

MINUTES
BOARD OF APPEALS
City of Cape Girardeau
P.O. Box 617
Cape Girardeau, Missouri 63702-0617
November 13, 2014

The Board of Appeals met on Thursday, November 13, 2014 at 7:00 p.m. in the Council Chambers, City Hall, at 401 Independence Street.

Members Present: Dave Pfeiffer, Joe Burton, Melanie Cantrell, Mike Annis, Glen Hinkebein and Mark Strickland, Farris Nabors, 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 Glen Hinkebein to accept the minutes from the October 9, 2014 meeting; Farris Nabors seconded the motion. The motion passed 9-0 in favor.

Chairman, Dave Pfeiffer opened the meeting by asking Fire Marshall, Brian Schaffer if he would like to discuss with the board Section 510 of the 2015 International Fire Code. He indicated that Brad Dillow was not able to attend the meeting and he felt Brad was more knowledgeable about radio communication. Fire Chief Rick Ennis said Brad should be able to attend the December meeting.

1. DISCUSSION OF 2015 INTERNATIONAL RESIDENTIAL CODE.

Discussion opened with the proposed adoption of the 2015 International Residential Code. Code Inspector, Jeff Clifton and Inspection Services Director, Tim Morgan addressed the board regarding the changes in the new code edition. Jeff pointed out to the board the changes in the wind rating in Section R301; the rating has changed from 90 miles per hour to 115 miles per hour. This will make a difference in design of certain

buildings. Jeff pointed out the addition of a new Section in this code edition, R301.2.1.1.1 "Sunrooms"; sunrooms will now be required to be built to a new standard. Section R302 "Fire Resistant Construction" Discussion opened about the fire sprinkler systems required for new single family dwellings. Chief Ennis let the board know the State of Missouri has deleted the requirement of fire sprinkler system for new homes. But we still let the builder choose if they would like to include the fire sprinkler for the new dwelling. Jeff discussed with the board the section included now about solar systems, this section is also in the fire code. The shingles now are being required to be rated for the solar systems when they are installed on roofs, this is in Sections 902.3 and R902.4. In Section R302.13 it is now required that ½ inch gypsum board be attached to the underside of the basement ceilings to protect the manufactured I-joists, in the discussion of the 2009 International Residential Code review the Fire Department proposed to add a new section for the I-joist protection, the board did not approve the addition as requested by the Fire Department. The definition of habitable space has been revised from 120 square feet to 70 square feet. Smoke detectors in Section R314 have been changed to require they be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower. Jeff also pointed out to the board that the Section for carbon monoxide alarms has been re-written. In Section 311.7.5 "Stair treads and risers", open risers more than 30 inches above grade or floor cannot be larger than a 4 inch diameter sphere. A new Section R507 has been added for the construction of exterior decks, in the previous editions of the code exterior decks had not been addressed by a separate section. Jeff indicated that Section R602 "Wood Wall Framing" had significant changes from the 2009 IRC Code. Jeff researched how other cities are enforcing the Arc Fault Circuit Interrupters, in the five cities he polled four cities require Arc Fault Circuit Interrupters to be installed and inspected.

2. DISCUSSION OF 2015 INTERNATIONAL SWIMMING POOL & SPA CODE.

Chairman Dave Pfeiffer opened the discussion of the 2015 International Swimming Pool and Spa Code. Tim Morgan informed the board that this is a new code book and to adopt this code would help in the enforcement of swimming pool requirements when they are in construction. Presently the City has problems with the plan review and code compliance with this code Tim said we could require more submittals for the new pools and have a code book with more requirements for the plan review. The board asked if the pre-made pools would be designed to the

BOARD OF APPEALS
MEETING
November 13, 2014
Page 3

new codes, Tim said we would have look into the new code book more before he would be able to answer the board about the pre-made pools.

Being there was no other business at this time; a motion was made to adjourn. The meeting adjourned at 7:40 p.m. The next meeting of the Board of Appeals is scheduled for December 11, 2014.

Respectfully Submitted,

Melanie Cantrell
Secretary