



City of Columbia, Missouri

Meeting Minutes

Building Construction Codes Commission

Monday, February 23, 2026
4:30 PM

Regular Meeting

Columbia City Hall
Council Chambers
701 E Broadway

I. CALL TO ORDER

4:31pm - Brian Connell called the meeting to order.

II. INTRODUCTIONS

Roll Call was taken (9 sitting members was in attendance, & 6 alternates). A quick recognition and welcome were extended to Joseph Kirby whom was recently appointed to the commission.

Present: 16 - Kas Carlson, Brian Connell, Richard Shanker, David Weber, John Neyens, Jonathan Trunk, Christopher Howe, Jim Dove, Robert Schreiber, Andy Noordsy, Dan Shifley, John Page, Fred Malicoat, Kyle Saunders, Jamie Kroll and Joseph Kirby

Excused: 5 - Jay Creasy, Robert Jackson, Matthew Young, Brock Biggerstaff and Paul Prevo

III. APPROVAL OF AGENDA

Brian Connell called for approval of the agenda: Mr Shanker moved, Mr Carlson 2nd.
All approved

Move to approve.

IV. APPROVAL OF MINUTES

Brian Connell called for approval of the November 2025 minutes: Mr Page moved,
Mr. Schreiber 2nd. All approved.

Move to approve

V. OLD BUSINESS

1. Discussion of Commercial IECC Changes

Mr. Connell went through the order of business and gave a brief direction to the crowd with several in attendance. Mr. Connell then asked Mr. Decker to introduce the first item as Discussion of Commercial IECC Changes. Mr. Decker explained that recent conversations with the City of Columbia Utility has resulted in information that would make it difficult to enforce and require section C405.15 Renewable Energy Sources within the International Energy Conservation Code. There was several rounds of discussion amongst the members which included which buildings would be required for on-site renewable energy sources and which would be eligible for off-site renewable energy sources. The code requirements for off-site renewable options were difficult to meet as the current timeline for the utility to

be able to implement this portion of the code could be 2-3 years. There was discussion about the cost of solar versus the cost of natural gas. More discussion of the impacts of c405.15 and implementation of it.

MOTION: Mr. Schreiber made a motion "Not to adopt 405.15 in the 2024 IECC", Dave weber 2nd for discussion. Several more points were made with respect to the renewable energy sources and its implementation as written in the 2024 IECC. Mr. Shanker called to question. No 2nd was made (Call to question died). Mr. Schreiber withdrew his motion at that time. Mr. Weber 2nd. All approved. **MOTION WITHDRAWN.**

Move to not adopt 405.15 in the 2024 IECC

Yes: 16 - Carlson, Connell, Shanker, Weber, Neyens, Trunk, Howe, Dove, Schreiber, Noordsy, Shifley, Page, Malicoat, Saunders, Kroll and Kirby

Excused: 5 - Creasy, Jackson, Young, Biggerstaff and Prevo

GENERAL COMMENTS BY PUBLIC

MOTION: Mr. Shanker made a motion "To change the order of the meeting agenda and move the public comment up to current as many of the attendees were commercial contractors and real estate persons" Jim Dove 2nd the motion. All approved. **Motion passed.**

Mr. Connell invited the public to the podium to discuss or testify their position with respect to the commercial changes in the International Energy Conservation Code.

Ms. Hart of Reinhardt Construction came forward and testified about the increased amount of controls and systems that are being required by the new energy code and the realistic ability to maintain these systems.

Mr. Land came forward and testified to the increased cost of commercial construction due to the 2024 Energy Code as well as the possible impact on economic growth that it could negatively impact.

Ms. Carlson came forward and testified to the increased cost and the impact it could negatively have on encouraging businesses to come to Columbia to build.

Mr. Patrick of J-squared came forward to talk about the renewable energy requirements and its impact on the building and also the impact that changes to that requirement may have on other parts of the 2024 International Energy Conservation Code. Discussion following his comments included the need to further investigate the impact of those amendments on other parts of the code and the compliance engines used to show compliance.

Following the public comments, the Building and Construction Codes Commission asked if there were any additional comments related to the commercial changes. None were heard and so Mr. Connell opened discussion on the Residential Changes in the International Energy Conservation Code.

Mr. Page began discussion with is position that the increased requirements were cumbersome and counter productive to affordability. Mr. Carlson also commented on the affordability and the difficulty of putting together a efficient home that is on the lower spectrum of cost in the community. There were several points of discussion around these topics and the impact of amendments related to the

current use of the simulated performance calculators and the impact it would have negatively on builders.

Ms. Carlson then was invited forward as testimony of her position. She presented a chart on a recently completed build that her company had finished. The Energy Rater was asked to score the building as it was built in both the 2018 IECC and the 2024 IECC for each of the pathways. Results were presented and 2 of the 3 pathways were as expected showing non-compliance with the 2024 IECC. The third pathway showed less compliance but not as significantly as the other two which resulted in failures in compliance.

