

**MINUTES**  
**BOARD OF APPEALS**  
City of Cape Girardeau  
P.O. Box 617  
Cape Girardeau, Missouri 63702-0617  
January 8, 2015

The Board of Appeals met on Thursday, January 8, 2015 at 7:00 p.m. in the Council Chambers, City Hall, at 401 Independence Street.

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

Members Absent: None

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

Motion was made by Mike Annis to accept the minutes from the December 11, 2014 meeting; Farris Nabors seconded the motion. The motion passed 8-0 in favor.

**1. DISCUSSION OF 2015 INTERNATIONAL BUILDING CODE.**

Plan Reviewer Specialist II, Anna Kangas will be discussing with the board the changes she is proposing for the 2015 International Building Code. Anna presented the key changes document (see attached). Additional discussion occurred after the presentation. Mark Strickland voiced concerns about Section 102.6, that the section might require a permit be issued when a building's business changes that does not change the Use Group. Staff indicated they do not interpret this section that way. Joe Burton mentioned a previous Board of Appeals ruling regarding a dancing occupancy on an upper floor of the Marquette Building, and that the Board did not allow the use to move forward due to structural load concerns. Mark Strickland voiced concern about Section 423.4, which requires new E occupancies to provide a storm shelter. The Board discussed if this section should be amended to require group E over a certain monetary or square

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footage threshold to provide shelter. Joe Burton expressed concerns over Section 1505.8 and 1505.9, that the economics of solar panels, the wind and live loads for solar panels on roofs are not mentioned in this section. Melanie Cantrell indicated the load information is in Section 1607.12.5. Mike Annis requested information on the cost impact of the gypsum board requirement for the International Residential Code. Mark Strickland recommended the National Multi-Family Housing Council website for documents on the changes to the 2015 code series. Mark Strickland brought up the secondary water supply for sprinkler system requirements in Seismic Design Category D. This is in Section 403.3.3, but only applies to new high rise buildings and is not retroactive. Mike Annis asked if ISO ratings would only affect insurance rates for new construction or if insurance rates for existing buildings would also be affected by bad ISO ratings. Anna presented some research that insurance rates could increase by several hundred dollars per year, based on home value. The Board requested an updated schedule for moving forward with the adoption of the 2015 Codes. Anna indicated that the Existing Building Code and Energy Conservation Code will be reviewed in February and draft ordinances will be presented in March and April to present to the Council in May. Mark Strickland requested draft ordinances for previously reviewed codes in the cycle be brought to the February meeting. He also requested that Staff re-review the appendices in each code and determine which ones are really necessary to adopt. Anna requested that Board members contact Staff with concerns about specific code sections prior to the next meeting so Staff has the opportunity to research.

Being there was no other business at this time; a motion was made to adjourn. The meeting adjourned at 8:15 p.m. The next meeting of the Board of Appeals is scheduled for February 12, 2015.

Respectfully Submitted,

Melanie Cantrell  
Secretary

## ATTACHMENT #1

### Chapter 3:

- Food processing and commercial kitchens not associated with a restaurant:
  - o 304.1: with not more than 2500 sq. ft. now defined as Group B
  - o 306.2: with more than 2500 sq. ft. now defined as group F-1
  - o Affects take-out establishments
- Group I revisions:
  - o 308.3: I-1 (rehabilitation uses with more than 16 people, excluding staff, supervised environment with custodial care), clarified with the following conditions
    - Condition 1 – all persons capable of responding to an emergency without assistance
    - Condition 2 – any person requires limited assistance to respond to an emergency
  - o 308.4: I-2 (medical care uses for more than 5 people who are incapable of self-preservation such as hospitals and nursing homes), clarified with the following conditions
    - Condition 1 – includes facilities that provide nursing and medical care, but not emergency care, surgery, obstetrics or in-patient units for psychiatric or detox, not limited to nursing homes and foster care facilities
    - Condition 2 – includes facilities that provide nursing and medical care and could provide emergency care, surgery, obstetrics or in-patient units for psychiatric or detox, not limited to hospitals
  - o 310.5: R-3 – bed & breakfasts with 5 or fewer guest rooms may be constructed per the IRC
  - o 310.6: R-4 (facilities for more than 5 but less than 16 people, excluding staff, in a supervised environment), clarified with the following conditions:
    - Condition 1 – all persons capable of responding to an emergency without assistance
    - Condition 2 – any person requires limited assistance to respond to an emergency

### Chapter 4:

- 407.5: Smoke compartment size requirements changed to reflect the new Condition types in I-2.
  - o Smoke compartments now required:
    - Condition 1 for area no larger than 22,500 sq. ft.
    - Condition 2 for area no larger than 40,000 sq. ft.

### Chapter 5:

- Table 503 (2009 IBC) now split into several tables:
  - o Each table:
    - Distinguishes between sprinkled and non-sprinkled buildings
    - Includes the different Conditions in I-1
  - o Table 504.3 Allowable Building Height
  - o Table 504.4 Allowable Number of Stories
  - o Table 506.2 Allowable Area Factor
  - o Different area calculations depending on number of occupancies and number of stories

## Chapter 9

- There are now thresholds at which an area used for manufacture; storage and display/sale of furniture require fire sprinklers. Previously all furniture display/sale areas required sprinklers. Now sprinklers are required when:
  - o 903.2.4 item 4, F-1: manufacturing area for furniture and mattresses exceeds 2,500 sq. ft.
  - o 903.2.7 item 4, M: display/sale area for furniture and mattresses exceeds 5,000 sq. ft.
  - o 903.2.9 item 5, S-1: storage of furniture and mattresses exceeds 2,500 sq. ft.
- 907.2.3: Group E occupancies now require manual fire alarms when the occupant load exceeds 30; previous code was 50 occupants. Emergency voice/alarm communication now required.
- 908.7: Carbon monoxide detectors required in Group I and R occupancies if the building contains a fuel-burning appliance or attached garage. Exceptions for if the sleeping/dwelling units are more than 1 floor above the fuel-burning appliance or garage; if the unit is not connected by ductwork to a room containing a fuel-burning appliance or garage; if there is a common area carbon monoxide detector

## Chapter 10

- Table 1004.1.2 revised
  - o Mercantile occupant load factor now 60 gross
- 1005 Means of Egress sizing:
  - o Stairways: .3" per occupant; .2" per occupant if provided with fire sprinklers and voice/alarm communication system
  - o Other egress components: .2" per occupant; .15" per occupant if provided with fire sprinklers and voice/alarm communication system
  - o Reduced capacity does not apply to H and I-2 (hospitals, nursing homes, etc.)
  - o Previously: stairways required .3" per occupant; other egress components required .2" per occupant
- Table 1006.2.1 combined table 1015.1 and 1016.1
  - o Maximum occupant load and maximum path of egress travel distance, with and without sprinkler system
- 1015.8 In R-2 and R-3 occupancies, window opening limiting devices required for windows with sills 36" or less above finish floor. Previously was 24".

## Chapter 11

- 1104.3.1 Exception 1: Common use circulation paths in Employee work areas now required to be accessible if 1,000 sq. ft. or greater. Previously the threshold was 300 sq ft.

## Chapter 29

- 2909.2.2.1 Where a facility is required to have only one restroom for each gender, the two restrooms may be unisex in lieu of specified for each gender.
- 2902.2 Exception 3 – Mercantile occupancy not required to have separate facilities for each gender until occupant load exceeds 100. Previously, the threshold was 50 occupants.

## Chapter 34 Existing buildings – all moved to the IEBC now