

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
July 17, 2013, 4:00 P.M.**

I. ROLL CALL

II. CONSENT AGENDA

- (1) 13-TV-65 **701 E. Summitview Place**, Scott May. Request for an extension of time to complete repairs. pp. 2-25
- (2) 13-RV-66 **630 E. Atwater Avenue**, H.A.N.D. Request for rescission of a variance. pp. 26-38
- (3) 13-TV-67 **303 E. Smith Avenue**, Michel J. King. Request for an extension of time to complete repairs. pp. 39-48
- (4) 13-TV-68 **1724 E. Hillside Drive**, Union Beach, LLC. Request for an extension of time to complete repairs. pp. 49-56
- (5) 13-AA-69 **2375 S. Worthington Lane**, Christiana Alawine & Michael M. Johnson. Request for relief from an administrative decision. pp. 57-62
- (6) 13-TV-70 **2500 S. Rockport Road**, Country View Associates, L.P. Request for an extension of time to complete repairs. pp. 63-106
- (7) 13-RV-71 **1113 S. High Street**, H.A.N.D. Request for rescission of a variance. pp. 107-117
- (8) 13-TV-72 **124 N. Bryan Street**, Stan Garus. Request for an extension of time to complete repairs. pp. 118-125
- (9) 13-RV-73 **808 W. Ralston Drive**, H.A.N.D. Request for rescission of a variance. pp. 126-130
- (10) 13-TV-74 **3320 S. Allendale Drive**, Anthony Thompson. Request for an extension of time to complete repairs. pp. 131-136
- (11) 13-TV-75 **550 E. Graham Place**, Curry Land Trust II. Request for an extension of time to complete repairs. pp. 137-141
- (12) 13-RV-76 **1211 W. 20th Street**, H.A.N.D. Request for rescission of a variance. pp. 142-148

III. GENERAL DISCUSSION

IV. PUBLIC COMMENT

V. ADJOURNMENT



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: July 17, 2013
Petition Type: An extension of time to complete repairs.
Petition Number: 13-TV-65
Address: 701 E. Summitview Place
Petitioner: Summit Pointe
Inspector: Mosier/Hewett/Stong
Staff Report: January 25, 2013 – Conducted Cycle Inspection
April 1, 2013 – Conducted Inspection of Attics
June 5, 2013 – Received BHQA Appeal

It was noted during the cycle inspection that the attics are in need of repair. Some draft stops are compromised. Petitioner is requesting an extension of time to complete the repairs.

Staff recommendation: Grant the request,

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: September 17, 2013

Attachments: Cycle Report, BHQA Appeal, Petitioner's Letter

pg



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JUN 04 2013

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 701 E. Summitview Place

Petitioner's Name: Summit Pointe

Address: 701 E. Summitview Place

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-331-2666 Email Address: Summitpointeapts@sbcglobal.net

Property Owner's Name: Scott May

Address: 701 E. Summitview Place

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-331-2666 Email Address: Summitpointeapts@sbcglobal.net

Occupants: _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- (A) An extension of time to complete repairs (Petition type TV)
- (B) A modification or exception to the Housing Property Maintenance Code (Petition type V)
- (C) Relief from an administrative decision (Petition type AA)
- (D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 13-TV-65

SEE REVERSE

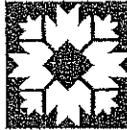
Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Requesting More time to complete the attic repairs. All other repairs are complete. Chimneys are checked and cleaned, furnace readings are complete as well as all interior items listed and exterior.

Signature (required): Summit Pointe / M.A. Waggoner

Name (please print): Summit Pointe / M.A. Waggoner Date: 5-29-13

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
Housing and Neighborhood Development

CYCLE REPORT

736

OWNERS

Summit Pointe Llc
701 Summitview Place
Bloomington, IN 47401

Prop. Location: 701 E Summit View PL
Number of Units/Structures: 288/22

Units/Bedrooms/Max # of Occupants: Bld 8: 4/1/2 8/2/4, Bld 3: 8/1/2 4/2/4, Bld 19: 16/2/4,
Bld 20: 16/2/4, Bld 21: 8/1/2 4/2/4, Bld 1: 16/1/2, Bld 2: 8/1/2 4/2/4, Bld 4: 16/2/4, Bld 5:
16/1/2, Bld 6: 8/1/2 4/2/4, Bld 7: 8/1/2 4/2/4, Bld 9: 8/1/2 4/2/4, Bld 10: 16/2/4, Bld 11: 4/1/2
8/2/4, Bld 12: 8/1/2 4/2/4, Bld 13: 8/1/2 4/2/4, Bld 14: 4/1/2 8/2/2, Bld 15: 4/1/2 8/2/4, Bld 16:
16/1/2, Bld 17: 16/2/4, Bld 18: 16/2/4

Date Inspected: 01/25/2013
Primary Heat Source: Gas
Property Zoning: PUD
Number of Stories: 2

Inspectors: Mosier/Hewett/Stong
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: Carports

The Monroe County Assessor's records indicate that this structure was built in 1987.
Minimum egress requirements for a multi-family dwelling built at the time of construction.
Openable area: 5.7 Sq. Ft.
Clear height: 24 inches
Clear width: 20 inches
Sill height: Not more than 44 inches above finished floor.

GENERAL STATEMENT:

Egress window measurements for complex are as follows:

Existing Egress Window Measurements: Single hung: Const. Yr. -1987
Height: 25 inches
Width: 35 inches
Sill Height: 23 inches
Openable Area: 6.08 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

GENERAL VIOLATIONS:

- Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level: 0 parts per million (ppm)
Acceptable level in a living space: 9 ppm
Maximum concentration for flue products: 50 ppm
BMC 16.01.060(f) and 16.04.060 (c)

- Show documentation that the fireplaces have been inspected within the last twelve months, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. BMC 16.01.060(f)
- The attics will be checked at the reinspection. They must be brought into compliance within the same 60 day period as other violations. Check for open splices, covered junction boxes and failings in the underside of the roof. BMC 16.03.020
Note: Some of the draft stops had holes which must be repaired. The integrity of the Fire-separation/Draft stop shall be maintained. Repairs shall be made using like materials or equivalent fire-rated materials. BMC 16.04.020

NOTE:

- 🏠 Room dimensions are in the file or listed on the previous cycle inspection report.
- 🏠 Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

BUILDING 1

603

Living Room:

Repair the sliding glass door to lock as intended. BMC 16.04.060(a)

607

Bathroom:

Repair the sink faucet to eliminate the constant dripping. BMC 16.04.060(c)

BUILDING 2

637

Furnace Closet:

Repair the bi-fold doors to function as intended, off track. BMC 16.04.060(a)

647

Hallway:

Provide operating power to smoke detector. IC 22-11-18-3.5

649

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. IC 22-11-18-3.5

Bathroom:

Replace the 1st light switch, defective. BMC 16.04.060(c)

BUILDING 3

703

Living Room:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. Also check roof for leaks. BMC 16.04.060(a)

723

Living Room:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

707

Bedroom Closet:

Repair the clothes rod to function as intended, fallen down. BMC 16.04.060(a)

705

Bedroom:

Replace the missing bottom storm window. BMC 16.04.060(b)

713

Hallway:

Install/replace batteries in smoke detectors so that they function as intended. BMC 16.07.030(b)

BUILDING 4

759

Kitchen:

Secure the loose end cap on the counter top. BMC 16.04.060(a)

767

Rear Bath:

Check the electrical on the lighting, light flickers. BMC 16.04.060(b)

Dining Room:

Repair the ceiling fan to function as intended, not working. BMC 16.04.060(c)

Utility Closet:

Repair the water heater not to make gurgling sounds. BMC 16.04.060(c)

771

1st Bedroom:

Replace the bent window screen. BMC 16.04.060(a)

769

Rear Bathroom:

Inspect the toilet for leakage, tenant turned off water to fixture. BMC 16.04.060(c)

773

Kitchen:

Replace the broken sink faucet handle. BMC 16.04.060(c)

777

Front Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

785

Front Bedroom:

Replace the missing storm window. BMC 16.04.060(b)

BUILDING 5

749

Bedroom:

Replace the cracked top storm window. BMC 16.04.060(b)

755

Bedroom:

Replace the damaged screen on the window. BMC 16.04.060(b)

727

Bedroom:

Replace the cracked top storm window. BMC 16.04.060(b)

731

Bedroom:

Repair the bottom hinge on the door to function as intended. BMC 16.04.060(a)

Kitchen:

Repair the garbage disposal to function as intended. BMC 16.04.060(c)

BUILDING 6

811

Dining Room:

Repair/replace the damaged carpet. BMC 16.04.060(a)

Bedroom:

Repair/replace the damaged carpet. BMC 16.04.060(a)

823

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. IC 22-11-18-3.5

BUILDING 7

833

Kitchen:

Repair the garbage disposal to function as intended. BMC 16.04.060(c)

Bedroom:

Repair/replace the defective ballast on the left side of the window. BMC 16.04.060(b)

843 NOTE: Rodent infestation.

All rental units, their accessory structures and exterior premises shall be kept free from pests. All rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved process that will not be injurious to human health. After extermination proper precautions shall be taken to prevent re-infestation.
BMC 16.04.090 (a).

Living Room:

Repair the lock on the entry door to function as intended, sticks in place. BMC 16.04.060(a)

Bedroom:

Repair/replace the broken latch on the window. BMC 16.04.060(b)

837

Hallway:

Provide operating power to smoke detector. IC 22-11-18-3.5

Bedroom:

Replace the cracked storm window. BMC 16.04.060(b)

825

R Bathroom:

Repair the toilet to flush properly. BMC 16.04.060(a)

Hallway:

Provide operating power to smoke detector. IC 22-11-18-3.5

BUILDING 8

901

L bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

903

Kitchen:

Replace the broken garbage disposal. BMC 16.04.060(c)

905

Living Room:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

913

Kitchen:

Determine the source and eliminate the water leak under the sink. BMC 16.04.060(b)

917

R Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

BUILDING 9

959

Hallway:

Provide operating power to smoke detector. IC 22-11-18-3.5

957

Living Room:

Repair the left window to close fully. BMC 16.04.060(b)

961

Bedroom:

Repair the left side window to latch properly. BMC 16.04.060(b)

971

NOTE:

Bedrooms:

It is recommended that the furniture be removed from in front of the egress windows to allow emergency escape or to allow emergency personnel access.

973

1st Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

BUILDING 10

947

Bathroom:

Repair the leak at the base of the toilet. BMC 16.04.060(a)

941

1st Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

2nd Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

955

Living Room:

Replace the broken door handle on the sliding glass door. BMC 16.04.060(a)

931

Kitchen:

Replace the defective sink faucet. BMC 16.04.060(c)

Front Bedroom:

Repair/replace the defective ballast on the right side of the window. BMC 16.04.060(b)

925

Bathroom:

Repair the door to latch properly. BMC 16.04.060(a)

935

Hallway:

Provide operating power to smoke detector. IC 22-11-18-3.5

BUILDING 11

1007:

Living Room:

Repair the sliding glass door to latch properly. BMC 16.04.060(a)

Rear Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware, storm window won't open. BMC 16.04.060(b)

1009

Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

1015

Bath:

Secure toilet to its mountings. BMC 16.04.060(a)

Clean and service the exhaust fan to function as intended. BMC 16.04.060(c)

1019

Hall Bath:

Repair or replace exhaust fan so that it functions as intended, noisy. BMC 16.04.060(c)

L Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware, storm window falls down. BMC 16.04.060(b)

R Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

½ Bath:

Repair the sink drain to function as intended, slow. BMC 16.04.060(b)

1023

Hall Bath:

Properly seal the entire perimeter of the tub/shower, including the tub at the floor. BMC 16.04.060(a)

½ Bath:

Repair or replace exhaust fan so that it functions as intended, loud. BMC 16.04.060(c)

1021

Living Room:

Properly repair the cracks in the ceiling and wall, and paint adjacent to the mechanical closet. BMC 16.04.060(a)

Rear Bedroom:

This unit/room was not inspected at the time of this inspection, as it was not accessible. This unit/room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

1017

Living Room:

Replace the damaged handle on the sliding glass door. BMC 16.04.060(a)

BUILDING 12

1045:

Kitchen:

Repair the garbage disposal to function as intended, jammed. BMC 16.04.060(c)

1047:

Living Room:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

BUILDING 13

1051

Porch:

Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction. BMC 16.04.020(3), Indiana Fire Code Sec. 308.3.1 & Sec. 308.3.1.1

Exceptions:

1. One & Two family dwellings
2. Where the buildings & decks are protected by an automatic sprinkler system

Charcoal grills may be stored in these locations. Gas grills may be stored in these locations without the propane tank (Propane tanks shall not be stored in the living space, garage or storage shed).

1049

L Bedroom:

This unit/room was not inspected at the time of this inspection, as it was not accessible. This unit/room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

1053

Kitchen:

Repair the garbage disposal to function as intended, jammed. BMC 16.04.060(c)

1063

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Bedroom:

This unit/room was not inspected at the time of this inspection, as it was not accessible. This unit/room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(a)

1069

L Bedroom, L Bath:

This unit/room was not inspected at the time of this inspection, as it was not accessible. This unit/room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

1071:

Living Room:

Provide operating power to smoke detector. IC 22-11-18-3.5

BUILDING 14

1028

Hall Bath:

Secure toilet to its mountings. BMC 16.04.060(a)

1030

R Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

1042

Living Room:

Repair the sliding glass door to function as intended. BMC 16.04.060(a)

Hall Bath:

Seal the top of the shower surround. BMC 16.04.060(a)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. BMC 16.04.060(a)

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

1046

Bathroom:

Ensure that the toilet is functioning as intended, (at inspection, the toilet and bathroom were extremely soiled and it appeared that the toilet was nit functioning properly. Bathroom must be cleaned and sanitized). BMC 16.04.060(c), (d).

