



City of Columbia, Missouri

Meeting Minutes

Building Construction Codes Commission

Monday, March 24, 2025

Council Chambers

4:30 PM

I. CALL TO ORDER

Called to order - Brian Connell

Present: 8 - Brian Connell, Fred Malicoat, Richard Shanker, David Weber, Jonathan Trunk, Christopher Howe, Andy Noordsy and John Page

Excused: 12 - Kas Carlson, Jay Creasy, Robert Jackson, Matthew Young, John Neyens, William DeYoung, Kyle Saunders, Jim Dove, Robert Schreiber, Brock Biggerstaff, Dan Shifley and Paul Prevo

II. APPROVAL OF AGENDA

motion to approve the Agenda.

III. APPROVAL OF MINUTES

motion to approve the minutes.

Attachments: [BCCC Meeting Minutes 02-24 2025](#)

IV. OLD BUSINESS

Mr. Connell read the order of topics and turned the presentation over to Mr. Decker for a summary of the committee reviews on the remaining Building Codes. Mr. Decker indicated he would pause after each subcommittee recap to allow questions and or discussion.

1) Updates and presentation of significant changes from IRC code subcommittee

Mr. Decker began with the International Residential Code. He gave a recap of the changes to amendments that were presented previously. Mr. Shanker asked for clarification on the reasoning behind removal of the smoke alarm and carbon monoxide alarm amendments that were in previous code cycles. Mr. Weber, Mr. Page, and Mr. Decker explained that the code language and the technology has caught up with the amendments and the old amendments were no longer needed.

Mr. Decker then proceeded to review the major topics that were discussed and reviewed in the International Residential Code subcommittee. All were discussed and no additional amendments were recommended. There was brief discussion at the conclusion but the review was accepted by the BCCC commission.

2) Updates and presentation of significant changes from IECC code subcommittee

Mr. Decker then began presentation of the International Energy Conservation Code and the subcommittee actions and recommendations. The commercial recommendations were covered first.

Mr. Decker presented the three amendments to delete the requirement for commercial air leakage testing, automatic receptacle control and energy monitoring. Mr. Decker then briefly covered the remaining topics that were reviewed during this study. Following the commercial changes, Mr. Decker switched to residential changes. He discussed the changes to the prescriptive pathway, simulated pathway and the efficiency improvements in the ERI pathway.

Mr. Decker then covered the Appendices and which ones were recommended for adoption by the subcommittee and the position of the CEC members during that review. Further discussion surrounding Appendix RK occurred. Mr. Decker asked for clarification of recommendation by BCCC due to the motions and uncertainty following the subcommittee review. Discussion included impact of the appendix requirements and the cost and feasibility of retrofitting after occupancy at a later date. Mr. Decker recapped the context of requirements associated with Appendix RK. The members of the BCCC engaged light discussion of the electric provisions and the optional installation regulations.

Mr. Malicoat made a motion to leave RK as an appendix and not adopt the appendix.

Mr. Weber 2 nd the motion.

Vote: 7 AYES, 0 NAYEs, 1 Abstention

Mr. Weber asked Mr. Shanker why he was choosing to abstain and not vote on any IECC or NEC motions in this commission meeting or the Climate and Energy Commission meeting. Light discussion and then all agreed to move on.

Mr. Weber asked why it was not considered to amend the residential but it was okay to amend the Commercial. Mr. Decker explained that by amending the residential, the simulated pathway (which 90% of builders use) would be rendered not possible to be used. However on the commercial side, there is more flexibility through the use of COMCheck. Following this discussion, Mr. Decker covered the reporting and certificates under the new code language.

Mr. Weber asked for clarification on the R-10 3 feet insulation requirement. Discussion surrounding the insulation depth and its impact on our local footings was reviewed by the large group. During that discussion:

Mr. Shanker made a motion: "For the purpose of the R-10 slab insulation for a depth of 3 feet in the IECC - Residential Requirements, it is acceptable to accept R-10 slab insulation for the full depth of the trench footing as an equivalent."

