



City of Oskaloosa

Building Code Board of Appeals
Lower Level Conference Room
City Hall, 220 S. Market Street
Oskaloosa, IA 52577
Agenda

Thursday, March 7, 2024

12:00 pm

1. **Call to Order/Roll Call - Members: Utterback___; Spoelstra___; Moore___**

2. **Approval of Minutes**

A. **Approval of Minutes from the April 7, 2016 meeting**

Documents:

[MINUTES FROM BCBOA 4-7-16.DOCX](#)

3. **Communications (Oral Or Written Information In Regard To The Meeting)**

4. **New Business**

A. **Review Emergency Escape Requirements and Consider Appeal for 1007 Gurney**

Documents:

[1007 GURNEY - BOA FORM.PDF](#)
[1007 GURNEY NOTES.DOCX](#)
[PICS.DOCX](#)
[IRC CODE SECTION R310.DOCX](#)

B. **Review Emergency Escape Requirements and Consider Appeal for 1015 2nd Avenue West**

Documents:

1015 2ND AVE W - BOA FORM.PDF
1015 2ND WEST NOTES NOTES.DOCX
PICS 3.DOCX
IRC CODE SECTION R310.DOCX

5. Adjournment

City of Oskaloosa

MINUTES OF THE BUILDING CODE BOARD OF APPEALS

April 7, 2016

The meeting of the Building Code Board of Appeals for the City of Oskaloosa was called to order at 12:09pm by member Perry Murry at the City Hall Lower Level Conference Room located at 220 South Market St. Oskaloosa, Iowa.

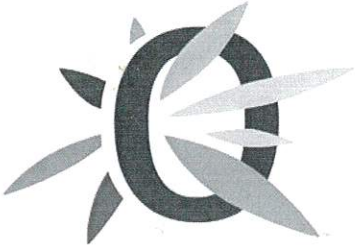
BOARD MEMBERS PRESENT: John Plate, Perry Murry, Douglas Shullaw; BOARD MEMBERS ABSENT: Pam Blomgren, Ron Allgood. OTHERS PRESENT: Wyatt Russell, City of Oskaloosa Building Official.

Minutes from the November 20, 2014 meeting. Plate moved and Shullaw seconded to approve the minutes from the November 20, 2014 meeting as presented. The vote was; YES: Plate, Shullaw, and Murry. NO: NONE ABSENT: Blomgren, Allgood

Item 4 A on the agenda; Review Section 403.1.4 and 403.1.4.1 of the 2009 International Residential Code for a proposed building located at 423 North Park Ave. City Staff member Russell explained that Mr. Van Zetten has requested to build a 15'6" by 45' accessory structure on the property located at 423 North Park Ave, and that in review of the project it was found that an accessory structure over 600 square foot would require 42" deep frost footings per the 2009 IRC. Mr. Van Zetten does not agree with the requirement for the 42" deep frost footings and would like to have this section reviewed and interpreted. Murry asked what the reasoning of the 600 square foot cut off was. Russell responded that it was a nationally accepted code and that there is a code making panel, along with public input that goes into making that code. Shullaw motioned to accept the Building Officials interpretation of the code for require 42" deep frost footings, Plate seconded the motion. With no further discussion a vote was called. The vote was; YES: Plate, Shullaw, and Murry. NO: NONE ABSENT: Blomgren, Allgood

With no further business on the agenda, Plate moved to adjourn the meeting at 12:24pm. Shullaw seconded this motion. The vote was; YES: Plate, Shullaw, and Murry. NO: NONE ABSENT: Blomgren, Allgood

Minutes by Wyatt Russell



City of Oskaloosa Building Code Appeal Form

This form is for property owners or their representatives who want to appeal a building code noted by the city building inspector.