Ms. Clevenger then came forward to talk about the impact that the increased cost of the 2024 IECC would have on the housing affordability and housing market. She re-iterated that the changes would likely have a negative outcome when the community is striving to provide affordable and opportunities for housing to increase.

Following the discussion, no recommendations or motions were made with respect to the 2024 residential components of the International Energy Conservation Code.

Motion to change the order of the meeting agenda

Yes: 16 - Carlson, Connell, Shanker, Weber, Neyens, Trunk, Howe, Dove, Schreiber, Noordsy, Shifley, Page, Malicoat, Saunders, Kroll and Kirby

Excused: 5 - Creasy, Jackson, Young, Biggerstaff and Prevo

2. Discussion of Residential IECC Changes

3. Discussion of Whole of Partial Code Adoption and State Legislative Actions

Mr. Connell then invited the third discussion item with respect to State Legislative Actions and adoption of portions of the code or all of the code family. The current status of HB 2384 was presented and explained what process it would have to follow. Informational only. Then discussion took place on historical periods in which only some of the code family was adopted and the resultant conclusion to where we were today with all of the 2018 codes adopted together. This discussion led to talking about the importance of all the other codes besides the International Energy Conservation Code.

MOTION: Mr. Howe decided to make a motion: "To move forward for adoption the 2024 International Family of Codes as recommended with amendments, with the exception of the International Energy Conservation Code." Dave Weber 2nd. Discussion began and clarity was asked as to what recommendation there was for the IECC. Mr. Howe amended his motion to "staying in the 2018 International Energy Conservation Code until further date" Dave Weber 2nd the motion. Discussion lightly for clarity was given.

Motion on the table: "To recommend for adoption the 2024 International Family of Codes as presented with amendments by the BCCC, with the exception of staying in the 2018 International Energy Conservation Code."

Vote: 7 Yea - 2 opposed

Motion Passed.

To recommend for adoption the 2024 International Family of Codes as presented with amendments by the BCCC, with the exception of staying in the 2018 International Energy Conservation Code.

Yes: 14 - Carlson, Connell, Weber, Neyens, Trunk, Howe, Dove, Noordsy, Shifley, Page, Malicoat, Saunders, Kroll and Kirby

No: 2 - Shanker and Schreiber

Excused: 5 - Creasy, Jackson, Young, Biggerstaff and Prevo

VI. GENERAL COMMENTS BY MEMBERS AND STAFF

Mr Connell then asked for any additional comments from staff or commission.

None were heard.

VII. ADJOURNMENT

Mr. Carlson motioned to adjourn. Mr. Page 2nd. All approved.

Meeting was adjourned: 6:42pm

Move to adjourn

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USB DRIVES PROHIBITED: A speaker who desires to display a presentation must upload the presentation, in advance, to the city network using an upload portal. To upload your files and learn more, visit CoMo.gov/upload.



City of Columbia, Missouri

Meeting Minutes

Building Construction Codes Commission

Monday, April 27, 2026

4:30 PM

Regular Meeting

Columbia City Hall

Council Chambers

701 E Broadway

I. CALL TO ORDER

Brian Connell called the meeting to order.

II. INTRODUCTIONS

Roll Call was taken (6 sitting members were in attendance, & 2 alternates).

Introductions were made and quorum was determined to be present.

Present: 8 - Kas Carlson, Brian Connell, Richard Shanker, David Weber, Robert Schreiber, Dan Shifley, John Page and Joseph Kirby

Absent: 13 - Jay Creasy, Robert Jackson, Matthew Young, John Neyens, Jonathan Trunk, Christopher Howe, Jim Dove, Brock Biggerstaff, Andy Noordsy, Paul Prevo, Fred Malicoat, Kyle Saunders and Jamie Kroll

III. APPROVAL OF AGENDA

Brian Connell called for approval of the agenda: Mr Page moved, Mr Carlson 2nd. All approved

IV. APPROVAL OF MINUTES

Brian Connell called for approval of the February 2026 minutes: Mr Page moved, Mr. Carlson 2nd. All approved.

Yes: 8 - Carlson, Connell, Shanker, Weber, Schreiber, Shifley, Page and Kirby

Absent: 13 - Creasy, Jackson, Young, Neyens, Trunk, Howe, Dove, Biggerstaff, Noordsy, Prevo, Malicoat, Saunders and Kroll

FEBRUARY 23, 2026 MINUTES

Mr. Connell went through the order of business.

V. OLD BUSINESS

1. Reconvene discussion of 2024 IECC based on Motion from February 2026.

OLD Business:

Mr. Connell read through the motion that was made at the end of the February 2026 meeting to recap the motion that passed. He proceeded to ask if there was any discussion relative to the motion that was passed.

