



CITY OF COLUMBIA

Columbia, Missouri

APPEAL APPLICATION TO THE BUILDING CONSTRUCTION CODES COMMISSION

Notice of appeal from the Decision of Code Official in regard to the following described property in the City of Columbia, County of Boone, State of Missouri:

Legally described as (per www.showmeboone.com/assessor): Horton Margaret j Trust and known as (number and street) 304-306 Loch Ln

Applicant(s) request a variance or ruling with respect to the above described property.

On the 27 day of March, said code official disapproved garage-lack of drywall on ceiling

The reason he gave for such action was that Fumes from running car could enter residence

which does not comply with Section N/A of the as adopted by the City of Columbia, Missouri, which provides or requires that:

A copy of the notice of said official is hereto attached.

The basis for this appeal, as permitted by the International Building Code as adopted by the City of Columbia, is: (check all boxes that apply)

- The true intent of the Code or the rules legally adopted thereunder have been incorrectly interpreted.
The provisions of the Code do not fully apply.
An equally good or better form of construction can be used.
Undue hardship is created by strict compliance with the letter of the Code but has no significant effect on the health, safety and welfare of the public or any individual (\*attach a cost estimate for hardship encountered)

Applicant is requesting a variance or ruling, or both, in the way of carrying out the strict letter of the Code because:

House was built in 1959 and has never had drywall on garage ceiling. It has always passed inspections in the past including from the same inspector. It is extremely expensive - contractor says was not built to have this done

Applicant is proposing: Waive

Name (Print) Mike Thomson Agent (Print)

Name of Business requesting variance MJH Enterprise

Address 6311 Wyndham Ct. Jefferson City, Mo. 65109 Phone 314-792-8051

Michael Thomson 3-7-2023

Applicant Signature

Date

Deliver Application with required \$120.00 check to: Building Construction Codes Commission Building and Site Development 701 East Broadway, 3rd Floor Columbia, Missouri 65201

# INSPECTION WORKSHEET (RTINSP-097436-2023) FOR CITY OF COLUMBIA, MISSOURI

<b>Case Number:</b> ONS010979	<b>Case Module:</b> Permit Management
<b>Inspection Date:</b>	<b>Inspection Status:</b> Scheduled
<b>Inspector:</b> David Brockhouse	<b>Inspection Type:</b> ONS - Rental Housing
<b>Job Address:</b> 304 Loch Ln Columbia, MO 65203	<b>Parcel Number:</b> 1650700020420001

<b>Contact Type</b>	<b>Company Name</b>	<b>Name</b>	<b>Phone</b>
	MARGARET J HORTON TRUST	LINDA THOMSON	573-896-1053 573-896-1053

Checklist Item	Passed	Comments
General Comments - General Comments	No	<p>Both garages need to be drywalled off in an air tight manner or the garage openings need to be framed in. See below specifications for drywall in garages. The furnace will need to be separated from the garage in unit 304.</p> <p>An exterior walk door will need to be installed to separate the basement from the garage in unit <del>304</del> <i>306</i> <b>WORK Complete</b></p> <p><b>SEPARATION MATERIAL</b>                      From the residence and attic Not less than 1/2-inch gypsum board or equivalent applied to the garage side                      From all habitable rooms above the garage Not less than 5/8-inch Type X gypsum board or equivalent.</p> <p>Unit <del>304</del> <i>306</i> <b>WORK Complete</b></p> <p>1) The smoke alarm in the hall and both bedrooms need replaced.                      2) A smoke and carbon monoxide alarm need to be installed in the basement                      3) All hanging electrical fixtures/outlets/ switches need to be properly installed or remove all hanging wiring and hanging fixtures/outlets/switches.</p>

IPMC [F] 704.6.1.2 Groups R-2, R-3, R-4 and I-1 - IPMC [F] 704.6 Single- and multiple-station smoke alarms. Single- and multiple-station smoke alarms shall be installed in existing Group 1-1 and R occupancies in accordance with Sections 704.6.1 through 704.6.3

IPMC [F] 704.6.1.2 Groups R-2, R-3, R-4 and I-1. Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

No

# INSPECTION WORKSHEET RTINSP-097436-2023

Checklist Item	Passed	Comments
IPMC [F] 705.1 CO alarms and detect. General - IPMC 705.1 [F] Carbon monoxide alarms and detection. General. Carbon monoxide alarms shall be installed in dwelling in accordance with Section 1103.9 of the International Fire Code, except that alarms in dwellings covered by the International Residential Code shall be installed in accordance with Section R315 of that code.	No	
IPMC [F] 704.7 * Single/multiple-station s. a. - IPMC 704.7 [F] (amend) Single and multiple station smoke alarms. Single- and multiple-station smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms that do not function shall be replaced. Smoke alarms installed in one- and two-family dwellings should be replaced not more than 10 years from the date of manufacture marked on the unit, or should be replaced if the date of manufacture cannot be determined.	No	



CERTIFICATE OF COMPLIANCE

Kathy Chechik  
5227 Daggett Ave  
St. Louis, MO 63110

104 15 W  
2712 B

Application Number: 1416

Owners: Margaret Horton

Rental Property Address	#Units
304 Loch Ln (TF)	2

Number of Units: 2

Date of Compliance: 4/26/2017

Date of Expiration: 4/21/2020

**Note on Zoning Compliance:** Chapter 29 of City Ordinance defines a family as well as the number of unrelated people allowed to live together in one unit. No more than four unrelated people are allowed to live together in any part of Columbia; other zoning districts are restricted to three unrelated people. By holding a Certificate of Compliance, you are agreeing to comply with this ordinance. Failure to comply may result in prosecution.

This is to certify that the above described property complies with the requirements chapters 6, 9 (article II), 20, 22, 23, 24, 25 and 29 of the City of Columbia Code of Ordinances on the date above stated.