Mr. Howe made a 2 nd to the motion.

Discussion continued with respect to the wording and with respect to the measurement from the grade versus the top of the slab. Mr. Malicoat mentioned the BTU loss in that unprotected region due to termite concerns.

Mr. Shanker call to question, Mr. Weber 2 nd . All approved

Vote: 8 AYES, 0 NAYES

Mr. Malicoat made a motion to leave RK as an appendix and not adopt the appendix.

Mr. Weber 2 nd the motion.

Vote: 7 AYES, 0 NAYEs, 1 Abstention

Mr. Shanker made a motion: "For the purpose of the R-10 slab insulation for a depth of 3 feet in the IECC

Mr. Howe made a 2 nd to the motion.

Vote: 8 AYES, 0 NAYES

3) Updates and presentation of significant changes from IBC/IEBC code subcommittee

Mr. Decker then began the presentation of the review by the International Building Code Subcommittee. The amendment changes were recapped and the significant changes were then outlined and briefed for the group. Light discussion and no objections were made and the review by the IBC subcommittee was accepted.

Mr. Decker then began the presentation of the International Existing Building Code Subcommittee with no changes to amendments to note. The few significant changes were presented and the review of that subcommittee was accepted by the group.

4) NEC Code Changes identified by the subcommittee for further discussion by BCCC group.

Mr. Decker then presented the new amendments to the NEC and reasons and votes supporting them by the subcommittee. Discussion took place during the review of the amendments to 210.8 (D) and the impacts of not requiring GFCI protection in IRC governed buildings. Mr. Lichty gave some words of wisdom and no actions were taken on the proposed amendments. The subcommittee's recommendations will carry forward. Mr. Decker then presented a conflict with a recommendation and the reason behind the amendment to exempt GFCI protection on receptacles for service to HVAC equipment.

Mr. Shanker made a motion: "To not require GFCI protection for HVAC service receptacles only when located within the attic"

Mr. Weber 2 nd the motion.

Vote: 8 Ayes, 0 Nays

Mr. Decker began to cover the last item at which time Mr. Shanker interjected to discuss the exterior service receptacle for HVAC equipment.

Mr. Shanker made a motion: "To exclude the requirement for exterior service receptacles at Air Conditioners.

Mr. Howe 2 nd the motion.

Motion was withdrawn by Mr. Shanker after discussion. No vote recorded.

Mr. Decker then proceeded with Island and Peninsular countertop changes and the recommendation of the subcommittee to revert the code back to the 2017 codes. Also

mention and light discussion with respect to surge protection, exterior disconnects, and paddle fan boxes.

Mr. Shanker made comment to his opposition to surge protection devices and paddle fan box requirements. Examples of why for each were given by Mr. Shanker.

Mr. Page asked about Arc Fault protections. Mr. Decker explained that all the arc fault exceptions were retained and will not cause an increase in these requirements.

Mr. Shanker made a motion: "To not require GFCI protection for HVAC service receptacles only when located within the attic"

Mr. Weber 2 nd the motion.

Vote: 8 Ayes, 0 Nays

Mr. Shanker made a motion: "To exclude the requirement for exterior service receptacles at Air Conditioners.

Mr. Howe 2 nd the motion.

Motion was withdrawn by Mr. Shanker after discussion. No vote recorded.

V. NEW BUSINESS

VI. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

VII. NEXT MEETING DATE APRIL 28, 2025

VIII. ADJOURNMENT

Motion to adjourn was made by Mr. Weber. Mr. Page 2 nd the motion. Mr. Shanker asked to discuss more NEC topics, it was noted that a motion to adjourn was on the table and 2 nd and need to be voted on before any further actions. All approved the motion to adjourn.

Adjourned 6:05pm

Motion to adjourn

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