



City of Columbia, Missouri

Meeting Minutes

Building Construction Codes Commission

Monday, November 19, 2018
4:00 PM

2018 IPMC CODE REVIEW

Conference Room 1C,
City Hall, 701 E.
Broadway

I. CALL TO ORDER

BCCC members present: Rob Jackson, Kas Carlson, Rick Shanker, Jay Creasy
Staff members present: Brad Fraizer, Jim Stark, Leigh Kottwitz
The meeting was called to order at 4:01 by chair Rob Jackson

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

Agenda was reviewed. Kas moved
approval of the agenda; Rick seconded, motion passed.
Kas moved approval of the minutes. Rick seconded, motion passed.

Attachments: [IPMC Meeting Minutes 11-12-18](#)

IV. OLD BUSINESS

A. Review of IMPC changes

Leigh reviewed the changes from the IPMC that were also discussed at the November 12 meeting.

Brad spoke about the 10 year requirement to replace smoke alarms. He said that all the manufacturers are using 10 years as a guideline. Brad is finding that the alarms must be in working order and shall be tested. The IPMC references a 10 year requirement as suggested by the NFPA. Brad said the intent of the code is that the alarms work and functioning. Smoke alarms are printed with instructions that you are not to paint over. If painted over, it needs to be replaced as it will not work as well.

Brad addressed 705.1 that references IPMC related to CO detectors. He said they need to be in all units that have a gas burning appliances including in the sleeping room and in the room of the fuel burning appliances. The IFC would require a CO in each room served by the fuel burning appliances. Currently they are not required in a kitchen but are required one per level of habitable space. Rick suggested that we table this for discussion by the larger BCCC.

Sill height issue came up. Rick said John Simon said a permanent fixed step could be used to attain the

44" sill height. Egress and water supply are important for fire suppression. If there is a step the occupant can get out of the building quicker. Rick said this came up from a variance. Jim said that steps are required for getting out of a window well so should be acceptable to get out of the structure. It was asked if this should be a local exception. Rick said John Simon would need to advise.

The requirement for CO alarms has not changed from the 2015 code. Rick moved to have the entire BCCC review the requirements for CO alarms. Kas seconded the motion. Brad will call the ICC to get their input. Motion passed.

Rick said the issue of 110.1 should go before the BCCC. Rick moved; Kas seconded, motion passed

B. Review of local amendments to the IMPC

Jim reviewed items 307.1; Jay moved to change 307.1 to say "Four or more risers" Kas seconded.
Motion passed 3-1.

Jim reviewed 307.1.1 which is a local amendment. Jay said to eliminate the local amendment. You can maintain at 6". If you replace guards you have to move to 4" spacing. If in existence and maintaining allow to replace at 6". Jim said we don't need an amendment for 307.1.1. Rick said the problem is that if you have a less flexible inspector; this is an exceptional standard. For total replacement a permit would be required and any new guards would need to meet the 4" standard required in the IRC. Maintenance may not require a permit. Jay moved to eliminate 307.1.1 local amendment. Motion died for lack of second. This issue could be brought before the whole BCCC.

Kas moved to change the numbers in 308 to add ".1" which would add the local amendment language without eliminating what is in the IPMC. Jay seconded. Motion passed.

Leigh spoke about 308.2 and 308.3 and the suggestion to change the wording to add "and owner." Rob mentioned LA County; water issues always moved back to the property owner. Problem is when trash is out by the house. This change puts more responsibility on the owner. Jay moved to add "and owner"; Kas seconded. Motion passed 3-1.

Leigh reviewed 302.8 to add the words "motor vehicle." Kas moved to add; Jay seconded. Passed

V. NEW BUSINESS

VI. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

VII. NEXT MEETING DATE- TO BE DETERMINED

VIII. ADJOURNMENT

Meeting was adjourned at 5:02.

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.