MOTION: Mr. Shanker made a motion: "To retain all the current codes and not adopt any of the 2024 Family of Codes." **Second:** John Page Discussion: Mr. Weber asked for clarification as to why this motion was presented. Reasons given included

managing cost, there doesn't appear to be any risk from current code as hazards are not related to them per fire department reports, and Mr. Shanker wanted to see if the motion would be supported. Discussion began about the amount of effort to review the codes and the increased benefits from the updated codes to include ISO ratings and BCGES scores for the purpose of insurance services. Mr. Shanker **Call to Question. Second:** Mr. Page. **VOTE (call to question):** 8-0. **Motion Vote:** Rick Shanker: Yea, All others: 7 Naye.

Mr. Schreiber brought up the topic of discussing the 2024 IECC and adopting it with amendments. He sighted the benefits to energy conservation and lower energy bills long term.

Motion: Mr. Shanker moved to : Table agenda item #1. **Second** Carlson. **VOTE** 8 Yea, 0 Naye

Agenda Item #3 was brought to the table to open comments from the general public as final comments on the code adoption process. Ms. Amparan stepped forward and represented the Mid Missouri Coalition on Energy Conservation. She proceeded to present basic information supporting the adoption of the 2024 IECC and justified cost as the International Code Council vets the code changes for cost justification and has deemed them to not increase the cost of construction significantly. She also mentioned the state bill that is reviewing the IECC and indicated it did not seem to have much support at the capital. Ms. Amparan asked that the Building Construction Codes Commission reconsider the motion from February 2026. She concluded her presentation and no questions were raised by the Board.

MOTION: Mr. Schreiber moved to re-open Agenda Item #1. **Second** Weber. **Vote** 8-yea, 0-Naye.

MOTION: Mr. Schreiber made a motion to: "Accept the 2024 IECC Codes as presented by the subcommittee with amendments for recommending to be adopted." **Second:** Shifley. **DISCUSSION:** Questions were raised as to the cost of these implementations, Length of time for the cost reduction to pay back on the improvements, Cost as a barrier to homeownership was discussed as well. Mr. Shanker indicated voting???? It was questioned if the codes were more political or building safety and health related.

MOTION Mr. Schreiber made a motion "table the motion for guest comments"
Second: Shifley, **Vote:** 8 Yea, 0-Naye.

Mr. Meisenbach as a homeowner came forward to present his information related to his energy efficient home. He indicated that he elected to build his most recent home in an energy efficient manner in Old Hawthorne Subdivision. He mentioned the significant amount of energy savings he was experiencing through the decreased utility bills due to the nature of his home. He wanted to stress the amount of cost savings related to building with energy efficiency in mind.

Ms. Amparan came back forward and discussed further the Renew Energy Coalition and the variability in energy cost that is ahead of the economy and the importance of stressing energy efficiency at this time.

MOTION: Mr. Page moved to re-open the tabled motion. **Second:** Mr. Schreiber.
Vote: 8-0

The current motion: "Accept the 2024 IECC Codes as presented by the subcommittee with amendments for recommending to be adopted." **DISCUSSION:** Mr. Connell asked for clarification with respect to the motion and amendments associated. Mr. Schreiber re-iterated that it would include the various amendments already agreed upon. **VOTE:** Schreiber, Shanker, Shifley: 3 Yea, All others: 5 Naye **MOTION FAILED**

Motion 1: Move to retain all the current codes and not adopt any of the 2024 Family of Codes.

VOTE (call to question): 8-0.

MOTION VOTE: Rick Shanker: Yea, All others: 7 Naye.

Motion 2: Move to table agenda item #1.

VOTE 8 Yea, 0 Naye

Motion 3: Moved to re-open Agenda Item #1.

Vote 8-yea, 0-Naye.

Motion 4: Move to accept the 2024 IECC Codes as presented by the subcommittee with amendments for recommending to be adopted.

Motion 5: Move to table the motion for guest comments.

Vote: 8 Yea, 0-Naye.

Motion 6: Move to re-open the tabled motion.

Vote: 8-0

Motion 7: Move to accept the 2024 IECC Codes as presented by the subcommittee with amendments for recommending to be adopted.

VOTE: Schreiber, Shanker, Shifley: 3 Yea, All others: 5 Naye

Motion 8: Move to To have the BCCC adopt policy to follow the comment timelines during meetings the same as City Council follows.

VOTE: 7 yea, Schreiber: 1 naye

2. Recap Motion and recommendations for summarizing position to City Council.

Did not get to this item

VI. NEW BUSINESS

VII. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

1. Final comments and statements from the general public or members related to 2024 IECC.

Floor was open to general comments during agenda item 1.

VIII. ADJOURNMENT

ADJOURNMENT: Mr. Weber made motion to adjourn. Second: Mr. Carlson. VOTE: 8-0.

Meeting adjourn: 5:49PM

Move to adjourn

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