

MINUTES
BOARD OF APPEALS
City of Cape Girardeau
P.O. Box 617
Cape Girardeau, Missouri 63702-0617
March 12, 2015

The Board of Appeals met on Thursday, March 12, 2015 at 7:00 p.m. in the Council Chambers, City Hall, at 401 Independence Street.

Members Present: Dave Pfeiffer, Joe Burton, Mike Annis, Farris Nabors, Melanie Cantrell, D. Robert Blasiney, Kristen Uhrhan (alternate) and Willie Sandin (alternate).

Members Absent: Mark Strickland

The meeting was called to order at 7:00 p.m. by Chairman Dave Pfeiffer and the roll was called.

Motion was made by Joe Burton to accept the minutes from the February 12, 2015 meeting; Farris Nabors seconded the motion. The motion passed 8-0 in favor.

Fire Marshal, Brian Shaffer is present to update the board regarding Section 510.3 of the 2015 International Fire Code. During a final inspection the fire department will be doing field testing on buildings which may have problems with radio communications. Someone will sit outside the building and someone will be inside communicating to the outside person to make sure there is coverage inside the building. For the yearly testing it will be required to be an outside company performing the inspections. To have all the existing building tested Brian indicated this maybe a long process. For a big box store the coverage should be 90% but Brian feels good with 80% coverage. The university will be exempt from the radio coverage requirement, many of the buildings on campus do have poor coverage.

Willie Sandin made a motion to approve the revised ordinance of the 2015 International Fire Code with provision the first printing of code book which will be adopted. Farris Nabors seconded the motion. The motion passed 8-0 in favor.

1. DISCUSSION OF 2015 INTERNATIONAL PLUMBING CODE ORDINANCE.

Building & Code Enforcement Manager, Anna Kangas will be discussing with the board the changes she is proposing for the 2015 International Plumbing Code ordinance. Anna discussed with the board the changes made to the state statute and the addition of Section 301.7 to the plumbing code, this addition will require a tracer wire in the water service lines and sanitary sewer lateral lines. The section pertaining to the Board of Appeals will be repealed and will be re-written to correspond with the Building Code. The board request someone from the Public Works Department to come to the next meeting to address Section 1003.3.1 Grease Interceptors and whether the proposed changes has been field tested.

Robert Blasiney made a motion to table the adoption of the 2015 International Plumbing Code ordinance until the questions can be answered pertaining to Grease Interceptors. Joe Burton seconded the motion. The motion passed 8-0 to table.

2. DISCUSSION OF 2015 INTERNATIONAL MECHANICAL CODE ORDINANCE.

Anna opened the discussion of the revised ordinance with the board; section 103 will be revised to read Inspection Services Director and section 103.1 to read Inspection Services Division. Sections 108.4 and 108.5 will be amended with dollar amounts. Section 109 will be a new section for the Board of Appeals. In Appendix B the fees will be deleted and will be using the permit fee schedule from the City Code of Ordinances. Dave Pfeiffer suggested all board members take a look at all appendices for all the code books.

Willie Sandin made a motion to approve the revised ordinance of the 2015 International Mechanical Code with provision the first printing of the code book which will be adopted. Melanie Cantrell seconded the motion. The motion passed 8-0 in favor.

3. DISCUSSION OF 2015 INTERNATIONAL FUEL GAS CODE ORDINANCE.

Discussion opened by Anna of the revised ordinance of the fuel gas code. Sections 103 and 103.1 have been amended to read Inspection Services Director and Section 106.6.2 will be amended to refer to city fee schedule. Section 108.4 will include amounts for fines and convictions. The copper tables have been re-numbered and Appendix A adopted with exception of table a.5.2 Copper Tube.

Robert Blasiney made a motion to approve the revised ordinance of the 2015 International Fuel Gas Code with the first printing of the code book which will be adopted. Joe Burton seconded the motion. Motion passed 8-0 in favor.

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4. DISCUSSION OF 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE ORDINANCE.

Discussion opened about the revised ordinance for the 2015 International Property Maintenance Code. Anna gave the board the revised ordinance, Section 106.4 will be amended to include each day that a violation continues after due notice has been service shall be deemed as a separate offense. Section F304.3 refers to premises identification, has been amended to require buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. Numbers shall be a minimum of 4 inches height for residential structures and 6 inches high for commercial structures with a minimum stroke width of 0.5 inch. This revision matches the language for address lettering in Chapter 25 of the City's Code of Ordinances. Section 602.3 Heat Supply, board suggested a clarification for this section, they would like to add a sentence that the property owner shall provide heat or property owner providing the equipment as part of the lease.

Robert Blasiney made a motion to approve the revised ordinance of the 2015 International Property Maintenance Code with the first printing of the code book which will be adopted. Joe Burton seconded the motion. Motion passed 8-0 in favor.

Being there was no other business at this time; a motion was made to adjourn. The meeting adjourned at 8:10 p.m. The next meeting of the Board of Appeals is scheduled for April 9, 2015.

Respectfully Submitted,

Melanie Cantrell
Secretary