



# City of Columbia, Missouri

## Meeting Minutes

### Building Construction Codes Commission

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Monday, April 24, 2017  
4:30 PM

Regular Meeting

City Hall Conference  
Room 1A  
701 E Broadway  
Columbia MO 65201

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#### I. CALL TO ORDER

Meeting was called to order at 4:35PM

#### II. APPROVAL OF AGENDA

All members in attendance voted to approve agenda

#### III. APPROVAL OF MINUTES

Attachments: [Jan 23, 2017 Granicus minutes \(DRAFT\)](#)

Motion was made to approve the minutes of the January 23, 2017 meeting by John Page and seconded by Chris Howe. Approval was unanimous.

#### IV. NEW BUSINESS

##### A. IPMC Section 702.4.1 Emergency Escape

Attachments: [IPMC section 702.4.1 discussion](#)

Mr. Shanker expressed concern that the owners of existing dwelling units that have non-compliant bedrooms in the basement would be prohibited from using those bedrooms by registering the dwelling unit with neighborhood services as a rental.

Mr. Shanker believes this would create safety concerns because owners will resist registering the dwelling and the basement bedrooms will be used without adding the smoke detection as allowed in the Amendment to Section 702.4.1. Mr. Shanker does not believe it makes sense to use the January 1, 1993 date as a deadline for being in the system.

City Staff explained that the Jan 1, 1993 date became the deadline during the review of the 1993 National Property Maintenance Code (BOCA). This Code required the emergency escape access in existing sleeping units. The Amendment was created so those already in the system could continue with additional protection.

After much discussion, the topic was tabled until the next meeting, May 22, 2017.

##### B. Introduction of new board members

Brian Connell introduced Drew Wallace. The Committee also welcomed John Neyens and Austin Tipton. Each member spoke briefly about experience and qualifications.

## V. OLD BUSINESS

Trade Licensing Ordinance Amendments to align all three trade license

The BCCC reviewed changes to current Trade Ordinances to more closely align all three Trades per staff recommendation.

Proposed revisions to Trade Ordinances:

1. Penalty fees associated with late renewal removed from the Plumbing Ordinance to match the Electrical and Mechanical.
2. Reciprocity (Section 101.8.2) added to Mechanical Ordinance.
3. Expiration and revocation sections added to the Electrical (304.15) and Mechanical (101.8.3) Ordinances to match the Plumbing Ordinance.

The Board agreed all in favor, except Richard Shanker, to the proposed revisions.

Additionally, Staff sought opinion of the BCCC regarding the intent of Trade Ordinances to require a Master tradesperson to be a part of the Business License requirements for approval.

John Simon stated he would ask the City Legal Department to draft a proposed ordinance for discussion.

## VI. NEXT MEETING DATE, Monday, May 22, 2017

## VII. ADJOURNMENT

Meeting was adjourned at 6:00PM

Members of the public may attend any open meeting. For requests for accommodations related to disability, please call 573-874-7214. 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.