



City of Columbia, Missouri

Meeting Minutes

Building Construction Codes Commission

Monday, January 28, 2019
4:30 PM

Conference Room 1A

I. CALL TO ORDER

Meeting called to order at 4:35.

Staff Members present: John Simon, Brad Frazier, Leigh Kottwitz

Present: 12 - Kas Carlson, Brian Connell, Jay Creasy, Fred Malicoat, Todd Noordsy, Richard Shanker, David Weber, Josh Lehmen, Austin Tipton, James Watson, Jonathan Trunk and John Page

Excused: 9 - Robert Jackson, Douglas Muzzy, Christopher Roberts, Matthew Young, John Pile, Andrew Wallace, John Neyens, Christopher Howe and Tony Grove

II. APPROVAL OF AGENDA

Agenda was approved.

III. APPROVAL OF MINUTES

Attachments: [Meeting Minutes-October 22, 2018](#)

Minutes were approved.

IV. NEW BUSINESS

DISCUSSION OF 2018 FIRE CODE REVIEW

The committee members as a whole approved all of the following requested changes to be made to the 2018 Fire Code.

Section

403.12.3 and 403.12.3.1 Crowd Managers

Summary

Threshold for crowd managers dropped from 1,000 to 500 for certain events and training is now required for them too. Training can be done on-line for \$20 per person.

Recommendation: Approve

Section

404.2.3, 404.2.3.1, 404.2.3.2, 404.2.3.3 Lockdown Plans

Summary

Updates and prescribes details for facility lockdown plans. Specifically identifies the organizational structure in charge of making decisions during a lockdown, authorities and communications during a lockdown and a description of the

means and method of locking doors and securing areas.

Recommendation: Approve

Section

510 Emergency Responder Radio Coverage

Summary

Requirements revised to industry and equipment enhancements. Extensive revisions.

Recommendation:

Need to consider the practicality of enforcing this code requirement. As required by the fire code official.

Section

1103.5.1 Fire Sprinklers in Existing Group A-2 Occupancies

Summary

This code change is a reaction to The Station Nightclub Fire of 2003. It requires the retrofit installation of a fire sprinkler system in existing A-2 occupancies where alcoholic beverages are consumed if the occupant load is 300 or more. NIST recommends that model codes require sprinkler system, and that state local authorities adopt and aggressively enforce this provision for existing nightclubs with an occupancy limit greater than 100 people.

Recommendation:

Have a group discussion on what the occupant load number should be set at for A-2 establishments that serve alcohol and should we change the amendment number.

Currently this topic is covered in our amendments under 903.2.1.2

Existing amendment (903.2.1.2) reads - Group A-2. An automatic fire sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:

1. The fire exceeds five thousand square feet.
2. The fire area has an occupancy load of two hundred or more.
3. The fire area is located on a floor other than the level of exit discharge.

Note - this amendment language applies to new construction.

Section

1104.16.2 Wall Openings Adjacent to Fire Escapes

Summary

This revision provides an alternative to installing openings protectives in existing buildings which are adjacent to fire escapes. The door and window openings within 10 feet of a fire escape must be protected with 3/4 hour opening protectives unless the building is sprinkled.

Recommendation: Approve

Section

3105.105.6.47, 105.7.22 Temporary Special Event Structures

Summary

Changed from Temporary Stage Canopies to "Temporary Special Event Structures"

Expanded to include all temporary structures greater than 400 sq ft 3105.4 Use

period: changed from 45 days to six consecutive weeks

3105.5 Required documents: by a registered design professional and ANSI E1.21

3105.9 Portable fire extinguishers- required by 906

105.7.22 Special event structure: single permit required

Recommendation: Approve

Section

3106 Outdoor Assembly Events

Summary

3106.2.1 outdoor assembly events must be approved by the fire code official

3106.2.2 permit required

3106.2.3 access- fire access must be maintained

3106.2.3.1 fire service features- access to hydrants, drafting sources, and other protection maintained

3106.3 -Occupancy and means of egress- must be approved by fire code official

3106.3.2- Occupant load- by fire code official

3106.4.1- public safety plan required

3106.4.2- weather monitoring person- where required by fire code official

3106.4.3- required when more than 1,000 people

3106.4.4- fire extinguishers- per fire code official

3106.4.5- smoking- in designated areas, signage required

3106.4.6 -combustible vegetation- shall be removed

3106.4.7- combustible refuse- non combustible containers, tight fitting or self closing lids.

3106.5- cooking appliances or devices- 3106.5.1 - 3106.5.3

3106.5.3- Separation from tents or structure- sparks, grease laden, embers, 20'

Exceptions (added)

1. Designated cooking tents not occupied by the public when approved by the fire code official.

2. Tents or structures where cooking appliances are protected with an automatic fire extinguishing system.

3106.5.2- Protection- Cooking equipment with combustible oils or solids.

1. Non-combustible lid immediately available.

2. Equipment on non-combustible surface

3. Fire extinguisher provided

3106.5.3 LP Gas- chapter 61

3106.6- 3106.6.3-Electrical equipment and wiring- Must meet NFPA 70, Generators

10 ft from combustibles, must be isolated and protected by physical guards, fence or enclosure.

Recommendation: Approve

V. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

VI. NEXT MEETING DATE FEBRUARY 25, 2019

VII. ADJOURNMENT

Meeting adjourned at 5:35 PM.

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.