Property Address: 1007 Gurney St

Unit #:

Date Appeal Filed: 2-5-24

Property Owner Name: Frogger Properties LLC

Owner Phone #: 641-660-2887

Representative Name: Sandi

Rep. Phone #:


Is the property currently occupied and/or rented (Y/N)? Y

Date Last Inspected: 1-30-24

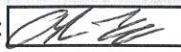
Code Violation Being Appealed - Please describe the building code violation noted by the inspector and your reasons for appealing the inspector's interpretation of the Oskaloosa Municipal Code/International Building Code. Please attach any additional documents, such as pictures or independent reviews.

this property has always been a 3 bdrm, on 1-30-24 when it was inspected Jason noticed the back bdrm window either go to the enclosed sun porch (which was converted to a bdrm before we purchased) and the other window goes into the 1 car attached garage. So the room has 3 exits but not approved as they do not go directly outside. This was not caught on the original inspection and was just rented with a 1 year lease 12/1/23. She has a 15yr old daughter & 10yr old son so they cannot share a room.

I understand that this appeal will be sent to the Oskaloosa Building Code Board of Appeals for a ruling. I understand that I am expected to comply with this ruling. If I am unsatisfied with this ruling, I can request a hearing and ruling by the Oskaloosa City Council. These hearings and rulings are not intended to debate changes to the code, but rather to provide a ruling on interpretation of existing code.

Signature: 

Official Use Only

Appeal Received By:  2/7/2024

Building Code Board of Appeals Hearing Date:

Building Code Board of Appeals Ruling (Overturned/Upheld):

1007 Gurney Street Notes

It was discovered during a rental inspection on January 30, 2024, that one of the bedrooms is lacking a proper emergency escape, this finding changes it to a two-bedroom house instead of a three-bedroom house. All emergency escapes from the bedroom have been surrounded by modifications to the house. An attached garage was added in 2005, the addition of the garage eliminated one emergency escape. A window from the bedroom to the garage is present but travelling through the garage and through another window in the garage would be necessary to get outside.

Another modification looks to be an outdoor porch that was enclosed at some point in time and is currently another bedroom. Windows are present in the adjoining wall of the bedrooms, but access to the outside requires going through a window on the adjoining wall, then passing through a window in the master bedroom to exit the house. Also, there is one means of egress, a door to the bedroom.



To Garage



To Garage



From Bedroom



Garage Windows



To Master



View from Master



Master



Master

Master Bedroom



IRC Code Section R310

Emergency Escape AND Rescue Openings

R310.1 Emergency escape and rescue opening required.

Basements, habitable attics, and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way, or to a yard or court having a minimum width of 36 inches that opens to a public way.

IRC Code Section R311

Means of Egress

R311.1 Means of egress. Dwellings shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.



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Property Address:

Unit #:

Date Appeal Filed:

Property Owner Name:

Owner Phone #:

Representative Name:

Rep. Phone #:

Is the property currently occupied and/or rented (Y/N)?

Date Last Inspected:

Code Violation Being Appealed - Please describe the building code violation noted by the inspector and your reasons for appealing the inspector's interpretation of the Oskaloosa Municipal Code/International Building Code. Please attach any additional documents, such as pictures or independent reviews.

Property has always been a 3 bdrm House until the 1st Rental Insp. The back bdrm has 2 exits but the 2nd is through the closet and out the attached 1 car garage, the property is a berm home. At the time of inspection the tenant was able to move her kids to the same room until they found another place I have rented it since as a 2 bdrm but would like to rent as a 3 again since there are so few 3 bdrm available.

I understand that this appeal will be sent to the Oskaloosa Building Code Board of Appeals for a ruling. I understand that I am expected to comply with this ruling. If I am unsatisfied with this ruling, I can request a hearing and ruling by the Oskaloosa City Council. These hearings and rulings are not intended to debate changes to the code, but rather to provide a ruling on interpretation of existing code.

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Building Code Board of Appeals Hearing Date:

Building Code Board of Appeals Ruling (Overturned/Upheld):

1015 2nd Avenue West Notes

The property owner stated this berm house was used as a three bedroom until the first rental inspection on September 27, 2018, from that date on it has been rented as a two bedroom because no emergency escape is present in one room that was being used as a bedroom.

There are two means of egress to this room, one from the kitchen/ dining area, the other to a small utility room that goes to the attached garage. There are no windows located in this room.





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