BUILDING 15

1006

Hallway:

Repair the crack above the mechanical closet and paint. BMC 16.04.060(a)

Hall Bath:

Repair the GFCI receptacle to function as intended, won't trip. BMC 16.04.060(b)

½ Bath:

Repair the GFCI receptacle to function as intended, won't trip. BMC 16.04.060(b)

1004

Hall Bath:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

½ Bath:

Repair the sink stopper assembly to function as intended. BMC 16.04.060(c)

1000

Hall Bath:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

COMMON HALLWAY: (Adjacent to unit 1002)

Replace the missing receptacle cover plate. BMC 16.04.060(a)

1022

Hallway:

Provide operating power to smoke detector. IC 22-11-18-3.5

Hall Bath:

Clean and service the exhaust fan to function as intended. BMC 16.04.060(c)

Remove all of the mold from the walls and paint. BMC 16.04.060(a), (f)

Properly seal/caulk around the sink to eliminate water infiltration behind the vanity.
BMC 16.04.060(a)

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

1020

Kitchen:

Repair the garbage disposal to function as intended. BMC 16.04.060(c)

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

1018

Hall Bath:

Secure toilet to its mountings. BMC 16.04.060(a)

BUILDING 16

734

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, (won't shut off), or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

746

Hallway:

Replace the inaudible smoke detector. IC 22-11-18-3.5

742

Balcony:

Secure the loose handrail at the bottom on the north end, so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

740

Dining Room:

Replace the missing receptacle cover plate on the north wall. BMC 16.04.060(b)

Bathroom:

Repair the door to latch properly. BMC 16.04.060(a)

Repair the sink drain to function as intended, slow. BMC 16.04.060(b)

748

Bathroom:

Repair the sink faucet to eliminate the constant dripping. BMC 16.04.060(c)

754

Living Room:

Replace the broken door handle on the sliding glass door. BMC 16.04.060(a)

760

Bathroom:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

762

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended.
IC 22-11-18-3.5

756

Bathroom:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Secure toilet to its mountings. BMC 16.04.060(a)

BUILDING 17

716

Kitchen:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, adjacent to the light switch. BMC 16.04.060(a)

718

Living Room:

Replace the burnt receptacle adjacent to the entry door. BMC 16.04.060(b)

Kitchen:

Tighten the loose sink faucet. BMC 16.04.060(c)

1st Bedroom:

Replace the missing receptacle cover plate on the north wall. BMC 16.04.060(b)

2nd Bedroom:

Repair the door to latch properly. BMC 16.04.060(a)

720

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Hallway:

Repair/replace the worn carpet adjacent to the furnace closet so that the bi-fold doors function as intended. BMC 16.04.060(a)

Clean the heating/air conditioning grille. BMC 16.04.060(c)

Bathroom:

Seal the top of the shower surround. BMC 16.04.060(a)

Repair the sink drain to function as intended, slow. BMC 16.04.060(b)

Bedroom:

It is recommended that the furniture be rearranged in a manner that does not block or hinder access to emergency egress window.

730

1st Bedroom:

Repair the door to latch properly. BMC 16.04.060(a)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, west wall. BMC 16.04.060(a)

2nd Bedroom:

Repair the door to latch properly. BMC 16.04.060(a)

724

Bathroom:

Repair the sink drain to function as intended, slow. BMC 16.04.060(b)

BUILDING 18

782

Dining Room:

Tighten the loose receptacle on the north wall. BMC 16.04.060(b)

Bathroom:

Tighten the loose GFCI receptacle. BMC 16.04.060(b)

784

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal.
BMC 16.04.060(c)

2nd Bedroom:

Secure the loose door casing and repair the door to latch properly. BMC 16.04.060(a)

786

Living Room:

Repair the sliding glass door to open easily. BMC 16.04.060(b)

2nd Bedroom: TERMITE INFESTATION

All residential units, their accessory structures and exterior premises shall be kept free from pests. All residential units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent re-infestation.

BMC 16.04.090 (a)

Also properly repair area of termite infestation, this includes but is not limited to replacing or repairing damaged or deteriorated floor covering, trim, decking and structural members.

BMC 16.04.060(a)

794

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(a)

792

Living Room:

Tighten the loose receptacle at entry door. BMC 16.04.060(b)

Hallway:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, north wall. BMC 16.04.060(a)

790

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended.
IC 22-11-18-3.5

788

Dining Room:

Replace broken electrical receptacle cover plate, north wall. BMC 16.04.060(b)

768

Master Bedroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, west wall. BMC 16.04.060(a)

Master Bath:

Secure the hanging can light cover and the hanging exhaust fan cover. BMC 16.04.060(c)

778

1st Bedroom:

Repair the hole in the door. . BMC 16.04.060(a)

Every window shall be capable of being easily opened and held in position by its own hardware, storm window to function as intended. BMC 16.04.060(b)

Bathroom:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

2nd Bedroom Bath:

Replace the defective GFCI receptacle, won't trip. BMC 16.04.060(b)

774

Hall Bath:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Seal the top of the shower surround. BMC 16.04.060(a)

Master Bath:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, at the top of the shower. BMC 16.04.060(a)

772

Master Bath:

Replace the defective light switch for the exhaust fan. BMC 16.04.060(a)

BUILDING 19

666

Kitchen:

Repair the garbage disposal to function as intended. BMC 16.04.060(a)

660

Kitchen:

Provide operating power to smoke detector. IC 22-11-18-3.5

Master Bath:

Repair or replace exhaust fan so that it functions as intended, loud. BMC 16.04.060(c)

662

Living Room:

Repair the sliding glass door to open easily. BMC 16.04.060(a)

656

Living Room:

Repair the sliding glass door to be weather tight. BMC 16.04.060(a)

658

Living Room:

Repair the sliding glass door to open easily. BMC 16.04.060(a)

Hall Bath:

Secure toilet to its mountings. BMC 16.04.060(a)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Master Bath:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

680

Kitchen:

Repair the faucet to function as intended and to eliminate the constant dripping.
BMC 16.04.060(c)

676

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

672

Bathroom:

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Rear Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

BUILDING 20

602

Bathroom:

Replace the defective GFCI receptacle, won't trip. BMC 16.04.060(b)

Hallway:

Eliminate all unused openings in service panel/junction box, by installing approved rigid knockout blanks. BMC 16.04.060(c)

612

Kitchen:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials, adjacent to the west end cabinet. BMC 16.04.060(a)

618

Bedroom:

Repair the door to latch properly. BMC 16.040060(a)

608

Bathroom:

Repair the sink drain to function as intended, slow. BMC 16.04.060(b)

610

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

606

Kitchen:

Repair the garbage disposal to function as intended. BMC 16.04.060(c)

Bathroom:

Seal the top of the shower surround. BMC 16.04.060(a)

622

Bathroom:

Replace the defective light switch. BMC 16.04.060(b)

Repair the defective light fixture above the shower to function as intended.
BMC 16.04.060(b)

620

Living Room:

Replace existing smoke detector in a manner so that it functions as intended, inaudible.
IC 22-11-18-3.5

BUILDING 21

634

Hallway:

Replace existing smoke detector with a new smoke detector, inaudible. IC 22-11-18-3.5

632

Master Bathroom:

Seal the top of the shower surround. BMC 16.04.060(a)

636

Bedroom:

Secure the loose receptacle on the west wall. BMC 16.04.060(b)

Master Bedroom:

Repair the door to latch properly. BMC 16.04.060(a)

Master Bath:

Repair the door to latch properly. BMC 16.04.060(a)

Repair or replace exhaust fan so that it functions as intended. BMC 16.04.060(c)

Secure toilet to its mountings. BMC 16.04.060(a)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, south wall. BMC 16.04.060(a)

628

Hall Bath:

Repair the tub faucet to eliminate the constant dripping. BMC 16.04.060(c)

Master Bedroom:

Repair the door to latch properly. BMC 16.04.060(a)

Master Bath:

Repair the sink drain to function as intended, slow. BMC 16.04.060(b)

Seal the top of the shower surround. BMC 16.04.060(a)

630

Living Room:

Replace the broken receptacle cover plate on the north wall. BMC 16.04.060(b)

Hallway:

Replace existing smoke detector in a manner so that it functions as intended.
IC 22-11-18-3.5

Bedroom:

Repair/replace the damaged door. BMC 16.04.060(a)

Master Bath:

Replace the defective GFCI receptacle, won't trip. BMC 16.04.020 and BMC 16.04.060(b)

624

Living Room:

Replace the broken handle on the sliding glass door. BMC 16.04.060(a)

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended.
IC 22-11-18-3.5

Hall Bath:

Repair the door to latch properly. BMC 16.04.060(a)

Secure toilet to its mountings. BMC 16.04.060(a)

Master Bath:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Seal the top of the shower surround. BMC 16.04.060(a)

626

Living Room:

Repair the sliding glass door to open easily. BMC 16.04.060(a)

650

Hall Bath:

Replace the defective GFCI receptacle, won't trip. BMC 16.04.020 and BMC 16.04.060(b)

652

Living Room:

Replace the damaged screen door for the sliding glass door. BMC 16.04.060(a)

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. IC 22-11-18-3.5

Bathroom:

Repair the door jamb and repair the door to latch properly. BMC 16.04.060(a)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, adjacent to the door. BMC 16.04.060(a)

EXTERIOR:

BLDG 5

Reconnect the downspout at the gutter, adjacent to unit 745. BMC 16.04.050(a)

BLDGS 8, 9, 10, 11, 12, 13, 14, 15

Properly label electrical A/C disconnects with corresponding unit numbers. BMC 16.04.020 and BMC 16.04.050(b)

BLDG 11

Repair the broken rail adjacent to unit 1017. BMC 16.04.050(a)

BLDG 14

Replace the flattened downspout adjacent to unit 1034. BMC 16.04.050(a)

Replace the missing diverter spout on the SE and NW corners of structure. BMC 16.04.050(a)

Trim all tree branches away from the siding and roofline to maintain a 3' clearance, west side of structure. BMC 16.04.040(e)

Repair/replace the missing cap for the plumbing clean out adjacent to unit 1024. BMC 16.04.050(a)

BLDG 15

Repair/replace the missing cap for the plumbing clean out adjacent to unit 1000. BMC 16.04.050(a)

Replace the missing diverter spout on the NE corner of structure. BMC 16.04.050(a)

BLDG 16

Replace the deteriorated window sills above the common hallway entrances. BMC 16.04.050(a)

BLDG 17

Paint the north wall above common hallway adjacent to unit 716. BMC 16.04.050(e)

Secure the loose electrical quick disconnect box for the A/C unit to the structure, adjacent to unit 726. BMC 16.04.050(b)

Replace the missing diverter spout on the SW corner of structure. BMC 16.04.050(a)

Reconnect the downspout on the south side of structure about midway point. BMC 16.04.050(a)

BLDG 18

Trim all tree branches away from the siding and roofline to maintain a 3' clearance, north side of structure. BMC 16.04.040(e)

Required documentation:

Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner and provided to the office within 60 days of the date of the inspection or a \$25.00 fee will be levied.** BMC 16.03.010(b), BMC 16.10.030(b)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition to Rescind Variance**

Meeting Date: July 17, 2013
Petition Type: Rescind a Variance
Petition Number: 13-RV-66
Address: 630 E. Atwater Avenue
Petitioner: HAND
Inspector: Jo Stong
Staff Report: February 8, 2013: Conducted cycle inspection
May 28, 2013: Conducted reinspection

This property was granted a variance to the light, ventilation, ceiling height and egress requirements for the basement rooms and a variance to allow five sleeping rooms to use one bathroom by the BHQA on October 14, 1982. The egress variance was removed by HAND on May 31, 2013 per 53CO1-0805-PL-01019. The remaining variances were not required at the time of construction (1920) and are no longer part of the Bloomington Municipal Code. The variances are no longer required.

Staff Recommendation: Rescind the variance
Conditions: None
Attachments: Application, Cycle Report, Floor Plan

AS



RECEIVED
JUN 07 2013

BY: _____

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 630 E. Atwater

Petitioner's Name: HAND

Address: 401 N. Morton

City: Bton State: IN Zip Code: 47402

Phone Number: 349-3420 Email Address: hand@bloomington.in.gov

Property Owner's Name: Huseyin Ozturk, Em Rentals LLC

Address: 2225 E. Queens Way

City: Bton State: IN Zip Code: 47401

Phone Number: 336-4005 Email Address: _____

Occupants: _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Housing Property Maintenance Code (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

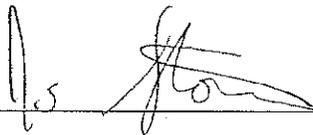
OFFICE USE ONLY
Petition Number 13-RV-66

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

This property was granted a variance ~~for~~ to the ceiling height, light, ventilation and egress requirements by the BHOA on October 14, 1982. The egress portion of the variance was removed on May 31, 2013. The house was built in 1920 and there were no egress requirements at the time of construction. The requirements for ceiling height, light and ventilation were also not necessary at the time of construction, and are no longer part of the Bloomington Municipal Code. The variance is no longer necessary.

Signature (required):



Name (please print):

Jo Stong

Date:

6-2-13

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



**City of Bloomington
Housing and Neighborhood Development**

Cycle Inspection Report

2768

OWNERS

Em Rentals, Llc
2225 E. Queens Way
Bloomington, IN 47401

Prop. Location: 630 E Atwater AVE
Number of Units/Structures: 14/1
Units/Bedrooms/Max # of Occupants: 14/1/1

Date Inspected: 02/08/2013
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 2

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

VARIANCE

10/14/1982 Granted a variance to the ceiling height, light, ventilation and egress requirements for the basement rooms and a variance to allow five sleeping rooms to use one bathroom.

Monroe County Assessor's records indicate this structure was built in 1920.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Note: Room dimensions are in the file and are not included in this report.

BASEMENT

Common Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Common Kitchen (cont'd.):

Properly secure the sink and cabinet top to the cabinet base. BMC 16.04.060(c)

Eliminate the use of multiple extension cords. They are both a fire hazard and a trip hazard. BMC 16.04.060 (b)

Bathroom:

Clean the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Properly seal the ceiling around the junction box over the shower. BMC 16.04.060 (a), (b)

Laundry Area:

No violations noted.

Unit #1 (empty):

No violations noted.

Existing Egress Window Measurements (sliding):

Height: 21 $\frac{3}{4}$ inches

Width: 18 $\frac{3}{4}$ inches

Sill Height: 56 inches

Openable Area: 2.83 sq. ft.