Building Inspector

Building & Site Development  
(573) 874-7474  
Fax (573) 874-7283

Neighborhood Services  
(573) 817-5050  
Fax (573) 874-7546

Planning & Zoning  
(573) 874-7239  
Fax (573) 874-7546



City of Columbia, Missouri  
Community Development Department  
701 East Broadway  
P.O. Box 6015  
Columbia, MO 65205-6015

**CERTIFICATE OF COMPLIANCE**

LINDA THOMSON  
1863 CHATEAU DU MONT DR  
FLORISSANT, MO 63031

**Owner:** MARGARET HORTON  
**License Number:** ONS010979  
**Issued Date:** 2/1/2020  
**Expiration Date:** 2/1/2023

304 LOCH LN  
306 LOCH LN

Rental Building/Unit  
Rental Unit

**Number of Buildings:** 1  
**Number of Units:** 2

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Code Enforcement Specialist



## CHAPTER 7

# FIRE SAFETY REQUIREMENTS

### User note:

About this chapter: Chapter 7 establishes fire safety requirements for existing structures by containing requirements for means of egress, including path of travel, required egress width, means of egress doors and emergency escape openings, and for the maintenance of fire-resistance-rated assemblies, fire protection systems, and carbon monoxide alarm and detection systems.

### SECTION 701 GENERAL

**701.1 Scope.** The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior premises, including fire safety facilities and equipment to be provided.

**701.2 Responsibility.** The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that do not comply with the requirements of this chapter.

### SECTION 702 MEANS OF EGRESS

**[F] 702.1 General.** A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the *International Fire Code*.

**[F] 702.2 Aisles.** The required width of aisles in accordance with the *International Fire Code* shall be unobstructed.

**[F] 702.3 Locked doors.** Means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the *International Building Code*.

**[F] 702.4 Emergency escape openings.** Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided that the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

### SECTION 703 FIRE-RESISTANCE RATINGS

**[F] 703.1 Fire-resistance-rated assemblies.** The provisions of this chapter shall govern maintenance of the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings.

**[F] 703.2 Unsafe conditions.** Where any components are not maintained and do not function as intended or do not have the fire resistance required by the code under which the building was constructed or altered, such components or portions thereof shall be deemed unsafe conditions in accordance with Section 111.1.1 of the *International Fire Code*. Components or portions thereof determined to be unsafe shall be repaired or replaced to conform to that code under which the building was constructed or altered. Where the condition of components is such that any building, structure or portion thereof presents an imminent danger to the occupants of the building, structure or portion thereof, the fire code official shall act in accordance with Section 111.2 of the *International Fire Code*.

**[F] 703.3 Maintenance.** The required fire-resistance rating of fire-resistance-rated construction, including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and joint systems, shall be maintained. Such elements shall be visually inspected annually by the owner and repaired, restored or replaced where damaged, altered, breached or penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer and any other reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.

# Basic Building **CODE**

of the

*Building Officials Conference of America, Inc.*

*1955 edition*

Building Officials Conference of America, Inc.  
1525 East 53rd Street, Chicago 15, Ill.



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SECTION 414.0. PRIVATE GARAGES

414.1. Attached Garages.

414.11. Private garages located beneath a one- or two-family dwelling

or attached thereto shall have walls, partitions, floors and ceilings separating the garage space from the dwelling constructed of not less than three-quarter (¾) hour fire resistance, with the sill of the door opening between them raised not less than eight (8) inches above the garage floor. The door opening protectives shall be three-quarter (¾) hour fire doors complying with article 9 or one and three-quarter (1¾) inch solid core wood doors.

414.12. Private garages located beneath motels and multi-family dwellings and in which no gasoline or oil is stored or handled shall be of protected construction of not less than one and one-half (1½) hour fire resistance.

414.13. Private garages separated from frame residence buildings outside the fire limits by a breezeway not less than ten (10) feet in length may be of unprotected frame (type 4-B) construction but the junction of garage and breezeway shall be firestopped to comply with section 877.

414.14. All private garages not falling within the purview of sections 414.11, 414.12, or 414.13, attached to or located beneath a building shall comply with the requirements of section 415.13 for public garages.

414.2. Egress.—Where living quarters are located above a private garage, required egress facilities shall be protected from the garage area with three-quarter (¾) hour fire resistant construction.

#### SECTION 415.0. PUBLIC GARAGES

415.1. Construction.—All public garages hereafter erected shall conform to the height and area limitations of table 6 for storage buildings, moderate hazard (use group B-1) except as herein specifically provided.

415.11. Special Height Limitations.—Public garage buildings of non-combustible construction shall be limited to four (4) stories in height when of protected noncombustible construction (type 2-B) and two (2) stories in height when of unprotected noncombustible (type 2-C) or ordinary (type 3-C) construction. Such heights may be increased one (1) additional story when the building is equipped with an approved sprinkler system.

415.12. Basements.—The first floor construction of public garages and public hangars with basements shall be constructed of not less than two (2) hour fire resistance and shall be water and vapor proof. The access to such basements shall be from the outside only.

415.13. Mixed Occupancy.—No public garage shall be located within or attached to a building occupied for any other use, unless separated from such other use by walls or floors complying with table 16 for fire resistance. Such fire division shall be continuous and unpierced by openings; except that door openings equipped with self-closing fire doors complying with article 9 leading to salesrooms or offices that are operated in connection with the garage shall be permitted.

415.14. Roof Storage of Motor Vehicles and Airplanes.—No storage garage shall be located on the roof of a building of other than fireproof construction (type 1-A). The structure shall be provided with a parapet wall four (4) feet in height and a continuous wheel guard twelve (12) inches in height, located three (3) feet from the parapet. The use of roofs