



City of Columbia, Missouri

Meeting Minutes

Building Construction Codes Commission

Tuesday, November 20, 2018
4:00 PM

2018 IRC AND ISPC CODE REVIEW

Conference Room 5D -
City Hall, 701 E.
Broadway

I. CALL TO ORDER

John Page-Chair/Major Contractor/BCCC Member
Dave Weber--Engineer/BCCC Member
Kas Carlson-Major Contractor/BCCC Member
Jonathan Trunk-Architect/BCCC Alternate
Doug Muzzy-Minor Contractor/BCCC Member
Dan McCray-Contractor/HBA
Harlan Hazlett, John Simon-Staff/City of Columbia
Darren Ratermann-Staff/Boone County

Meeting was called to order at 4:00.

All voting BCCC members present

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

Agenda and minutes approved unanimously.

Attachments: [IRC Meeting Minutes 11-13-18](#)

IV. OLD BUSINESS

V. NEW BUSINESS

A. Continue existing amendment report from staff beginning at Table R301.2 (1). This report pertains to previous amendments and the corresponding code language/section changes in the 2018 IRC. Committee members will vote on recommendations for additions, deletions, etc.

John Simon stated staff would prepare a summary sheet of requirements/design conditions for Manual J submittals and would require them by rough in inspections sometime in the future.

- John Simon resumed staff presentation of existing amendments to the IRC beginning at Table

R301.2 (1). This table will be completed with the help of mechanical engineers on the BCCC-Fred Malicoat, JP Watson

- Committee members recommended/approved the deletion of amendment to section R302.1

allowing exterior walls of detached structures not less than 3 feet of the property line to not

be rated for fire exposure.

- Committee members recommended/approved deletion of the amendment to R302.6-Dwelling/garage fire separation- requiring 5/8" sheet rock instead of the 1/2" required by the code.
 - Committee members recommended/approved deletion of the amendment to R303.4-Mechanical ventilation thus reverting to the code language as written.
 - A motion was made by Dave Weber to delete the amendment to section R311.7.5.1 changing the maximum riser height from 7 3/4" to 7 7/8". A second was made by Kas Carlson. The committee voted to keep the amendment with Dave Weber being the lone dissenting vote.
 - Committee members recommended the deletion of amendment R313.3 which was added to the code in reference RsMO 67.281. The deletions of R313.1 and R313.2 will state "pursuant to RsMO 67.281.
 - Committee members recommended creating amendments to R315.5.1 and 315.6 (Carbon Monoxide alarms) to match existing amendments to R314.4 and 314.6 (Smoke alarms). This amendment allows these to be battery operated and not interconnected in alterations of dwellings 2 stories or less. Dave Weber made a motion to delete these amendments, seconded by Kas, but voted down with Mr. Weber casting the lone dissenting vote.
 - Committee member recommended changing the language in the amendment to section R322 Flood Resistant Construction to read, "Buildings and structures constructed in whole or in part in a Floodplain Overlay district shall meet the requirements of the Code of Ordinances, City of Columbia, Missouri, Chapter 29-Unified Development Code, Section 29-2.3 (d)- FP-O Floodplain Overlay.
- Next meeting on 12/4/18 will start at amendment to section R602.3.1.

VI. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

VII. NEXT MEETING DATE NOVEMBER 27, 2018

VIII. ADJOURNMENT

Meeting adjourned at 5:30pm.

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.