



City of Columbia, Missouri

Meeting Minutes

Building Construction Codes Commission

Monday, November 12, 2018

4:00 PM

2018 IPMC CODE REVIEW

Mezzanine Conference

Room-City Hall, 701 E

Broadway

I. CALL TO ORDER

Leigh called the meeting to order at 4 p.m.

Members of the Building Construction Codes Commission: Kas Carlson, Jay Creasy, Rob Jackson, Rick Shanker

City staff: Assistant Fire Chief Brad Fraizer, Leigh Kottwitz, James Stark

Members of the public: Kenny Willenburg, Denice Warnken, Phil Warnken

II. APPROVAL OF AGENDA

Rob asked for a review of the agenda. Rick asked the guests for their input and they had no comment. Rick moved to approve the agenda; Kas seconded; agenda was approved.

III. OLD BUSINESS

IV. NEW BUSINESS

A. ELECT CHAIR

Rick moved and Kas seconded to make Rob the chair all passed. Rick Shanker was elected vice chair.

B. INITIAL STAFF REPORT ON MAJOR CHANGES

Leigh reviewed the changes in the IPMC.

V. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

Rick brought up the issue of window height of sill height of 42 or 44 inches; in some instances the sill may be just a few inches short of meeting the code. Rick wanted to propose the installation of a permanent step for egress. Jay said there was a concern from the fire department. Rick had asked the fire marshal about this; he was not opposed. The issue was more about the occupant getting out than the fire fighter getting in. Step would need to be tall enough to get to a 42" sill height. What should the dimensions of the step be?

Rob said there would need to be a requirement not to block the step or remove it. Rick said the step would need to be permanent. Kas said the step should keep someone from putting something in front of it. The obstruction would need to be removed. The issue comes up a handful of times as appeals before the BCCC.

Kas asked what would the step size be. Rick said we were not talking about changing the window size. Rick said he wanted to bring this up and it could be discussed and

tabled. What is the definition of a bedroom? A bedroom doesn't need to have a closet but does need to have egress, privacy. Rick's motion does not affect the window size.

Rick moved to table this suggestion. Kas seconded. Motion passed. The committee will get input from the fire marshal before making a decision at the next meeting.

Rick mentioned that the Warnken's have rental property in East Campus and the need to review other policies. It was asked if this committee is to review other policies. Rick said yes and no. Leigh said the City Council would direct changes in policy and request staff report and investigate policy changes.

Rob said that the BCCC would review a code issue; Kas said a change in policy is outside the work of the commission. Rick advised that the best way to resolve this is through Council.

Changes to 704.7 were discussed. Rick said that if the smoke alarm works, it works and should pass. Right now, inspectors just test the alarm and it may not fully function, in particular if it is an older alarm. It will be difficult to determine the date of installation. The inspection is good for the day of the inspection; the inspection is a moment in time and the situation may change the next day. Tenants may take down the smoke alarms outside of the owner's or manager's control.

There needs to be a way to certify or date the smoke alarms and this will be difficult. The requirement for the manufacturer's instructions related to testing may be difficult since they are all different. Rick said he had an issue with the third sentence. Jim Stark said that most of alarms just say "push to test."

Rick moved to table the discussion on 704.7 for further review. Rob asked Jim Stark questions. The purpose of the inspection is to save lives. What else would you recommend as an inspector? If the alarm is yellowed with smoke or painted over and beeps it probably has outlived its usefulness. New sealed units will be good for 10 years. Owners are saying their 10 year alarm only works for 6 months. They should be guaranteed for 10 years.

Kas seconded Rick's motion; it passed.

The group discussed Sections 703 and 704. Brad Fraizer said the code sections were not intended to be retroactive and had more to do about inspections. Jim explained that fire personnel may go along on the rental inspection and that they inspect apartment buildings with common areas annually. Brad said that if there is a fire rated wall it has to be maintained. Kas said that any alteration will usually be done under a permit through BSD. If it is an existing structure the fire separation cannot be taken out.

Brad said if a change is seen then staff will follow up by asking and requiring an inspection. For example, if a hole is cut into the ceiling of a garage. If it was required when built it needs to be maintained. A permit will be needed if the structure has a renovation.

For fire suppression systems, ONS staff will make sure it has been inspected. Fire only inspects annually if it has a common area. Brad believes the code revisions are saying that previous requirements are maintained. How do we know if a fire wall is required? If ONS inspectors see something that appears to be modified and then they will check permit history.

Rob asked Brad about 704.7 and the 10 year replacement date. CFD does not test other

than pushing the button unless they are tied to another system. The 10 year manufacture is difficult but recommended as good practice. CFD looks at the 10 year date. How does an inspector do this? Brad gets these calls regularly; the recommendation is to replace every 10 years. If it is 10 years old or older they should replace as an industry standard. Rick said if it works, it works. Brad said it is an NFPA standard. New alarms with lithium battery have a 10 year lifespan. Kas said an alarm installed in 1993 but still works; Brad said the intent of the code was to have a working smoke alarm.

Brad suggested making the language recommended and not throw it out entirely. Inspections are only every 6 years. Rick moved to change the word from "shall" to "should" in the third sentence of 704.7 and Jay seconded. Rick moved to call the question. Kas said we really didn't change anything. Kas seconded the motion to called the question. The motion to change shall to should passed.

The group discussed 705.1 - CO alarms. Brad said 1103.9 of the International Fire Code changed to the language to apply to dwelling units and sleeping units. Do you need more than one in a house? Brad would like to get some clarification on if the CO alarm would be required in each sleeping room or just on occupiable level. CO alarms are only required in units that have gas appliances or an attached garage.

Leigh reviewed the local amendments from staff. There was a suggestion that the utility holder would be responsible for the disposal of rubbish and garbage in 308.2 and 308.3.

VI. NEXT MEETING DATE NOVEMBER 19, 2018

The committee agreed to meet next Monday, November 19.

VII. ADJOURNMENT

Rick moved; Kas seconded the motion to adjourn; motion passed. The meeting adjourned at 5:30 p.m.

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