Note: These measurements are for reference only. A variance has been granted for light, height, ventilation and egress requirements in the basement bedrooms.

Unit #2

Replace the missing smoke detector. The missing smoke detector is hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Existing Egress Window Measurements (sliding):

Height: 20 inches

Width: 14 inches

Sill Height: 55 $\frac{1}{2}$ inches

Openable Area: 1.94 sq. ft.

Note: These measurements are for reference only. A variance has been granted for light, height, ventilation and egress requirements in the basement bedrooms.

Unit #3:

No violations noted.

Existing Egress Window Measurements (sliding):

Height: 16 $\frac{1}{2}$ inches

Width: 13 $\frac{3}{4}$ inches

Sill Height: 50 $\frac{1}{2}$ inches

Openable Area: 1.58 sq. ft.

Note: These measurements are for reference only. A variance has been granted for light, height, ventilation and egress requirements in the basement bedrooms.

Mechanical Room:

Install a temperature/pressure relief (TPR) valve discharge tube on the two water heaters.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Thoroughly clean and service the furnace. Inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm BMC 16.01.060(f) and 16.04.060 (c)

Unit #4:

No violations noted.

Existing Egress Window Measurements (sliding):

Height: 14 inches
 Width: 33 ½ inches
 Sill Height: 35 ½ inches
 Openable Area: 3.26 sq. ft.

Note: These measurements are for reference only. A variance has been granted for light, height, ventilation and egress requirements in the basement bedrooms.

Unit #5:

No violations noted.

Existing Egress Window Measurements (sliding):

Height: 22 inches
 Width: 13 inches
 Sill Height: 52 inches
 Openable Area: 1.98 sq. ft.

Note: These measurements are for reference only. A variance has been granted for light, height, ventilation and egress requirements in the basement bedrooms.

MAIN LEVEL

Living Room:

No violations noted.

Common Bathroom (northwest):

No violations noted.

Kitchen:

Caulk the counter over the sink so that it is sealed properly. BMC 16.04.060(a)

Properly seal the crack where the ceiling meets the wall in the northeast corner. BMC 16.04.060(a)

Unit #6:

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 25 ½ inches

Width: 31 inches

Sill Height: 24 ½ inches

Openable Area: 5.49 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Unit #7:

Repair the window to stay open. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Existing Egress Window Measurements (double-hung):

Height: 31 inches

Width: 31 ½ inches

Sill Height: 22 ½ inches

Openable Area: 6.78sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Unit #8:

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 22 inches

Width: 31 ½ inches

Sill Height: 33 ½ inches

Openable Area: 4.81 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Unit #9:

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 32 inches

Width: 44 inches

Sill Height: 22 ½ inches

Openable Area: 9.78 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Unit #10:

Existing Egress Window Measurements (double-hung):

Height: 13 inches

Width: 35 ¼ inches

Sill Height: 48 inches

Openable Area: 3.18 sq. ft.

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. **The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape.**

SECOND FLOOR

Common Hallway:

Install a smoke detector in an approved location. If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Kitchen:

NOTE: It is strongly recommended that the smoke detector be relocated away from the kitchen to prevent nuisance tripping.

Attic:

Thoroughly clean and service the furnace. Inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm BMC 16.01.060(f) and 16.04.060 (c)

Unit #11:

Repair the window to stay open (both sashes). Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Note: Window will be measured at the reinspection.

Unit #12:

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 30 ¾ inches

Width: 32 ½ inches

Sill Height: 25 ½ inches

Openable Area: 6.94 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Unit #13:

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 29 ¼ inches

Width: 25 ½ inches

Sill Height: 12 ½ inches

Openable Area: 5.18 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Unit #14:

Properly repair the seal on the lower sash of the window. BMC 16.04.060(a)

Existing Egress Window Measurements (double-hung):

Height: 31 ¼ inches

Width: 24 ¾ inches

Sill Height: 25 inches

Openable Area: 5.37 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Common Bathroom:

Properly seal the shower where it meets the floor. BMC 16.04.060(a)

Caulk the sink where it meets the wall so that it is properly sealed. BMC 16.04.060(a)

EXTERIOR:

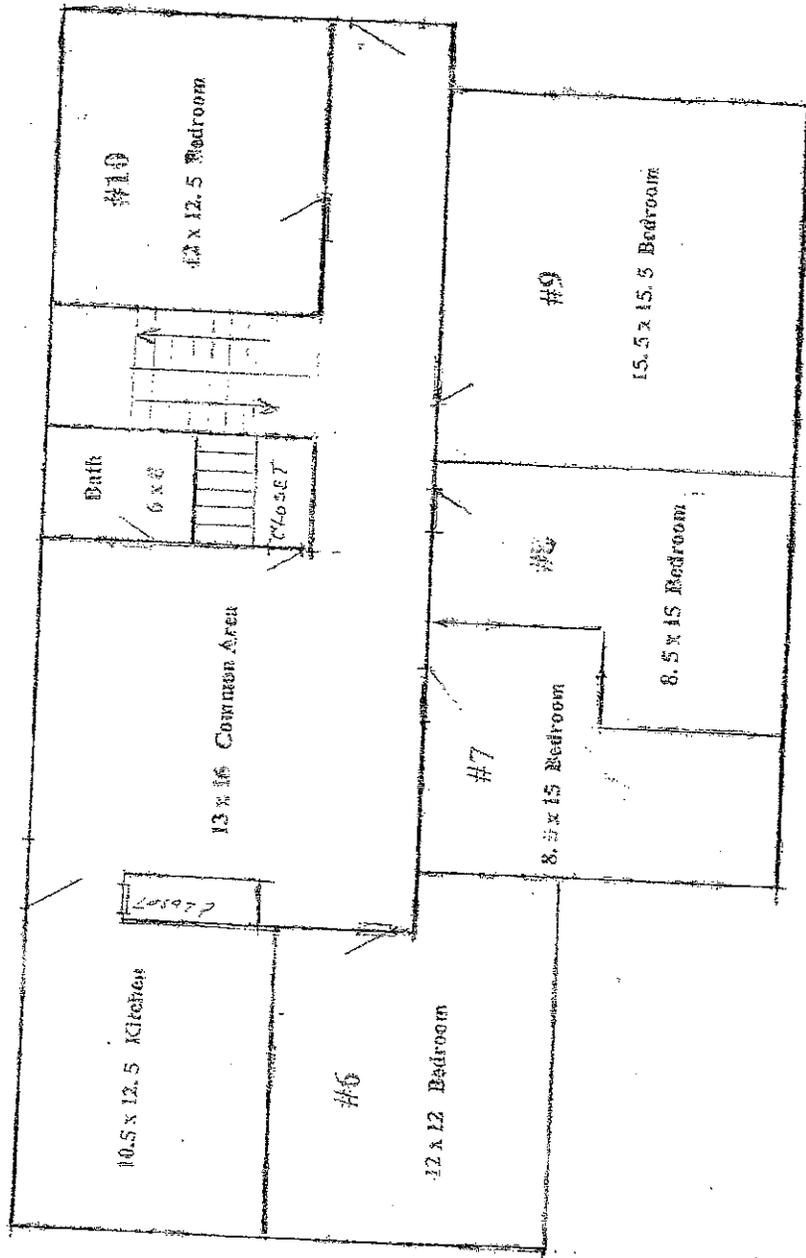
Properly tuck point the exterior walls where mortar is loose, deteriorated or missing. BMC 16.04.050(a)

OTHER REQUIREMENTS:

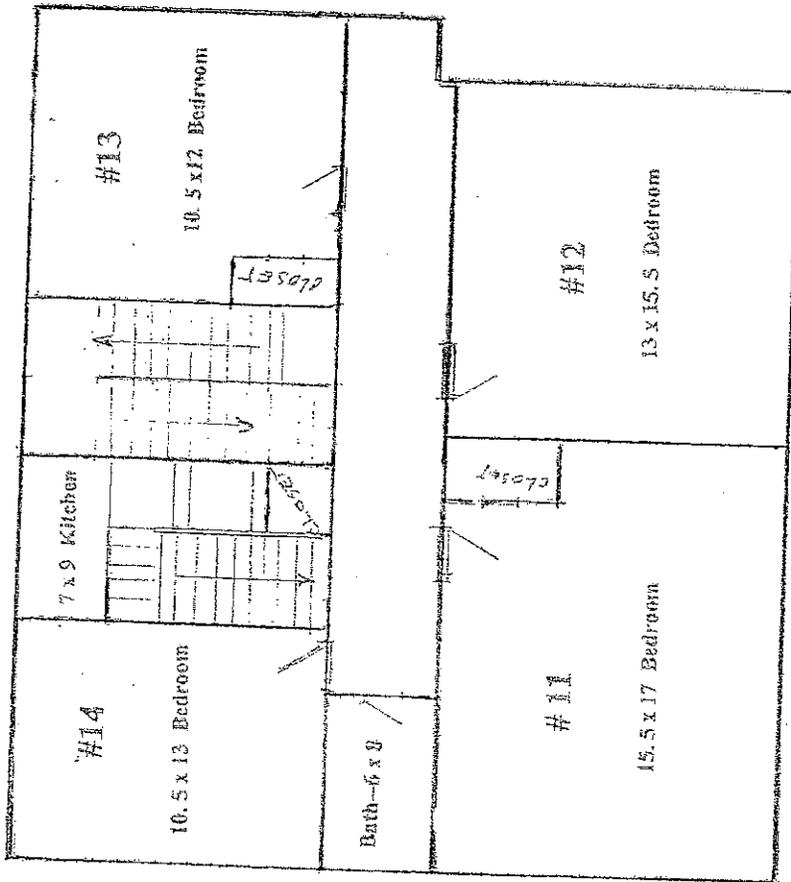
When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

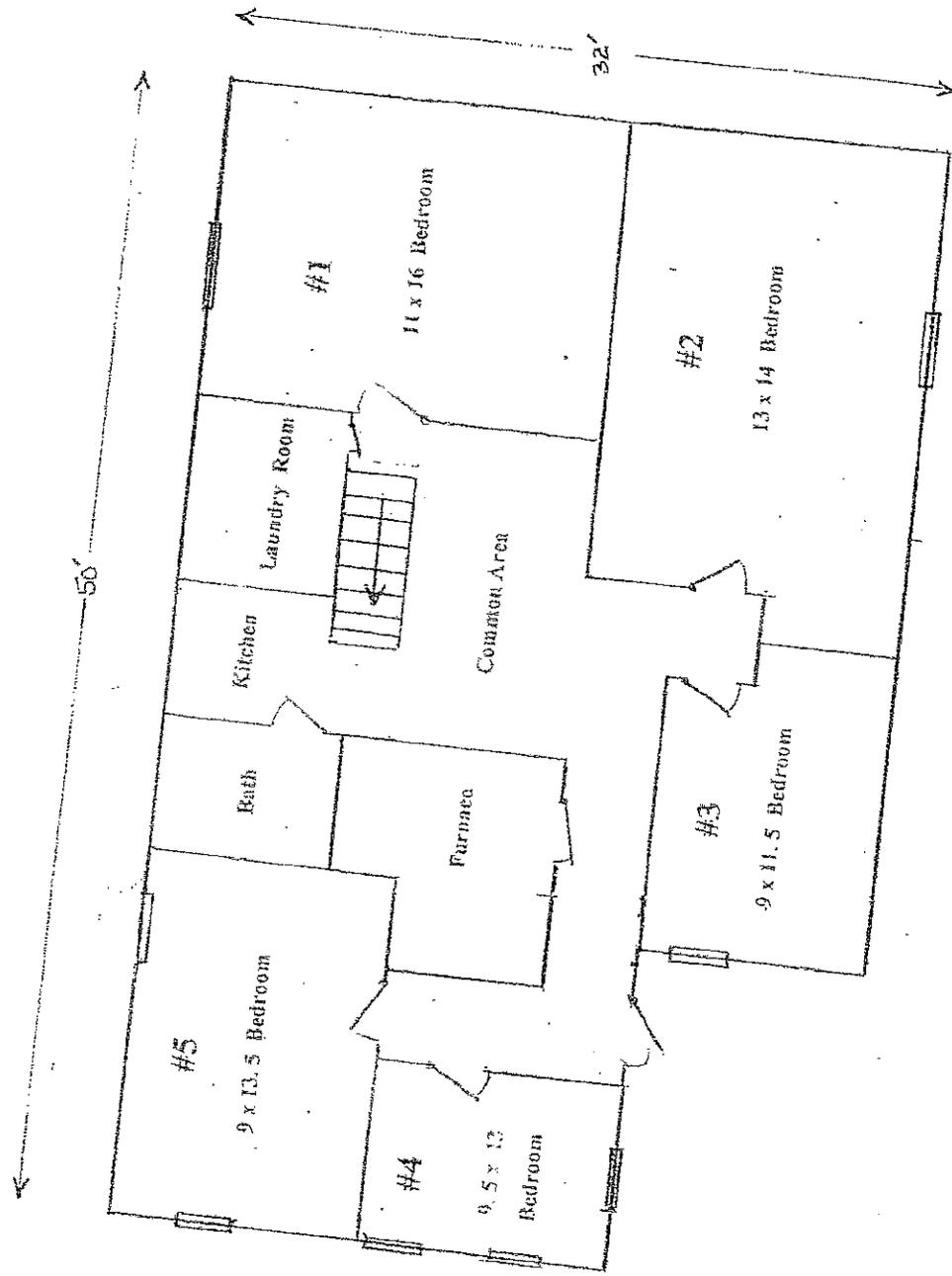
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FIRST FLOOR
 630 E. ATWATER



Second Floor
630 E. Atwater



Lower Level
 630 E. Atwater



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: July 17, 2013
Petition Type: An extension of time to complete repairs.
Petition Number: 13-TV-67
Address: 303 E. Smith Avenue
Petitioner: Michael J. King
Inspector: Jo Stong
Staff Report: April 16, 2013: Conducted cycle inspection
June 3, 2013: Conducted reinspection

This property was granted a variance for the requirements for light, ventilation and egress by the BHQA on March 26, 1984. The bedroom in unit #3 has no window. The variance granted by the BHQA for light and ventilation must be rescinded, and the owner must apply for a variance with the State. The owner is seeking an extension of time to complete the application process.

