

Building Code Board of Appeals

Minutes

March 7, 2024

A meeting of the Oskaloosa Building Code Board of Appeals was called to order at 12:00 p.m. Thursday, March 7, 2024.

1. **Roll Call**

Present: Roll Call was taken with the following present: Kevin Utterback, Royce Spoelstra, Scott Moore, and Adam Eklofe.

Absent: None

Staff: Adam Eklofe, Shawn Christ, Scott Vaughan

Others: Sandi Breckenridge, Andy Davis

2. **Approval of Minutes**: Moved by Spoelstra and seconded by Eklofe to approve the minutes of the April 7, 2016, meeting. Motion carried unanimously.

3. **Communications**: None.

4. **New Business**:

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

Applicant Frogger Properties LLC submitted an appeal after it was discovered during a rental inspection that a room always used as a bedroom didn't have an emergency escape to outside. The addition of a new master bedroom and adding an attached garage have eliminated a direct way to outside for the room in question. There were three ways to leave the room, a window that went into the garage, windows to another bedroom, and the egress door to the room, but no direct way to outside.

After reviewing IRC Code Section R310.1, pictures of the room in question, and discussion of a lack of emergency escape to outside. It was moved by Spoelstra and seconded by Eklofe to not approve the appeal. Motion carried unanimously.

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

Applicant Frogger Properties LLC submitted an appeal to use a room as a bedroom that doesn't have an emergency escape. The house is a berm style house with two means of egress, but passage through other rooms is required to go outside. One goes to a kitchen/dining area, the other to a utility room that

goes to the attached garage. This room was always used as a bedroom until the first rental inspection on September 27, 2018, from that date on the house has been rented as a two-bedroom due to lack of an emergency escape from the room in question. Frogger Properties LLC would like to use this room as a third bedroom again since so few three-bedroom rentals are available.

After reviewing IRC Code Section R310.1, pictures of the room in question, and discussion of a lack of emergency escape to outside. It was moved by Spoelstra and seconded by Eklofe to not approve the appeal. Motion carried unanimously.

5. **Adjournment:** With no further business it was moved by Spoelstra, seconded by Moore, to adjourn the meeting at 12:31 p.m. Motion carried unanimously.

Minutes by Adam Eklofe