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December 14, 2021

Mr. Mike Flahive, Building Official
Oskaloosa
220 South Market Street
Oskaloosa, IA 52577

Re: Building Code Effectiveness Grading Schedule Survey Results
Oskaloosa, Mahaska County, IA

Dear Mr. Flahive:

We wish to thank you for the cooperation given to our representative, Jeffrey Reid, during our recent survey. We have completed our analysis of the building codes adopted by your community and the efforts put forth to properly enforce those codes. The resulting Building Code Effectiveness Grading Classification is 5 for 1 and 2 family residential property and 5 for commercial and industrial property.

BCEGS classifications range from 1-10 with a Class 1 representing exemplary commitment to building-code enforcement. A classification of 99 indicates that a particular aspect of a community's building code enforcement program does not meet the minimum requirements of the BCEGS Schedule to receive a classification of 1-10. The BCEGS Schedule requires that a jurisdiction adopts building codes, conducts plan review, conducts inspections, and provides for staff training.

ISO has completed its analysis of the building codes adopted by your community and the effort put forth to enforce those codes. The resulting BCEGS Classification is a Class 5 for 1& 2 family residential property and a Class 5 for commercial and industrial property.

The newly developed classification is a regression from the former Class 4 for 1& 2 family residential property and a Class 4 for commercial and industrial property. We have attached a report which explains how the newly developed classification was calculated. This revised classification would apply to new buildings receiving a Certificate of Occupancy during or after the calendar year of publication. Please note that if it is determined that the regression is due to state or other regulations outside of jurisdictional control, your ability to regain your class may be limited.

Understanding that your new classification is less favorable than your prior classification, we would like to afford you the opportunity to develop a plan to regain your prior classification. If this letter is acknowledged by 1/13/2022 advising us that this matter will be reviewed, we will postpone the implementation of the classification changes.

After review, if you decide to implement improvements to your program to regain your prior classification, we will need to receive, by 3/14/2022, a list of actions to be implemented. In addition, please provide a timeline for completion of your action plan. We will delay publication of the revised classification should you agree to make enhancements develop an action plan. Please note that any actions must be taken within one year of the receipt of this letter.

We want to highlight the fact that the ISO Building Code Effectiveness Grading program is an advisory insurance underwriting information and rating tool. It is not intended to analyze all aspects of a comprehensive building code enforcement program. It is not for purposes of determining compliance with any state or local law nor is it for making loss prevention or loss safety recommendations.

If you have any questions, please let us know.

Sincerely,

Thomas VanderMaas
Community Mitigation Analyst, ISO
+1. 517.624.9129

cc: Mr. Michael Schrock, City Manager
Oskaloosa
220 South Market Street
Oskaloosa, IA 52577

Enclosure

Table 1 details the points your department earned during the most recent survey as well as the points earned in the previous survey including a comparison of the two. This information may be used to track local trends or pin-point improvement target areas.

Table 1

Building Code Effectiveness Grading Point Comparison								
	Point Totals						Difference	
	Current Grading Yr:		Maximum Point Possible	Previous Grading Yr:				
	2021			2017				
	Com	Res	Com	Res	Com	Res		
Section I - Administration of Codes	33.21	34.57	54.00	34.63	34.03	-1.42	0.54	
Section 105 - Adopted Codes	6.88	6.54	8.00	8.00	7.60	-1.12	-1.06	
Section 108 - Additional Code Adoptions	1.66	1.66	4.00	2.86	2.86	-1.20	-1.20	
Section 110 - Modification to Adopted Codes	3.44	3.27	4.00	4.00	3.80	-0.56	-0.53	
Section 112 Method of Adoption	0.00	0.00	1.00	0.00	0.00	0.00	0.00	
Section 115 - Training	6.29	6.29	13.00	7.89	7.89	-1.60	-1.60	
Section 120 - Certification	8.91	10.78	12.00	6.75	6.75	2.16	4.03	
Section 125 - Building Official's Qualification / Exp/ Education	1.00	1.00	4.00	2.50	2.50	-1.50	-1.50	
Section 130 - Selection Procedure for Building Official	0.00	0.00	0.50	0.00	0.00	0.00	0.00	
Section 135 - Design Professionals	0.00	0.00	2.00	0.00	0.00	0.00	0.00	
Section 140 - Zoning Provisions	1.00	1.00	1.00	0.00	0.00	1.00	1.00	
Section 145 - Contractor / Builder Licensing & Bonding	0.53	0.53	1.00	0.30	0.30	0.23	0.23	
Section 155 - Public Awareness Programs	2.50	2.50	2.50	1.43	1.43	1.07	1.07	
Section 160 - Participation in Code Development Activities	0.50	0.50	0.50	0.50	0.50	0.00	0.00	
Section 165 - Administrative Policies & Procedures	0.50	0.50	0.50	0.40	0.40	0.10	0.10	

Building Code Effectiveness Grading Point Comparison (continued)

	Point Totals						
	Current Grading Yr:		Maximum Point Possible	Previous Grading Yr:		Difference	
	2021			2017			
	Com	Res	Com	Res	Com	Res	
Section II - Plan Review	15.95	15.95	23.00	14.92	18.26	1.03	-2.31
Section 205 - Existing Staffing	6.65	6.65	9.00	4.09	7.43	2.56	-0.78
Section 210 - Experience of Personnel	0.30	0.30	1.50	0.83	0.83	-0.53	-0.53
Section 215 - Detail of Plan Review	8.50	8.50	11.50	9.50	9.50	-1.00	-1.00
Section 220 - Performance Evaluation for Quality Assurance	0.50	0.50	1.00	0.50	0.50	0.00	0.00
Section III - Field Inspection	18.35	18.35	23.00	15.51	19.83	2.84	-1.48
Section 305 - Existing Staffing	9.00	9.00	9.00	4.68	9.00	4.32	0.00
Section 310 - Experience of Personnel	1.95	1.95	3.00	2.33	2.33	-0.38	-0.38
Section 315 - Managing Inspection and Re-inspection activity	0.00	0.00	1.00	1.00	1.00	-1.00	-1.00
Section 320 - Inspection Checklist	0.00	0.00	2.00	0.00	0.00	0.00	0.00
Section 325 - Special Inspections	0.90	0.90	1.00	1.00	1.00	-0.10	-0.10
Section 330 - Inspections for Natural Hazard Mitigation	1.50	1.50	1.50	1.50	1.50	0.00	0.00
Section 335 - Final Inspections	2.50	2.50	2.50	2.50	2.50	0.00	0.00
Section 340 - Certificate of Occupancy	2.00	2.00	2.00	2.00	2.00	0.00	0.00
Section 345 - Performance Evaluations for Quality Assurance	0.50	0.50	1.00	0.50	0.50	0.00	0.00
Subtotal:	67.51	68.87	100.00	65.06	72.12	2.45	-3.25
The final score is determined by a relationship between Item 105 and the balances of the scoring.							
Final Score:	59.02	57.49	100.00	65.06	68.89	-6.04	-11.40