Staff recommendation: Grant the variance
Conditions: None
Compliance Deadline: September 17, 2013
Attachments: Cycle inspection report, previous permit with old variance language, email to owner

JS



RECEIVED JUN 07 2013

Application for Appeal To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420 hand@bloomington.in.gov

Property Address: 303 East Smith #3

Petitioner's Name: Michel J King

Address: 351 South Lincoln St

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-333-6440 Email Address: mykdds10@gmail.com

Property Owner's Name: Michel J King

Address: 3708 Sterling Ave

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-269-9244 Email Address: mykddc10@gmail.com

Occupants: 1

The following conditions must be found in each case in order for the Board to consider the request:

- 1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- (A) An extension of time to complete repairs (Petition type TV)
B) A modification or exception to the Housing Property Maintenance Code (Petition type V)
C) Relief from an administrative decision (Petition type AA)
D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

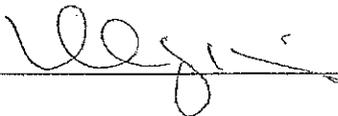
OFFICE USE ONLY
Petition Number 13-TV-67

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

This property has had a Variance since 1984
+ there is no room for a window in
the bedroom because of the construction
of the building. This apartment has been occupied
since the building was built in the 1960's.
Since I have owned this building (1989) this is
the first that I have heard of this problem
I do not understand why I have a
\$20.00 fee for this.

Signature (required):



Name (please print):

Michel J King

Date:

6/4/13

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.

Search Web

Hi, Michel

INBOX CONTACTS CALENDAR Fwd: Rental documents Compose Delete Move Spam Actions

Inbox Fwd: Rental documents 1 from Jo Stong to you 1:13 PM

Drafts Sent Spam (10) Trash Jo Stong Housing & Neighborhood Development City of Bloomington, Indiana (812) 349-3420

FOLDERS Apartments insurance PracticeWorks Staples + Supply Orders Steve Mascari X-RAYS

MESSSENGER APPLICATIONS ----- Forwarded message ----- From: Jo Stong <stongj@bloomington.in.gov> Date: Mon, Jun 3, 2013 at 1:12 PM Subject: Rental documents To: ddsnjik@yahoo.com

Hello, I have attached an application for appeal to the Board of Housing Quality Appeals. I recommend that you apply for this through our office before your 60-day deadline, June 25. There is a \$20 fee to apply, which goes toward the cost of the legal ad to publish the meeting information in the newspaper.

You must also apply to the State for a variance on the property. Below is the explanation from your inspection report. Please follow the instructions there to apply for a variance. There is a fee of around \$300. You must apply because although the property was granted a variance in the past, the State has determined that we had no authority to grant a variance to a State law. So you must apply to them.

Please let me know if you have any questions.

Kind Regards,

Jo

Unit #3 Bedroom (12-7 x 10-5): This room has no window and as such does not meet the minimum code requirements for light and ventilation at the time the structure was built. The relevant code is the 1958 Indiana Building Code, section: 1406. For that reason, the City will not issue a rental permit until either a window is installed to meet the code requirement at the time of construction, or you apply for a variance for light and ventilation with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the Department of Homeland Security on the Fire Prevention and Building Safety Commission's web site at www.in.gov/dhs/2375.htm. Scroll down to Downloadable Forms and Documents and click on Variance Application and Instructions. If you need any further clarification, the Commission can be reached at 317.233.5344.

Jo Stong Housing & Neighborhood Development City of Bloomington, Indiana (812) 349-3420

Attachments

application f... Download All

3:

42



**City of Bloomington
Housing and Neighborhood Development**

Cycle Inspection Report

4138

OWNERS

King, Michel
351 S. Lincoln
Bloomington, IN 47401

Prop. Location: 303 E Smith AVE
Number of Units/Structures: 3/1
Units/Bedrooms/Max # of Occupants: 3/1/1

Date Inspected: 04/16/2013
Primary Heat Source: Electric
Property Zoning: CG
Number of Stories: 1

Inspector: Jo Stong
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1960.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Unit #1

Living Room /Kitchen (12-11 x 12-5):

No violations noted.

Bedroom (11-4 x 7-9):

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. IC 22-11-18-3.5

Existing Egress Window Measurements (double-hung):

Height: 33 inches
Width: 21 ¼ inches
Sill Height: 46 ½ inches
Openable Area: 4.93 sq. ft.

43

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Bathroom:

No violations noted.

Attic:

No violations noted.

Unit #2

Living Room/Kitchen (15-4 x 12-6):

Clean the heating/air conditioning grille. BMC 16.04.060(c)

Bedroom (11-4 x 8-0):

No violations noted.

Note: Egress window measurements are the same as in the bedroom in Unit #2.

Bathroom:

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit #3

Living Room/Kitchen (16-0 x 12-7):

No violations noted.

Bedroom (12-7 x 10-5):

This room has no window and as such does not meet the minimum code requirements for light and ventilation at the time the structure was built. The relevant code is the 1959 Indiana Building Code, section: 1406. For that reason, the City will not issue a rental permit until either a window is installed to meet the code requirement at the time of construction, or you apply for a variance for light and ventilation with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Bathroom:

No violations noted.

EXTERIOR:

No violations noted.

OTHER REQUIREMENTS:

Required documentation:

A completed copy of the Tenants & Owners Rights and Responsibilities Summary must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC16.03.060(c), BMC16.10.030(b)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner shall at that time jointly complete an inventory and damage list, and this shall be signed by the owner and at least one tenant. Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.050(e), BMC 16.10.030(b)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.



City of Bloomington Housing and Neighborhood Development

A COPY OF THIS PERMIT AND THE RENTAL FILE ARE AVAILABLE FOR THE PUBLIC TO VIEW DURING
REGULAR BUSINESS HOURS AT THE HOUSING AND NEIGHBORHOOD DEVELOPMENT OFFICE

RESIDENTIAL RENTAL OCCUPANCY PERMIT HOUSING AND NEIGHBORHOOD DEVELOPMENT DEPARTMENT City of Bloomington, Indiana

3/10/2010

Location: 303 E SMITH AVE

Zone: CG

Owner: KING, MICHEL 351 S. LINCOLN BLOOMINGTON IN 47401

Agent	Bedrooms	Occupant Load	Inspector
Units/Structures	1 each	1 each	MIKE ARNOLD
3 / 1			

The permit certifies compliance with the provision of Bloomington Housing-Property Maintenance Code and does not represent building or zoning compliance. No change of use shall be made in this location without the prior approval of the applicable departments.

Date Inspected: 03/04/2010

Date Complied: 03/04/2010

PERMIT EXPIRES: 04/23/2013

B.H.Q.A Variance Conditions of Approval:

Mar 26/84 Granted a variance to light, ventilation and egress requirements for the sleeping area in Unit #3.

Housing Official

A copy of the permit must be displayed on the inside of the main entrance of the rental units



Jo Stong <stongj@bloomington.in.gov>

Fwd: Rental documents

1 message

Jo Stong <stongj@bloomington.in.gov>
To: ddsbjk@yahoo.com

Tue, Jun 4, 2013 at 1:13 PM

Jo Stong
Housing & Neighborhood Development
City of Bloomington, Indiana
(812) 349-3420

----- Forwarded message -----
From: **Jo Stong** <stongj@bloomington.in.gov>
Date: Mon, Jun 3, 2013 at 1:12 PM
Subject: Rental documents
To: ddsbjk@yahoo.com

Hello,

I have attached an application for appeal to the Board of Housing Quality Appeals. I recommend that you apply for this through our office before your 60-day deadline, June 25. There is a \$20 fee to apply, which goes toward the cost of the legal ad to publish the meeting information in the newspaper.

You must also apply to the State for a variance on the property. Below is the explanation from your inspection report. Please follow the instructions there to apply for a variance. There is a fee of around \$300. You must apply because although the property was granted a variance in the past, the State has determined that we had no authority to grant a variance to a State law. So you must apply to them.

Please let me know if you have any questions.

Kind Regards,

Jo

Unit #3

Bedroom (12-7 x 10-5):

This room has no window and as such does not meet the minimum code requirements for light and ventilation at the time the structure was built. The **relevant code is the 1959 Indiana Building Code, section: 1406.** For that reason, the City will not issue a rental permit until either a window is installed to meet the code requirement at the time of construction, or you apply for a variance for light and ventilation with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the **Department of Homeland Security** on the **Fire Prevention and Building Safety Commission's** web site at www.in.gov/dhs/2375.htm. Scroll down to

47

Downloadable Forms and Documents and click on **Variance Application and Instructions**. If you need any further clarification, the Commission can be reached at 317.233.5341.

Jo Stong
Housing & Neighborhood Development
City of Bloomington, Indiana
(812) 349-3420

 **application for Appeal 6.27.2012 JS.pdf**
43K



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: July 17, 2013
Petition Type: An extension of time to complete repairs.
Petition Number: 13-TV-68
Address: 1724 E Hillside
Petitioner: Union Beach LLC
Inspector: John Hewett
Staff Report: April 30, 2013 Cycle Inspection
 May 20, 2013 Sent report
 June 11, 2013 Received the Appeal

The petitioner is requesting an egress variance from the State of Indiana and would like an extension of time to secure this variance.

Bedroom Egress window information:

Openable area required: 4.75 sq. ft.	Existing area: 5.19 sq. ft.
Clear width required: 18"	Existing width: 26.5"
Clear height required: 24"	Existing height: 32.25"
Maximum Allowable Sill Height: 44" above finished floor	Existing sill: 49 "

Staff recommendation: Grant the extension

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: September 17, 2013

Attachments: Cycle Report, Appeal form



Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

RECEIVED
10/10/13

Property Address: 1724 E. HILLSIDE BEECH TREE TOWNHOMES

Petitioner's Name: UNION BEACH LLC A THROUGH Q.

Address: 3211 E. 10TH ST. APT. L

City: BLOOMINGTON State: IN Zip Code: 47408

Phone Number: 812-287-8156 E-mail Address: Carol@indianainiversityhousing.com
Cell: 269-370-9358 CAROL

Owner's Name: UNION BEACH LLC

Address: 400 SKOKIE BLVD. SUITE 700

City: NORTH BROOK State: IL Zip Code: 60062

Phone Number: 312-893-9602 E-mail Address: dsobelman@citeracapital.com

Occupants:

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: RESIDENTIAL CODE, SECT. 210.2 EGRESS VARIANCE
SILL HEIGHT

Reminder:
A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)
Petition Number: 13-TV-68

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
1. Specify the items that need the extension of time to complete.
 2. Explain why the extension is needed.
 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
1. Specify the code reference number you are appealing.
 2. Detail why you are requesting the variance.
 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
1. Detail the existing variance.
 2. Specify the reason the variance is no longer needed.

BASEMENT EGRESS WINDOWS - SILL HEIGHT
 WE NEED TIME TO REQUEST AN EGRESS VARIANCE
 WITH THE INDIANA FIRE AND BUILDING SAFETY
 COMMISSION.

I AM UNSURE OF HOW MUCH TIME WE NEED;
 IT IS DEPENDANT ON HOW QUICKLY THE STATE
 RESPONDS.

ALL OTHER REPAIRS HAVE BEEN MADE AND OUR
 FOLLOWUP INSPECTION IS ON 7-11-2013.

Signature (Required):

Carol Danhauser

Name (Print):

CAROL DANHAUSER

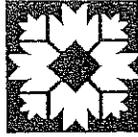
Date:

6-5-2013

Important information regarding this application format:

1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail):
2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



City of Bloomington
Housing and Neighborhood Development

Cycle Report

3571

OWNERS

Union Beach, Llc
400 Skokie Boulevard #700
Northbrook, IL 60062

AGENT

Danhauser, Carol
3211 E. 10th Street
Bloomington, IN 47408

Prop. Location: 1724 E Hillside DR

Number of Units/Structures: 18/4

Units/Bedrooms/Max # of Occupants: Bld 1: 6/3/5, Bld 2: 6/3/5, Bld 3: 5/3/5, Bld 4: 1/5/5

Date Inspected: 04/30/2013
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Inspectors: John Hewett
Foundation Type: Basement
Attic Access: No
Accessory Structure:

The Monroe County Assessors records indicate that these structures were built in 1991. These are the minimum egress requirements for One and Two Family Dwellings built or altered between 1990 and 1996.

Clear opening height: 24"

Clear opening width: 18"

Sill height: 44" above finished floor

Openable area: 4.75 sq. ft.

Typical Unit

Living room: 11-10 x 18-3

Kitchen: 8-4 x 10-0

½ Bath

Basement

Family room: 15-1 x 10-0

Laundry/ bath

Mechanical closets

Bedroom: 9-6 x 12-9

2nd Floor

Front bedroom: 9-10 x 12-9

Back bedroom: 12-10 x 13-0

Typical Basement egress windows:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 1991. The relevant code is the 1990 Indiana Residential Code, section: 210.2.

Openable area required:	4.75 sq. ft.	Existing area:	5.93 sq. ft.
Clear width required:	18"	Existing width:	26.5"
Clear height required:	24"	Existing height:	32.25"
Maximum sill height:	44" above finished floor	Existing sill:	49"

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Typical 2nd Floor Egress windows

Existing Egress Window Measurements:

- Height: 24.75 inches
- Width: 35 inches
- Sill Height: 27 inches
- Openable Area: 6.01 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Only rooms with violations will be listed in this report.

1st Building

Unit A

No violations noted.

Unit B

½ Bath

Secure toilet to its mountings. BMC 16.04.060(c)

2nd Floor Bathroom

Clean and service the exhaust fan so that it functions as intended. The fan is excessively loud. BMC 16.04.060(c)

Unit C

No violations noted.

Unit D

Kitchen

Replace the missing drawer front. BMC 16.04.060(a)

Basement Hallway

Replace the battery powered smoke detector with one which draws its operating power from the building as was required at the time of construction. IC 22-11-18-3.5

Unit E

Kitchen

Determine the source of the water leak and repair it. BMC 16.04.060 (c)

Unit F

No violations noted.

