cut and dry to me.

MR. MALICOAT: Right.

MR. SIMON: I don't see this how this is a better method of construction.

MR. MALICOAT: Equally good.

MR. SIMON: Equally good. So maybe we should codify something like this. If this Commission believes that eight foot, six; eight foot, nine; nine foot is equally good, maybe that should be codified.

MR. CONNELL: JP.

MR. WATSON: There's either the AAV that the code allows or even there's also island venting which is complicated and I can definitely see why they don't want to do that. But I mean, the code does address it in a couple of ways. So I -- again, I agree from a kitchen sink, you're not going to get that much flow. If you run in a two-inch line, you're basically combination drain and venting it, but code also doesn't allow for a sink to become the combination drain. You can do floor drains. You can do some other fixtures, but again, the code, again, practically speaking, that -- you may not have an issue and if you do, you can go back in with an AAV, but the code addresses it in a couple of different ways so I don't think that codifying that installation would be the way to go.

MR. CONNELL: Jay.

MR. CREASY: What is the maintenance on those vents?

MR. MALICOAT: We don't know until they go bad.

MR. CREASY: They just go bad?

MR. MALICOAT: They just go bad and won't let air in at all.

MR. YOUNG: Or it just lets air out.

MR. MALICOAT: Right.

MR. YOUNG: That's usually when you know they --

MR. MALICOAT: Yeah. You'll start smelling it when it goes bad.

MR. CONNELL: Matt.

MR. YOUNG: How far is it from -- is it eight foot, nine to that knee wall of that cabinet? Is it eight foot, eight; eight foot, nine, whatever to that knee wall of that cabinet? Because it was showing a cabinet up against the knee wall in that kitchen, or a full wall. I don't -- I assume that's knee wall, it looks like. Are the cabinets going to be there or are they just going to be freestanding cabinets with no wall?

MR. MALICOAT: There would just be a low wall, yeah.

MR. JACKSON: Kind of island thing?

MR. MALICOAT: Right.

MR. SIMON: I don't think you're showing the drain going back through the wall; I think that's just the air admittance valve.

MR. MALICOAT: Right.

MR. CONNELL: So it's going down through the floor of the cabinet?

MR. MALICOAT: Correct.

MR. SIMON: I assume it's going down --

MR. MALICOAT: Right.

MR. SIMON: -- through the floor.

MR. CONNELL: Doug.

MR. MUZZY: Fred, what keeps you from shifting the island six inches, if it's not constructed yet? What's the -- I mean, everybody likes to see clearance between their appliances and the island, but if you --

MR. MALICOAT: Owner just wanted more space, that's all. They've already been through the floor plan design. I'd have to ask them and see if that would be an option. They thought it would be easier if I asked for the six inches on the variance first.

MR. CONNELL: JP.

MR. WATSON: That distance doesn't really apply to this case because that distance is from -- I wish I had a better way to illustrate this, but it's from the weir of the trap to where the -- to where you make that drop vertically. So really we're only 12, 18 inches from where you would have a vent if you were going to have a vent, but then once you make that drop, that -- again, there are illustrations in the code that show. Like it's where you make that bend and then run that -- I don't know if anybody can see that across the room -- but it's -- this distance on a two-inch pipe would have to be eight feet in order to be -- to comply with the letter of the code. But once you make that drop, you're cutting off that vent from a full flowing pipe which is what the vent is supposed to protect against, so. And your pipe isn't going to be flowing full, so you can make that call, but I don't think that that eight foot, six -- so moving the island, you've still got the same issue because it takes place in that island where you have that AAV, so.

MR. CONNELL: John.

MR. PAGE: Addressing Doug's question, if you do the math there, with the way the refrigerator and the stove sticks out, I don't think you can scoot them much closer and still use the -- open that refrigerator. The refrigerator's deep. And then the outside wall, I don't know what it is, but it's got a real thick out-- or whatever that wall is. There looks like two walls there. I don't know what that is. See where the doorway comes in and all that across that end is really -- it looks really thick.

MR. MALICOAT: It's a double wall.

MR. PAGE: So you do all that, I don't think there's room to scoot that island.

MR. MALICOAT: The one side is a garage with insulation between that --

MR. PAGE: I don't think that would be --

MR. CONNELL: Any other questions or comments? We would entertain a motion.

So, Matt, we're going to bring you on the roll here, if I can find you. Here, okay. So you are voting?

MR. YOUNG: I believe so.

MR. CONNELL: Okay. You came in late, so it's confusing.

MR. YOUNG: I apologize.

MR. CONNELL: John.

MR. PAGE: I'll make a motion to grant the appeal.

MR. CONNELL: Okay. We have a motion to grant the appeal.

MR. YOUNG: I'll second the appeal.

MR. CONNELL: Motion to second it by Mr. Young. Any further discussion?

Seeing none, let's call roll.

Josh Lehman?

MR. LEHMAN: Yes.

MR. CONNELL: Matt Young?

MR. YOUNG: Yes.

MR. CONNELL: Rob Jackson?

MR. JACKSON: Yes.

MR. CONNELL: JP Watson?

MR. WATSON: No.

MR. CONNELL: Brian Connell, yes.

Jonathan Trunk?

MR. TRUNK: Yes.

MR. CONNELL: Jay Creasy?

MR. CREASY: No.

MR. CONNELL: Todd Noordsy?

MR. NOORDSY: Yes.

MR. CONNELL: Kas Carlson?

MR. CARLSON: Yes.

MR. CONNELL: Doug Muzzy?

MR. MUZZY: Yes.

MR. CONNELL: John Page?

MR. PAGE: Yes.

MR. CONNELL: Okay. We have nine in favor, two opposed. The appeal is granted.

MR. MALICOAT: Thank you.

MR. CONNELL: Thank you. Okay. With that, can we dismiss the reporter at this point?

(Court reporter was dismissed at 4:55 p.m.)

Motion to grant the appeal.

Yes: 10 - Carlson, Connell, Jackson, Muzzy, Noordsy, Roberts, Young, Lehmen, Trunk and Page

No: 2 - Creasy and Watson

Absent: 8 - Shanker, Weber, Pile, Tipton, Wallace, Neyens, Howe and Grove

Non-Voting: 1 - Malicoat

VI. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

VII. NEXT MEETING DATE SEPTEMBER 24, 2018

VIII. ADJOURNMENT

Meeting Adjourned at 5:45 p. m.

Members of the public may attend any open meeting. For requests for accommodations related to disability, please call 573-874-CITY (573-874-2489) or email CITY@CoMo.gov. In order to assist staff in making the appropriate arrangements for your accommodation, please make your request as far in advance of the posted meeting date as possible.