

CITY OF OSKALOOSA
BUILDING SAFETY DIVISION

REQUIREMENTS FOR BUILDING A GARAGE OR ACCESSORY BUILDING

Pre-Planning – To obtain a building permit you must provide us with a completed building permit application with plot plan. A plot plan shows where the structure is to be located on the lot with the distances noted to the lot lines. All buildings on your property must be shown on this drawing along with their dimensions. Plans must be legible. A blank building permit application form is available from the Building Safety Division or may be downloaded from the Building Permits section of this web site.

General Requirements:

1. A structure less than 80 square feet of roofed area does not require a building permit.
2. Locate property lines exactly. Estimates are not acceptable. City personnel will not locate property lines.
3. Verify with Public Works regarding any public utility easements. Private easements should be indicated on your deed and abstract. You may want to contact the Mahaska County Records Office concerning any private easements or deed restrictions on your property. A building cannot be placed over an easement.
4. Any curb cut, approach or sidewalk in the public right-of-way requires an additional permit. See the Engineering Division for construction specifications and requirements.
5. Remember to call Iowa One-Call at 1-800-292-8989 before you dig.
6. The building permit fee is based upon the valuation of the building. This means materials plus labor.

Contractor Selection – The selection of a contractor to work on your property is your decision entirely.

Accessory Building (attached) – When the garage is attached to the house, the wall next to the house shall not have any openings other than a door. The door will be required to be a minimum of 1 3/8" solid core wood or steel door with a 20-minute fire rating. No glass is allowed in the door except 1/4" wired glass held with steel stops. Garages attached directly to the house or by a breezeway, shall be considered part of the residence and must meet the setback requirements that apply to the zoning district of that property and must meet current building code requirements for fire separation.

Accessory Building (detached) – Proposed structures will have to meet the setback requirements for the zoning district in which it is located. No accessory building shall be placed within 10 feet of any other building on its own property or any adjacent properties. Contact the Building Division concerning building setbacks and building height details.

Construction Details – Frost-depth footings are required for the structure if greater than 720 S.F. or if it is attached to the house.

Inspections/Questions – You are responsible for calling the Building Division to arrange for all inspections of your building. Do not conceal any work.

1. An electrical permit is required for any wiring done in the garage. The permit fee is based upon the number of switches, circuits and receptacles. Remember all outlets must be GFCI protected.
2. Be sure to call for a FINAL INSPECTION once construction is complete.

For further information, you may stop in or call the Building Safety Division at 641-673-7472.