2nd Building

Unit G

No violations noted.

Unit H

Basement

Bedroom

Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Unit I

No violations noted.

Unit J

2nd Floor

Bathroom

Repair the clogged sink. BMC 16.04.060(c)

Unit K

Kitchen

Secure the loose sink faucet. BMC 16.04.060(c)

Unit L

No violations noted.

3rd Building

Unit M

Entry

Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

2nd floor

Bathroom

Repair the exhaust fan to function. BMC 16.04.060(c)

Complete the wall repair. BMC 16.04.060(a)

Basement Bathroom

Repair/replace the toilet to eliminate the crack in the tank and the broken flush handle. BMC 16.04.060(c)

Main level

½ Bath

Replace the cracked toilet seat. BMC 16.04.060 (c)

Living room

Complete the wall repairs. BMC 16.04.060(a)

Unit N

Kitchen

Secure the loose sink faucet. BMC 16.04.060(c)

2nd Floor

E bedroom

Every window must open easily and remain open using hardware that is part of the window. When the window is opened the top sash falls. Repair this window to remain in place when the bottom sash is lifted. BMC 16.04.060(b)

Basement

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. IC 22-11-18-3.5

Unit O

No violations noted.

Unit P

2nd Floor

Front bedroom

Repair/replace the broken doorjamb. BMC 16.04.060(a)

Unit R (house)

Monroe County Assessor's records indicate this structure was built in 1950. There were no requirements for emergency egress at the time of construction.

Kitchen

17-0 x 17-4

No violations noted.

Living room

15-2 x 37-3

No violations noted.

Master Bedroom

13-1 x 19-6

This room has a door to the exterior for emergency egress.

Master Bathroom, Hall Bathroom

No violations noted.

S center bedroom

11-2 x 11-6

Existing Egress Window Measurements:

Height: 22 inches

Width: 36 inches

Sill Height: 27 inches
Openable Area: 5.5 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

2nd Floor

W bedroom

17-1 x 22-10

The window measurements are the same as noted above.
No violations noted.

E bedroom

21-10 x 17-4

The window measurements are the same as noted above.
No violations noted.

Basement

Bedroom

28-6 x 12-0

Secure the loose electrical box in the north wall. BMC 16.04.060(b)

Mechanical room

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm

BMC 16.01.060(f) and 16.04.060 (c)

Laundry room

Install a cover plate on the junction box on the ceiling above the mop sink. BMC 16.04.060(b)

Exterior

Repair/replace the steps that are broken or deteriorated on the apartment buildings. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(doors and door trim)

Repair the broken screens on units C & D. BMC 16.04.050(a)

Replace the missing protective cover for the light fixture at the entrance to Unit N. BMC 16.04.060(c)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Relief from an Administrative Decision**

Meeting Date: July 17, 2013
Petition Type: Relief from an administrative decision
Variance Request: Relief from the requirement to register as a rental
Petition Number: 13-AA-69
Address: 2375 Worthington Lane
Petitioner: Christiana Alawine and Michael Johnson

This property is owned by Christiana Alawine and her father, Michael Johnson, and is occupied by Ms. Alawine and her domestic partner, Barbara Hallock, and one roommate. Ms. Alawine and Ms. Hallock are in a recognized domestic partnership as defined by the City of Bloomington's personnel manual as evidenced by a bank statement and Affidavit of Domestic Partnership. Per 16.02.020 Defined words, residential rental unit does not include the following arrangements unless the arrangements are created to avoid application of this Title: (8) "Owners who occupy the premises, rent to one tenant, and share common bathroom and kitchen facilities with said tenant." If Ms. Alawine resided in this property along with her legally recognized husband and one additional tenant, HAND would not consider that a rental unit that was required to register with the City. Therefore, HAND would apply the same standard to Ms. Alawine and her domestic partner.

Staff recommendation: Grant the relief from the rental registration process

Conditions: This unit will not be considered a rental as long as it is owned by the current owners and occupied by Ms. Alawine and Ms. Hallock and no more than one other person. This property will be pull dated for one year to check status.

Compliance Deadline: None

Attachments: Appeal form, Affidavit & bank statement



RECEIVED
JUN 10 2013

BY:

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 2375 S Worthington Ln, Bloomington 47401

Petitioner's Name: Christiana B Alawine

Address: 2375 S Worthington Ln

City: Bloomington State: IN Zip Code: 47401

Phone Number: 540-209-0772 Email Address: calawine@indiana.edu

Property Owner's Name: Christiana Alawine & Michael W. Johnson

Address: 4147 Mill Creek Rd

City: Hazlet State: VA Zip Code: 20169

Phone Number: 540-209-0772 Email Address: calawine@indiana.edu

Occupants: 1 Domestic Partner, Same Sex; 1 Roommate

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Housing Property Maintenance Code (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

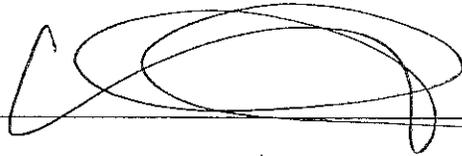
OFFICE USE ONLY
Petition Number 13-AA-69

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

I wish to ask for an Exemption from the Rental Permit, on the grounds our situation would not require it if I were legally able to marry my partner in this state. The existence of the Rental Permit is disrupting our ability to claim the Homestead Tax Exemption, which is causing a financial burden.

Signature (required):



Name (please print):

Christiana Alawine

Date:

10 June 2013

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.

Affidavit of Domestic Partnership

Submit this affidavit to University Human Resource Services (Attn: COBRA Specialist, Poplars E165, IU Bloomington)

EMPLOYEE INFORMATION:

Employee Name (Last, First, MI): Hallock, Barbara L 10-digit ID: 000121346
 Date of Birth: 12/6/85 Gender: F Social Security Number: 090-70-8980
 Address: 2375 S Worthington Ln City: Bloomington State: IN Zip: 47401

DOMESTIC PARTNER INFORMATION:

Domestic Partner Name (Last, First, MI): Alawine, Christiana G Partnership Began On: 5/1/09
 Date of Birth: 01/17/85 Gender: F Social Security Number: 223-35-7643
 Address: 2375 S Worthington Ln City: Bloomington State: IN Zip: 47401

DOMESTIC PARTNER DEPENDENT CHILD INFORMATION: List only the domestic partner's children who meet the eligibility requirements outlined at hr.iu.edu/benefits/needknow.html.

Name (Last, First, MI): _____ SSN: _____ - _____ - _____ DOB: ____/____/____ RC: _____
 Name (Last, First, MI): _____ SSN: _____ - _____ - _____ DOB: ____/____/____ RC: _____
 Name (Last, First, MI): _____ SSN: _____ - _____ - _____ DOB: ____/____/____ RC: _____
 Name (Last, First, MI): _____ SSN: _____ - _____ - _____ DOB: ____/____/____ RC: _____

RC (Relationship Code): DS = biological or adopted son of domestic partner
 DD = biological or adopted daughter of domestic partner

TAX DEPENDENT INFORMATION:

Is the Domestic Partner or Domestic Partner's Dependent Child(ren) a qualified tax dependent of the employee? Yes* No

*If Yes, please complete the Certification of Tax-Qualified Dependents form available at hr.iu.edu/pubs/forms/taxqualified.pdf.

DECLARATION:

I declare that my partner and I:

- 1) are at least 18 years of age and competent to enter into a contract.
- 2) are the same sex and, therefore, prevented from marrying in Indiana.
- 3) are not married to another individual and are not the domestic partner of another individual.
- 4) are not related by blood closer than would bar marriage in the state of Indiana.
- 5) live together as a couple in a shared residence and intend to live together indefinitely.
- 6) have a relationship of exclusive mutual commitment that is the functional equivalent of a marriage; that is,
 - we are jointly responsible for each other for the necessities of life including each other's financial obligations; and
 - we intend to remain in the relationship indefinitely; and
 - we would enter into a legal marriage if the opportunity were available in the United States; and
 - we have agreed that in the event of dissolution of our domestic partnership, there will be a negotiation of the division of property similar to that required of a married couple in the event of a divorce.
- 7) In lieu of the marriage certificate that the University requires to cover an employee's spouse, I am submitting the following supporting documentation to verify our interdependent financial relationship:
 - A valid marriage certificate, civil union registration, or domestic partnership registration issued by a state or foreign nation that has legalized same-sex marriage, same-sex civil unions, or domestic partnerships; or
 - Joint ownership of a residence (home, condo, mobile home); or
 - One of the following: a lease for a residence identifying both partners as tenants; joint ownership of a motor vehicle; joint credit account; joint checking account; or other evidence of joint ownership of a major asset or joint liability of debt.

ACKNOWLEDGEMENTS

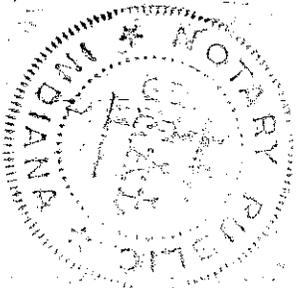
- 1) I have read and understand the eligibility requirements, employee responsibilities, and tax information described in the *Domestic Partner Benefits Program Eligibility Information* sheet.
- 2) Indiana University has advised me to consult with an attorney regarding the legal consequences of signing this declaration; for example, whether this document can be used by creditors to hold one partner responsible for the debts of the other or whether a partner may use this document as entitlement to division of property acquired during the partnership.
- 3) I waive, release, and indemnify the university from all claims and causes of action that may arise as a result of the university affording benefits to, or certifying domestic partnerships.
- 4) Indiana University's cost for providing domestic-partner benefits and the employee's payroll contribution will generally be taxable income to the employee unless the domestic partner and partner's dependent children are qualified tax dependents of the employee.
- 5) The employee is responsible for notifying Indiana University by submitting a *Termination of a Domestic Partnership form* within 30 days of the date that I no longer meet the eligibility requirements for domestic-partner benefits. I understand that eligibility for domestic-partner benefits ends on the day that my partner no longer meets the eligibility requirements.
- 3) This affidavit is requested for the purpose of Indiana University making a determination of my eligibility for domestic-partner benefits provided by Indiana University; that this information will be held confidentially, but will be disclosed as needed to arrange benefits with applicable third party administrators or as required by law or a court; and that the university may be required to make the records of this domestic partnership available to the public under the Freedom of Information Act.
- 4) I understand that the university may change benefit coverage and eligibility at any time.

CERTIFICATION

I certify that the foregoing information is true and correct and understand that an intentionally false declaration of a domestic partnership or failure to file a timely notice of *Termination of a Domestic Partnership* with University Human Resource Services may result in disciplinary action up to and including termination of employment at Indiana University. I agree that in the event of a false declaration, or the failure to file a *Termination of a Domestic Partnership form* with the university, Indiana University may recover damages from me for all costs and expenses incurred by the university as a result of that false declaration, including, without being limited to, attorneys' fees incurred by the university to recover such damages.

Employee Signature: Ben L K Date: 7, 8, 13

[Signature] 7/8/13



Janel E. Roberts
 Notary
 Exp. Date 1/22/2015
 Monroe Co.
 State of Indiana

FOR UHRS USE ONLY

Affidavit received and approved by: _____ Date: ____/____/____

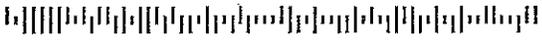


IU Credit Union

Indiana University Credit Union
PO Box 368 • Bloomington, IN 47402-0368

RETURN SERVICE REQUESTED

154003065 1 AT 0.384 1/1 C13 06-27-13 SD



CHRISTIANA GRACE ALAWINE
BARBARA LYNN HALLOCK
2375 S WORTHINGTON LN
BLOOMINGTON IN 47401-4520



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: July 17, 2013

Petition Type: An extension of time to complete repairs.

Petition Number: 13-TV-70

Address: 2500 S. Rockport Rd.

Petitioner: Country View Apartments

Inspector: McCormick/Stong/Hewett/Mosier

Staff Report: April 5, 2013 Completed Cycle Inspection
May 28, 2013 Completed Complaint Inspection on #2508
June 6, 2013 Completed Complaint Re-inspection
June 11, 2013 Received Application for Appeal

During the cycle inspection there were numerous violations cited at this 206 unit complex. Several of these were missing/clogged dryer vents. At a subsequent complaint inspection (for birds in the vent) the inspector requested that all the dryer and unused exhaust vents in the complex be cleaned and properly covered or terminated to prevent further infestations of small animals. Due to the large amount of work and staffing issues the petitioner is requesting an extension of time until August 30, 2013.

Staff recommendation: Grant the extension.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: August 30, 2013

Attachments: Application for Appeal; Cycle Report; Complaint Report

ja



RECEIVED JUN 11 2013

BY:

Application for Appeal To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420 hand@bloomington.in.gov

Property Address: 2500 S. Rockport Rd., Bloomington, IN 47403

Petitioner's Name: Country View Apartments

Address: 2500 S. Rockport Rd.

City: Bloomington State: IN Zip Code: 47403

Phone Number: (812) 336-0377 Email Address: smyers.ecrfi.net

Property Owner's Name: Country View Associates, LP / Community Reinvestment Foundation

Address: 44 N Girl School Rd.

City: Indianapolis State: IN Zip Code: 46214

Phone Number: 317 554-2100 Email Address:

Occupants: Multifamily

The following conditions must be found in each case in order for the Board to consider the request:

- 1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
B) A modification or exception to the Housing Property Maintenance Code (Petition type V)
C) Relief from an administrative decision (Petition type AA)
D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 13-TV-70

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

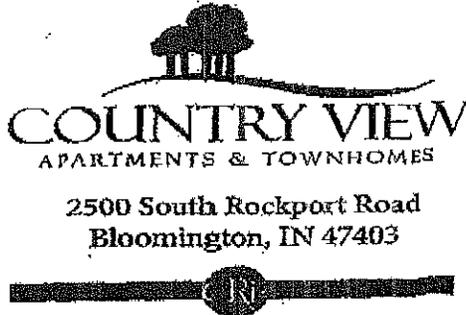
An extension of time is requested as a result of recent stopping issues and due to the number of repairs required. Additional staff and outside contractors have been brought in to help complete required repairs.

