



Jason VanAusdall, CBO
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Ezekiel Howell, Owner
818 North B St
Oskaloosa, IA. 52577

RE: 1001 South Market St.
Dog Grooming Tenant Finish - Report

This summary report is to provide clarity for the dog grooming business that now occupies 1001 South Market St.

I shall provide a timeline and information to allow the committee to research and have appropriate questions for the upcoming appeals meeting.

- Prior to 9-18-18 the owner started construction on a building that he currently owned & operated a woodworking/millwork shop out of. This Morton style building is 3500 sq foot, built in 1971.
<https://beacon.schneidercorp.com/Application.aspx?AppID=25&LayerID=152&PageTypeID=4&PageID=259&Q=400589138&KeyValue=1024256003>
- This construction on the couple's new dog grooming business was started without consulting the city, **or any permits approved.**
- His permit that was obtained, **has now expired.**
- His approved permit attached – shows this.
- The original millwork building is classified in the IBC as F1. The dog grooming business is a 'B'. This mixed-use building required a 2-hour separation, and his plans described 2 layers of 5/8" type X sheet rock to accomplish this. See end of report.

IBC – 509 – Paint shops incidental to the primary function, shall provide a 2-hour separation or a sprinkler system.

IBC – 707.3.10 -

- ADA requirements: Per the Department of Justice that houses ADA, they allowed for the business owner to open, and to provide a reasonable accommodation to those with a disability to call the business and has curbside service for 1 year. This allowed for the financial hardship to be worked through, while an ADA/permitted ramp was constructed. The removal of 'physical barriers' is required, and as a federal law must be adhered to. If this needs to be discussed, please verify with the Great Plains ADA Center – 573-882-3600 (Troy).





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- The existing hard surface was to be utilized for the ADA parking spot (designated).
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Building Codes - 2015 Complete.pdf - Adobe Acrobat Standard DC

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Bookmarks

- CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS
- CHAPTER 6: TYPES OF CONSTRUCTION
- CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES
 - SECTION 701 GENERAL
 - SECTION 702 DEFINITIONS
 - SECTION 703 FIRE-RESISTANCE RATINGS AND FIRE TESTS
 - SECTION 704 FIRE-RESISTANCE RATING OF STRUCTURAL MEMBERS
 - SECTION 705 EXTERIOR WALLS
 - SECTION 706 FIRE WALLS
 - SECTION 707 FIRE BARRIERS
 - SECTION 708 FIRE PARTITIONS
 - SECTION 709 SMOKE BARRIERS
 - SECTION 710 SMOKE PARTITIONS
 - SECTION 711 HORIZONTAL

combustible materials.

Exception: Buildings of Type V construction.

706.4 Fire-resistance rating. *Fire walls* shall have a *fire-resistance rating* of not less than that required by Table 706.4.

**TABLE 706.4
 FIRE WALL FIRE-RESISTANCE RATINGS**

GROUP	FIRE-RESISTANCE RATING (hours)
A, B, E, H-4, I, R-1, R-2, U	3 ^a
F-1, H-3 ^b , H-5, M, S-1	3
H-1, H-2	4 ^b
F-2, S-2, R-3, R-4	2

a. In Type II or V construction, walls shall be permitted to have a 2-hour *fire-resistance rating*.

b. For Group H-1, H-2 or H-3 buildings, also see Sections 415.7 and 415.8.

706.5 Horizontal continuity. *Fire walls* shall be continuous from *exterior wall* to *exterior wall* and shall extend not less than 18 inches (457 mm) beyond the exterior surface of *exterior walls*.

Exceptions:

1. *Fire walls* shall be permitted to terminate at the interior surface of combustible exterior sheathing or siding provided the *exterior wall* has a *fire-resistance rating* of not less than 1 hour for a horizontal distance of not less than 4 feet (1220 mm) on both sides of the *fire wall*. Openings within such *exterior walls* shall be protected by opening protectives having a *fire protection rating* of not less than ³/₄ hour.
2. *Fire walls* shall be permitted to terminate at the inte-

degrees (3.14 rad) do not

2. Buildings or spaces on b...
fire wall shall assume to...
 at the *fire wall* and exten...
 the *fire wall*. The locati...
 relation to the *exterior w*...
 be such that the *exterior*...
 meet the requirements s...
 and 705.8. Such protecti...
rior walls terminating a...
 angle equal to or greater t...

706.5.2 Horizontal projecting
 extend to the outer edge of hor...
 such as balconies, roof overhan...
 similar projections that are wit...
fire wall.

Exceptions:

1. Horizontal projecting...
 cealed spaces, provid...
 and below the projec...
 than 1-hour fire-resist...
 a distance not less than...
 element on both sides...
 within such *exterior*...
 opening protectives h...
 ing of not less than ³/₄
2. Noncombustible hori...
 with concealed space...
 hour fire-resistance-r...
 the concealed space. T...

Respectfully,

Jason R. VanAusdall
 Building Official

