

BUILDING & FIRE PREVENTION CODE BOARD  
 JANUARY 7, 2025 1 PM  
 CITY HALL 1<sup>ST</sup> FLOOR CONFERENCE ROOM  
 1100 FREDERICK, ST. JOSEPH, MO 64501

|                         | <u>Name</u>                                       | <u>Members' Term Attendance</u><br>(mtgs attended-mtgs absent) | <u>End of Current Term of Office</u> |
|-------------------------|---|--|--------------------------------------|
| <b>MEMBERS PRESENT:</b> | Scott Gann  | (9-0)  | 12/04/22                             |
|                         | Chris Phillips                                    | (20-0)   | 03/02/20                             |
|                         | Gage Barton                                       | (1-0)  | 01-08-29                             |
|                         | Vacant  |  |                                      |
| <b>MEMBERS ABSENT :</b> | None  |  |                                      |
| <b>STAFF PRESENT:</b>   | Loren Crum Fire Prevention                        |  |                                      |
|                         | Casey Crockett Fire Prevention                    |  |                                      |
|                         | Michael Martin Building Inspector                 |  |                                      |
|                         | Elisabeth Peter Rental Inspector                  |  |                                      |
|                         | Tiffany White Rental Inspector                    |  |                                      |
|                         | Mary Mathiot Recording Secretary                  |  |                                      |
| <b>OTHER ATTENDEES:</b> | David Humbet Bluestem                             |  |                                      |
|                         | Gaige Wilson Bluestem                             |  |                                      |
|                         | Blair Merrigan Morton Reed Counts Briggs & Robb   |  |                                      |
|                         | Andrew Klonowski Morton Reed Counts Briggs & Robb |  |                                      |

2025 JAN -8 PM 2:24  
CITY CLERK

**Call to Order.**

Chairman Scott Gann called the meeting to order at 1:11 pm.

**ITEM #1 – Appeal by Bluestem Property Management**

Chairman Gann started the meeting stating that this was a fact-finding meeting. Michael Martin, Building Inspector, had information from Chapter 10 of the Building Codes. It showed the requirements of Means of Egress for this type of building ( R-2 Residential Multiply Family) that was not up to code on the building. Loren Crum, Fire Prevention, also had information from the 2018 International Fire Code. It also showed the requirements of the Fire Code that were not up to code. Gaige Wilson from Bluestem explained that all that they did was remodel the building, sheet rock, sub floors, electrical, water heaters, faucets, fixtures and HVAC, which permits were not pulled for some of the work. Bluestem stated they would correct this issue. Gabe Barton asked if an architect was consulted on the remodel. Andrew Klonowski, attorney for Bluestem, asked if a compromise would be worked out, such as ladder in each rental which was already in place when the building was purchased. It was finally decided by all that this should be tabled at this time. The Board and Attorney agreed it would be best to have all involved meet with GBA on site to discuss what needed to be done.

Mary Mathiot will ask Clint Thompson, Director of Planning & Community Development to set up this meeting.

Gann made a motion to adjourn the meeting. Chris Phillips second that motion.

The meeting adjourned at 1:54 pm.

Minutes respectfully submitted,

Mary Mathiot