Extension time requested is 30 days.

Signature (required): Sandra Myers, Prop. Mgr.

Name (please print): SANDRA MYERS Date: 6-10-13

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



RECEIVED
JUN 05 2013

BY:

FACSIMILE TRANSMITTAL SHEET

TO: *Jo Stong* FROM: *Sandy Myers*
 COMPANY: *HAND* DATE: *6-5-2013*
 FAX NUMBER: *349-3582* TOTAL NO. OF PAGES, INCLUDING COVER: *2*
 PHONE NUMBER: SENDER'S PHONE NUMBER: *812.336.0377*
 RE: *Complaint inspection* SENDER'S FAX NUMBER: *812.336.1249*
Apt. 2508

- URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Please find attached a copy of the invoice that shows the required documentation that the vents have been professionally cleaned.

I called your office on Monday, June 3 and they have scheduled the re-inspection for July 10th.

Confidentiality Notice: The information contained in this fax is strictly confidential and privileged information which is intended for the use of the above addressee(s) only. All other use is strictly prohibited. If you are not the intended recipient, any review, distribution or copying of this document is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately and delete the document, or notify Country View Apartments at 812.336.0377.

Sincerely,
S. Myers, Property Mgr.



City of Bloomington Housing and Neighborhood Development

JUN 05 2013

Complaint Inspection Report

1668

OWNERS

Community Reinvestment Foundation
44 North Girls School Rd.
Indianapolis, IN 46214

Prop. Location: 2500 S Rockport RD
Number of Units/Structures: 206/27

Units/Bedrooms/Max # of Occupants: Bld 1: 6/2/5 2/3/5, Bld 2: 6/2/5 1/3/5, Bld 3: 6/2/5 1/3/5,
Bld 4: 6/2/5 2/3/5, Bld 5: 4/2/5, Bld 6: 8/2/5, Bld 7: 8/2/5, Bld 8: 8/1/5, Bld 9: 8/1/5, Bld 11:
6/2/5, Bld 12: 6/2/5 2/3/5, Bld 13: 6/2/5 2/3/5, Bld 14: 6/2/5, Bld 15: 6/2/5 2/3/5, Bld 16: 8/2/5,
Bld 17: 8/2/5, Bld 18: 8/1/5, Bld 19: 8/1/5, Bld 20: 8/2/5, Bld 21: 8/2/5, Bld 22: 6/2/5 2/3/5, Bld
23: 6/2/5 2/3/5, Bld 24: 6/2/5 2/3/5, Bld 25: 6/2/5 2/3/5, Bld 26: 6/2/5 2/3/5, Bld 27: 6/2/5 2/4/5,
Bld 28: 6/2/5 2/3/5

Date Inspected: 05/30/2013
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Inspector: Jo Stong
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

The following items are the result of a complaint inspection conducted on **May 30, 2013**. It is your responsibility to repair these items and to schedule a reinspection **within 48 hours for unit 2508, and within 14 days** of the receipt of this report for **all other units**. Failure to comply with this inspection report will result in this matter being turned over to the City Legal Department. If you have questions regarding this report, please contact this office at 349-3420.

67

UNIT 2508

Remove the dead birds from the bathroom vent. Clean and sanitize the entire bathroom floor (at the complaint inspection there were bird droppings beneath the vent). Provide documentation that the vents for both the bathroom and the kitchen range hood have been professionally cleaned and cleared of debris, birds and any other animals, and any of their droppings. . BMC 16.04.060(b)

NOTE: Although the vent for the kitchen has been shut off, the soffit and vent had birds in it.

Repair the door to the half bath and the door to the closet in the upstairs bath to open easily and to function as intended. BMC 16.04.060(a)

The compliance deadline for this unit is 48 hours from the receipt of this report.

ALL UNITS IN ALL BUILDINGS

Provide documentation that the vents for the bathrooms, kitchen range hoods and dryer exhausts have been professionally cleaned and cleared of debris, birds and any other animals, and any of their droppings. BMC 16.04.060(b)

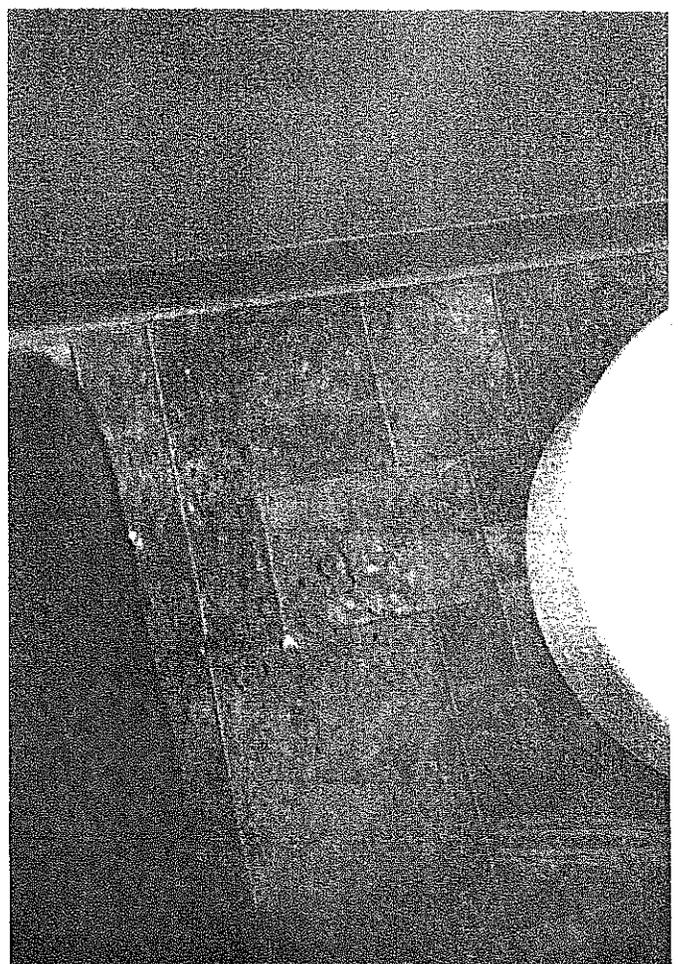
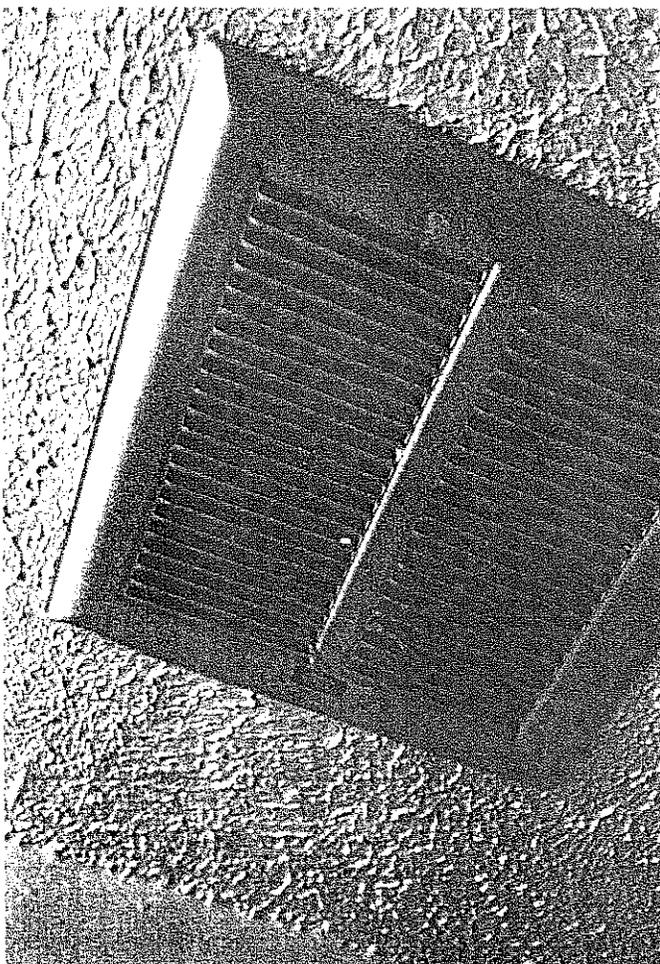
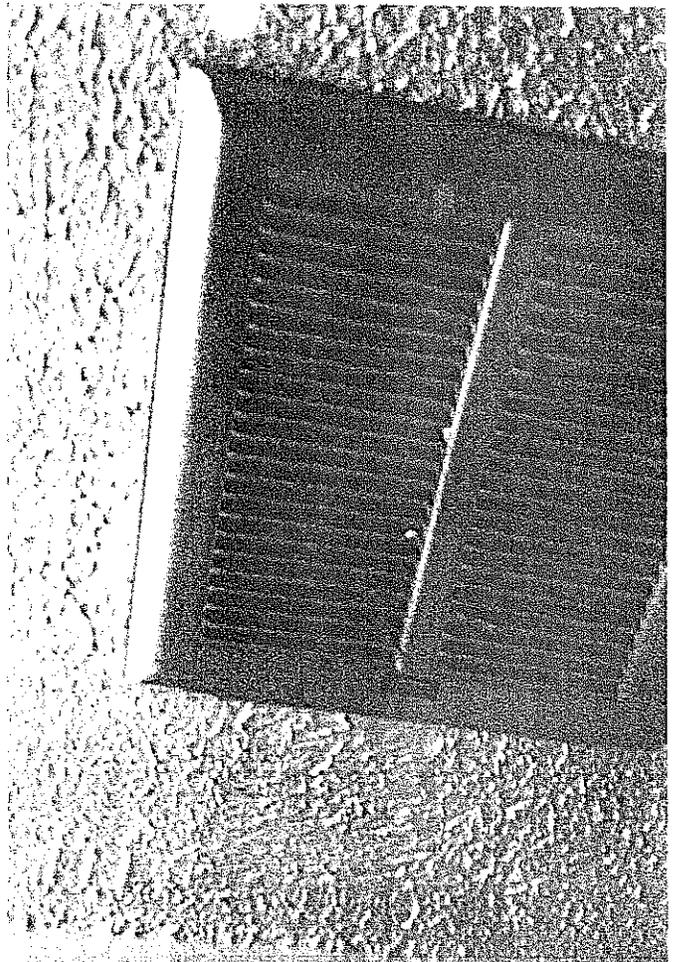
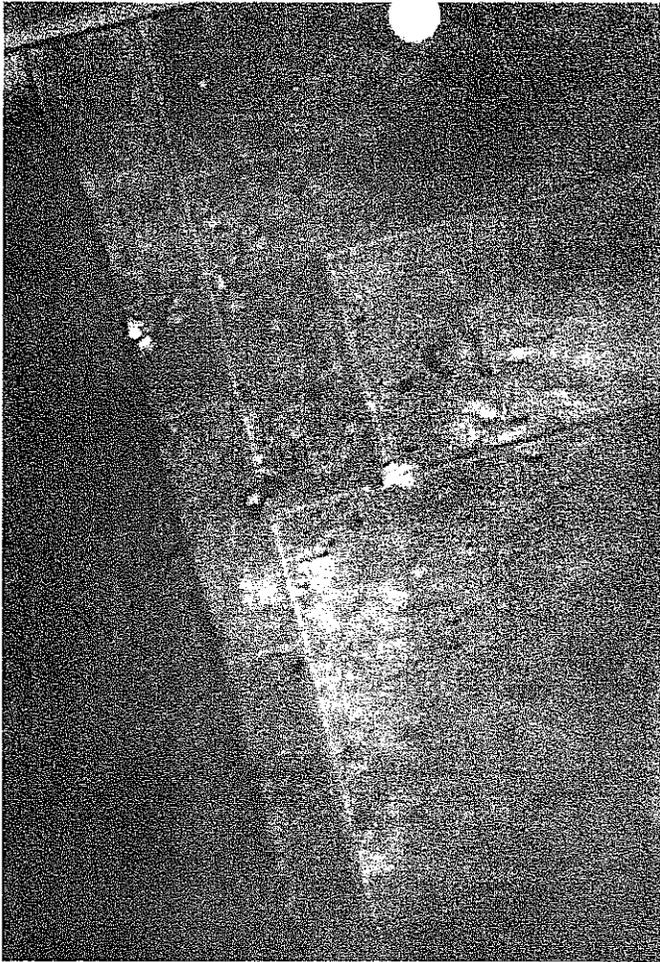
EXTERIOR:

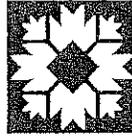
Provide screen covers for all exterior vent openings (including but not limited to bath, kitchen and dryer exhausts) to prevent the entry of birds, rodents and other pests. BMC 16.04.050(a), (b)

NOTE: At the complaint inspection, birds could be seen entering and exiting every visible vent on every visible building.

The compliance deadline for all other units is two weeks from the receipt of this report.

This is the end of this report.





City of Bloomington Housing and Neighborhood Development

Complaint Inspection Report

1668

OWNERS

Community Reinvestment Foundation
44 North Girls School Rd.
Indianapolis, IN 46214

Prop. Location: 2500 S Rockport RD
Number of Units/Structures: 206/27

Units/Bedrooms/Max # of Occupants: Bld 1: 6/2/5 2/3/5, Bld 2: 6/2/5 1/3/5, Bld 3: 6/2/5 1/3/5,
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6/2/5, Bld 12: 6/2/5 2/3/5, Bld 13: 6/2/5 2/3/5, Bld 14: 6/2/5, Bld 15: 6/2/5 2/3/5, Bld 16: 8/2/5,
Bld 17: 8/2/5, Bld 18: 8/1/5, Bld 19: 8/1/5, Bld 20: 8/2/5, Bld 21: 8/2/5, Bld 22: 6/2/5 2/3/5, Bld
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Bld 28: 6/2/5 2/3/5

Date Inspected: 05/30/2013
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Inspector: Jo Stong
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

The following items are the result of a complaint inspection conducted on **May 30, 2013**. It is your responsibility to repair these items and to schedule a reinspection **within 48 hours for unit 2508, and within 14 days** of the receipt of this report for **all other units**. Failure to comply with this inspection report will result in this matter being turned over to the City Legal Department. If you have questions regarding this report, please contact this office at 349-3420.

70

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ALL UNITS IN ALL BUILDINGS

Provide documentation that the vents for the bathrooms, kitchen range hoods and dryer exhausts have been professionally cleaned and cleared of debris, birds and any other animals, and any of their droppings. BMC 16.04.060(b)

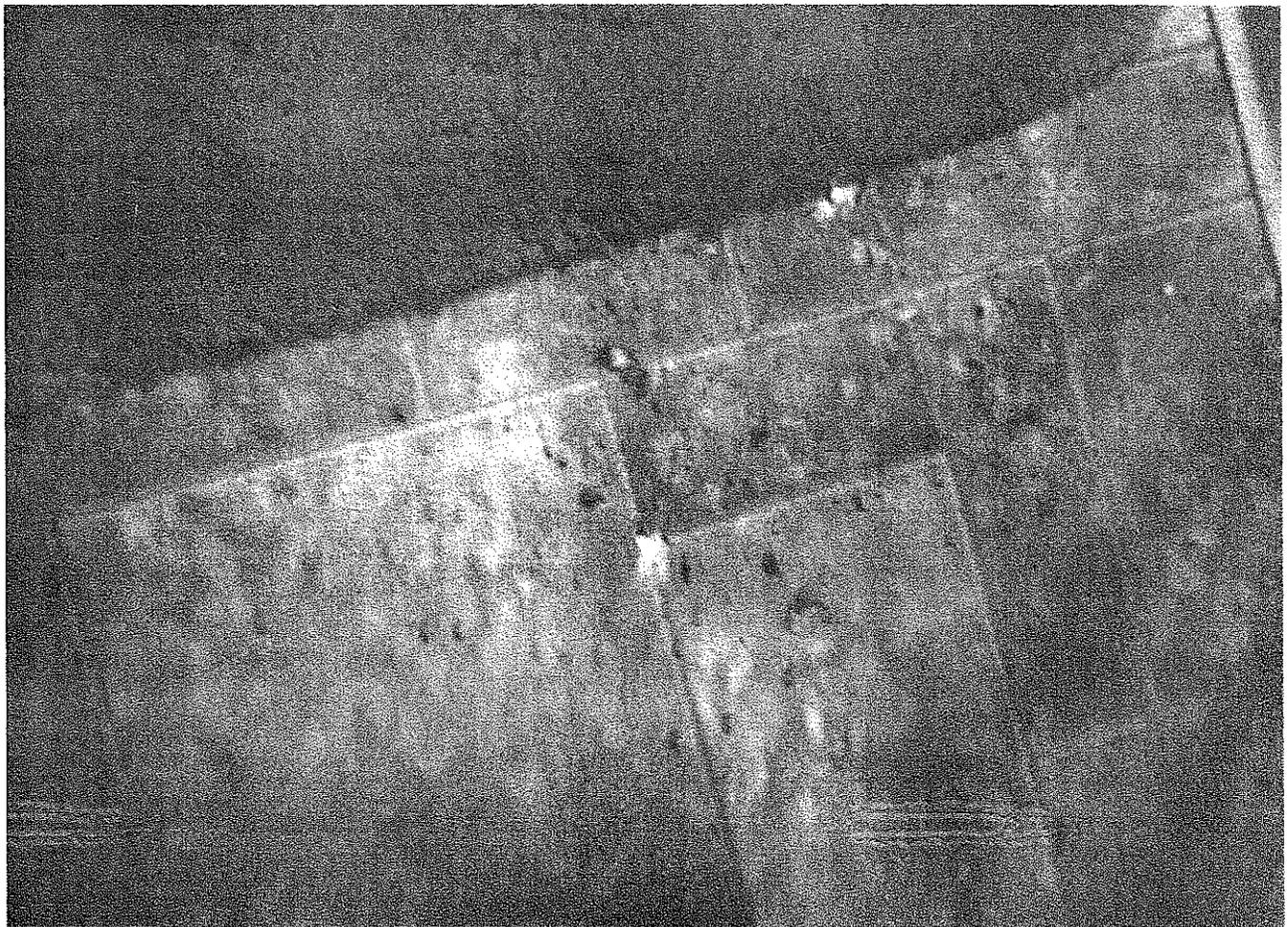
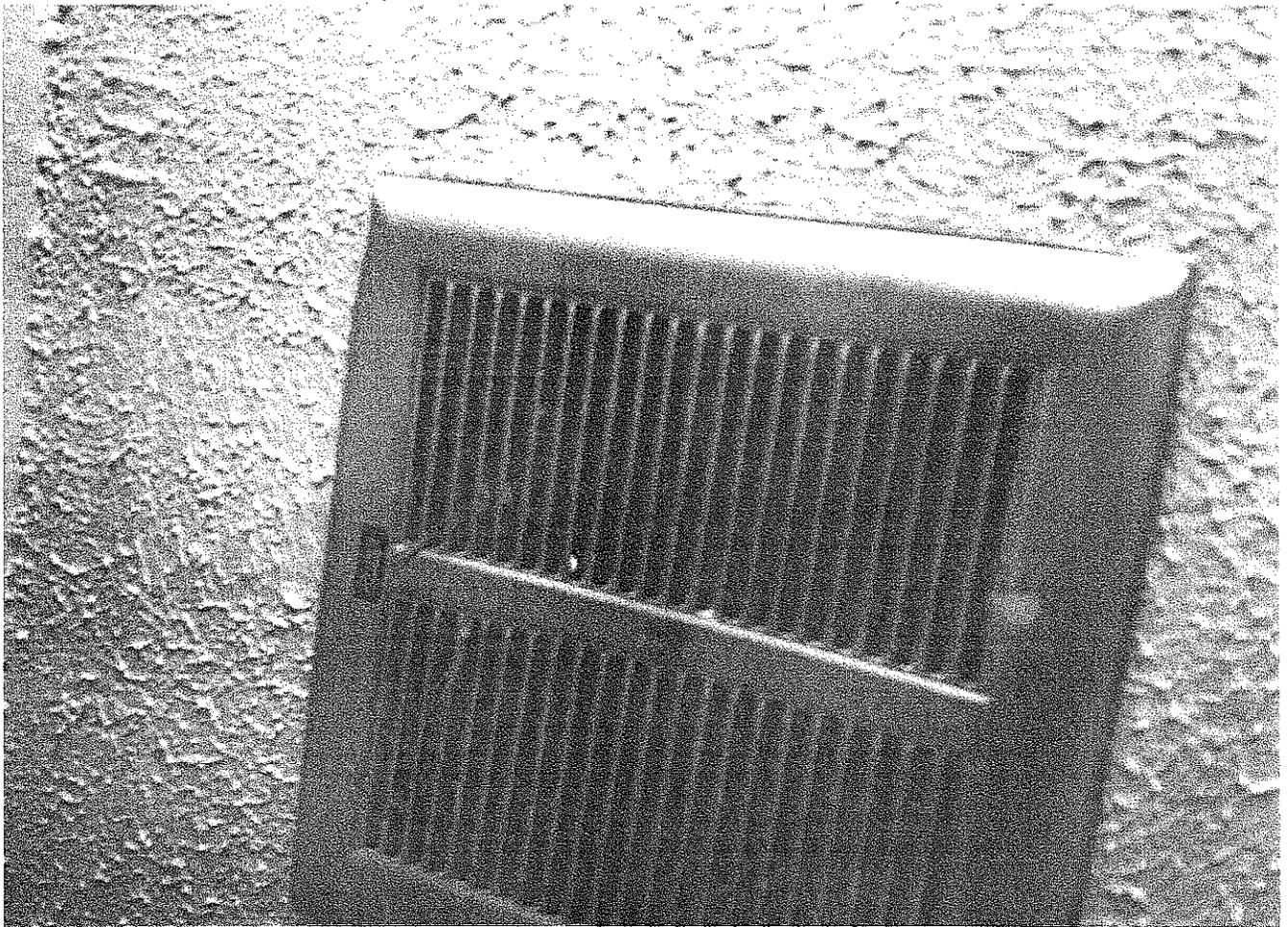
EXTERIOR:

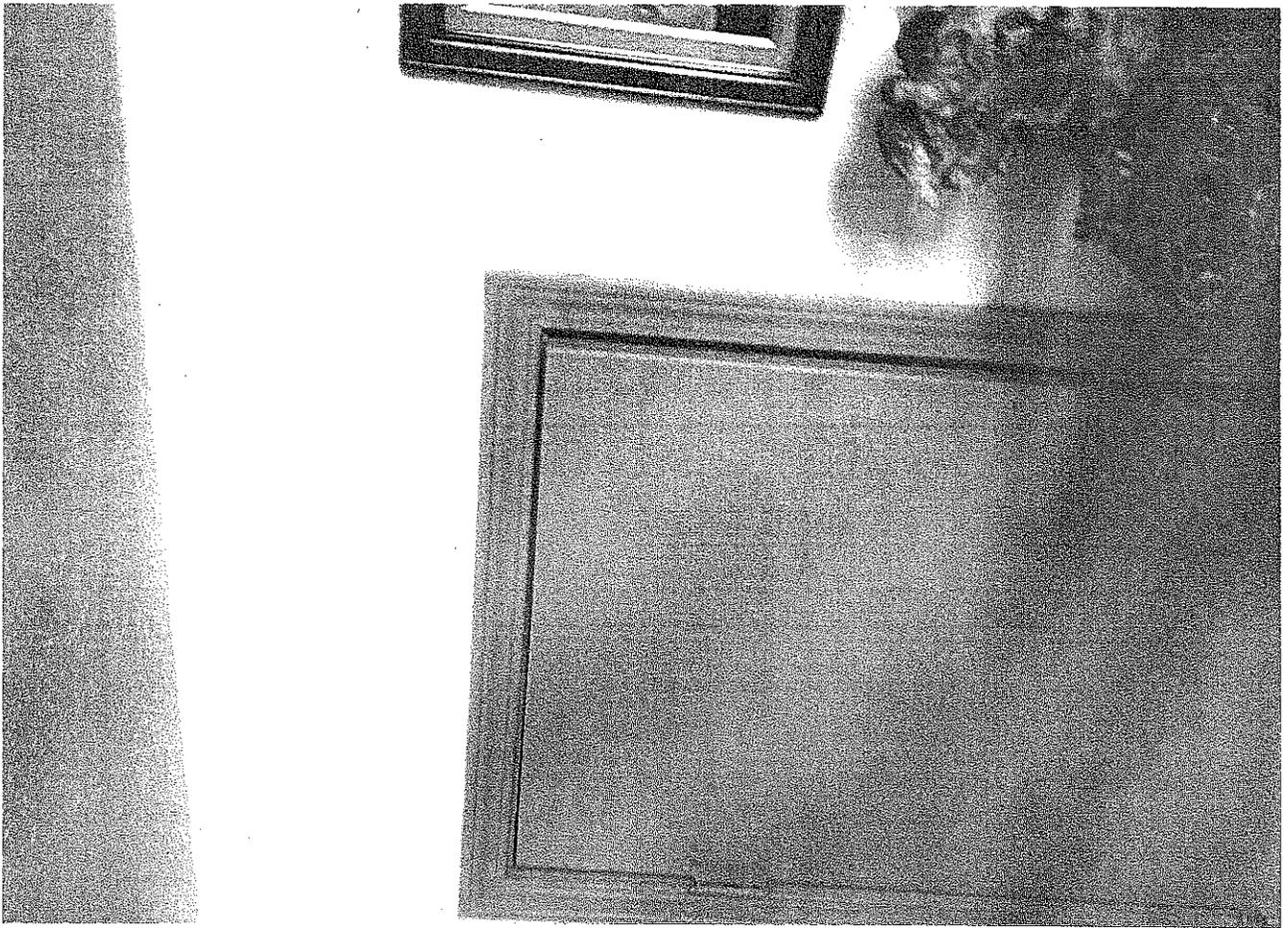
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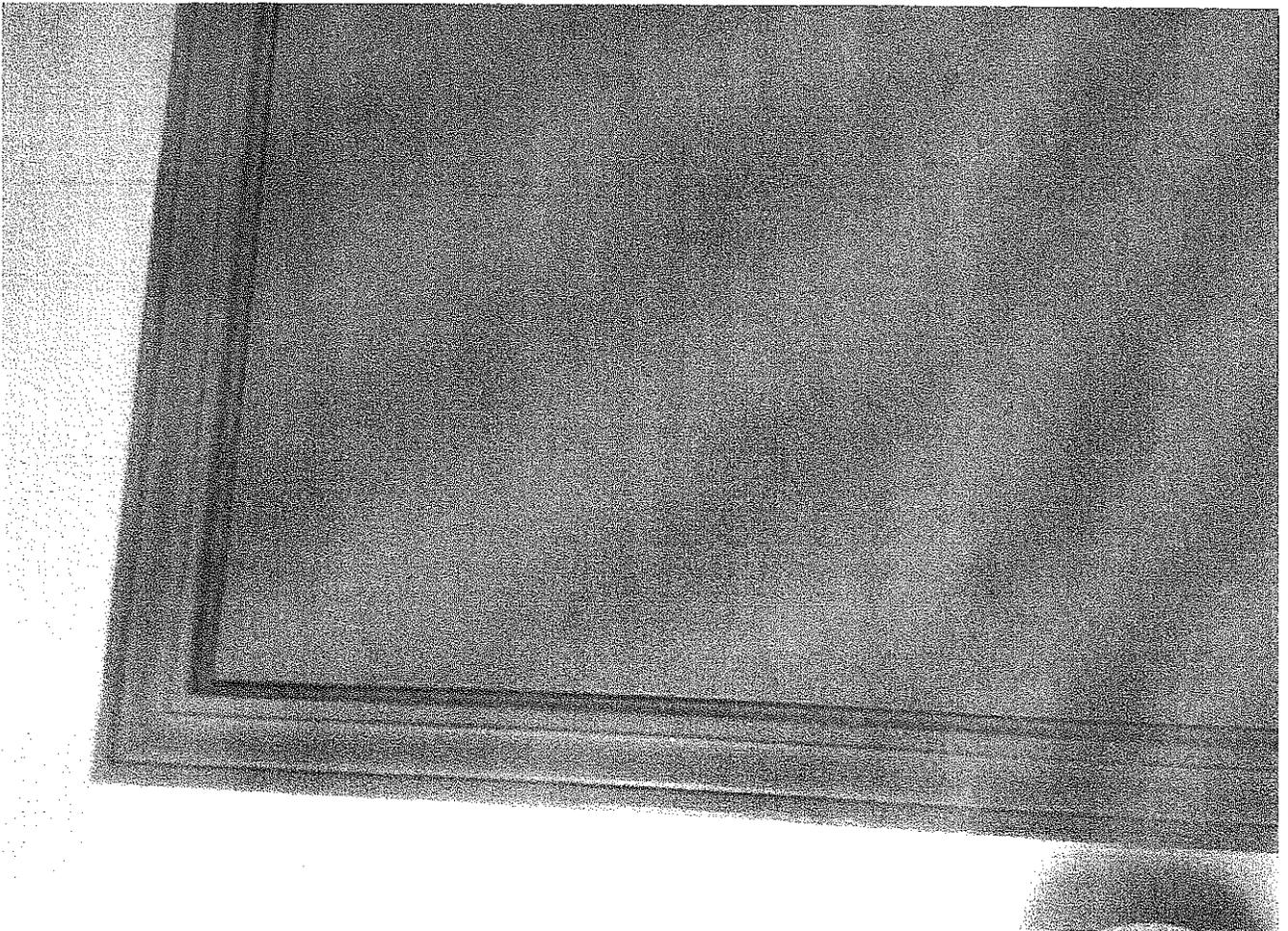
NOTE: At the complaint inspection, birds could be seen entering and exiting every visible vent on every visible building.

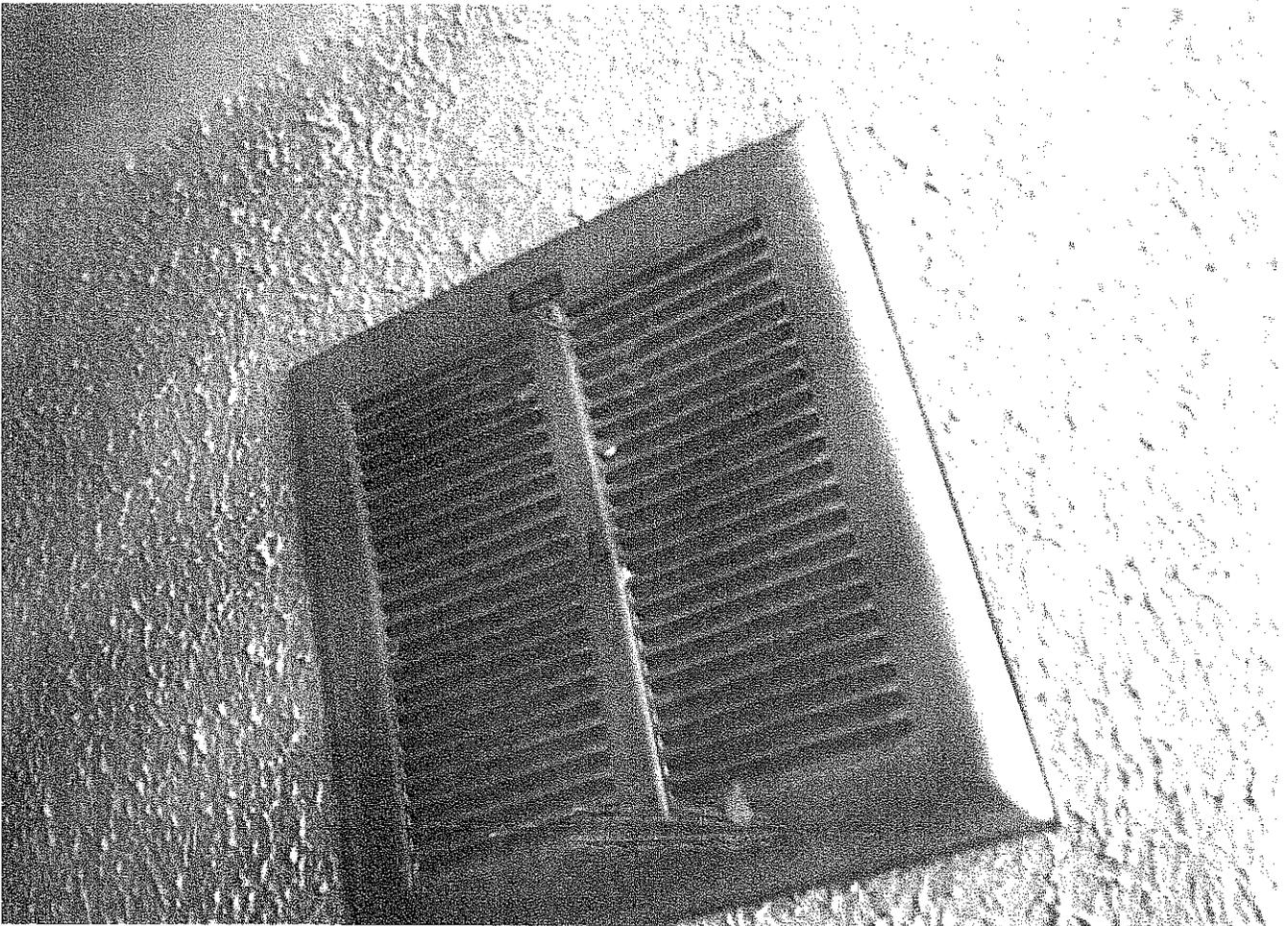
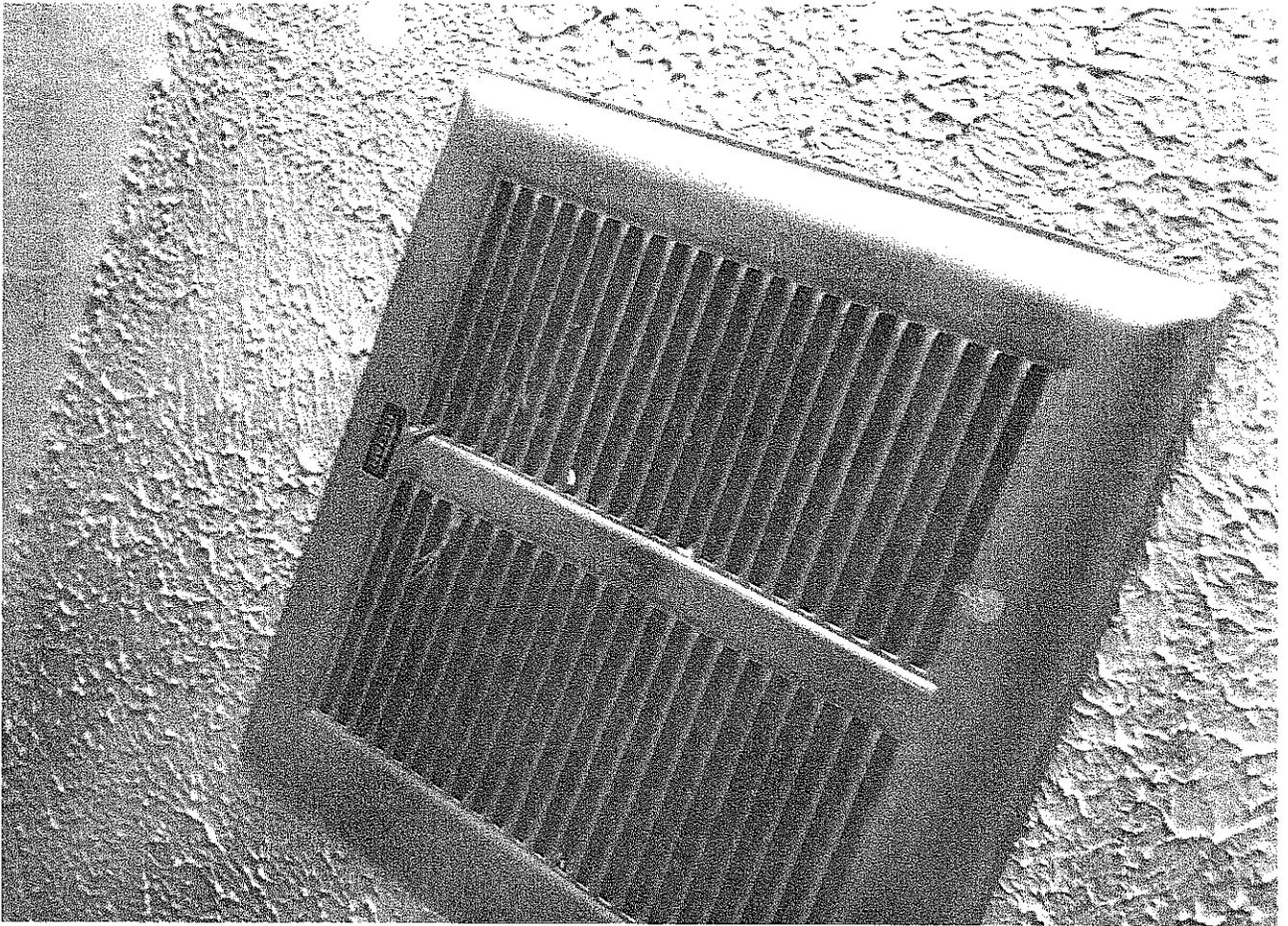
The compliance deadline for all other units is two weeks from the receipt of this report.

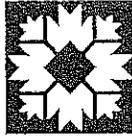
This is the end of this report.











City of Bloomington
Housing and Neighborhood Development

Cycle Report

1668

OWNERS

Community Reinvestment Foundation
44 North Girls School Rd.
Indianapolis, IN 46214

Prop. Location: 2500 S Rockport RD
Number of Units/Structures: 206/27

Units/Bedrooms/Max # of Occupants: Bld 1: 6/2/5 2/3/5, Bld 2: 6/2/5 1/3/5, Bld 3: 6/2/5 1/3/5,
Bld 4: 6/2/5 2/3/5, Bld 5: 4/2/5, Bld 6: 8/2/5, Bld 7: 8/2/5, Bld 8: 8/1/5, Bld 9: 8/1/5, Bld 11:
6/2/5, Bld 12: 6/2/5 2/3/5, Bld 13: 6/2/5 2/3/5, Bld 14: 6/2/5, Bld 15: 6/2/5 2/3/5, Bld 16: 8/2/5,
Bld 17: 8/2/5, Bld 18: 8/1/5, Bld 19: 8/1/5, Bld 20: 8/2/5, Bld 21: 8/2/5, Bld 22: 6/2/5 2/3/5, Bld
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Bld 28: 6/2/5 2/3/5

Date Inspected: 04/04/2013

Inspectors: McCormick/Arnold/
Hewett/Hoole/Mosier

Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate that these structures were built in 1970. At that time there were no minimum requirements for emergency egress.

Note: Room measurements and floor plans are in the file. Only rooms with violations will be listed in this report.

Existing Egress Window Measurements:

Height: 44 inches	Height: 16 inches
Width: 32 ¼ inches	Width: 32 ¾ inches
Sill Height: 46 inches	Sill Height: 39 inches
Openable Area: 9.85 sq. ft.	Openable Area: 3.64 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

76

Building 1:

101 –

No violation noted.

102 –

No violation noted.

103 –

No violation noted.

104 –

No violation noted.

105 –

No violation noted.

106 –

No violation noted.

107 –

Bathroom:

Repair or replace exhaust fan so that it functions as intended. BMC 16.04.060(c)

108 –

No violation noted.

Building 2:

201 –

No violation noted.

202 –

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

203 –

No violation noted.

204 –

No violation noted.

205 –

No violation noted.

206 –

Living Room:

Repair or replace existing smoke detector in a manner so that it functions as intended. IC
22-11-18-3.5

207 –

Bathroom:

Replace the broken light switch. BMC 16.04.060(c)

208 –

No violation noted.

Building 3:

301 –

No violation noted.

302 –

Kitchen:

Repair garbage disposal to function as intended. BMC 16.04.060(c)

303 –

No violation noted.

304 –

Bathroom:

Repair the bathtub faucet to eliminate the constant dripping. BMC 16.04.060(c)

305 –

No violation noted.

306 –

No violation noted.

307 –

No violation noted.

308 –

No violation noted.

Building 4:

401 –

No violation noted.

402 –

No violation noted.

403 –
No violation noted.

404 –
No violation noted.

405 –
No violation noted.

406 –
Living Room:
Properly secure the threshold in the exterior doorway. BMC 16.04.060(b)

407 –
Living Room:
Provide operating power to smoke detector. IC 22-11-18-3.5

408 –
Kitchen:
Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

Building 5:

501 –
No violation noted.

502 –
Bathroom:
Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. BMC16.04.020(a)(5); 2009 IEC Article 406(D)(3)

503 –
No violation noted.

504 –
No violation noted.

Crawl Space –
Repair the sump pump to function as intended. BMC 16.04.060(a)

Attic –
Not accessible

Building 6:

601 –
No violation noted.

602 –

No violation noted.

603 –

Bedroom 1:

Properly hang the bedroom closet doors so they function as intended. BMC 16.04.060(a).

604 –

Bathroom:

Seal the top of the shower surround. BMC 16.04.060(a)

605 –

No violation noted.

606 –

General Condition:

Determine the origin of the odor and properly repair/remove /replace flooring or other components as need to eliminate the odor. BMC 16.04.060(b).

607 –

No violation noted.

608 –

No violation noted.

Crawl Space –

No violations noted

Attic –

Not accessible

Building 7:

701 –

No violation noted.

702 –

No violation noted.

703 –

No violation noted.

704 –

No violation noted.

705 –

No violation noted.

706 –

No violation noted.

707 –

No violation noted.

708 –

General Condition:

Determine the origin of the odor and properly repair/remove /replace flooring or other components as need to eliminate the odor. BMC 16.04.060(b).

Living Room:

Seal the edge of the outlet on the wall adjacent to the entry door. BMC 16.04.060(b).

Kitchen:

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Crawl Space –

Re-attach the insulation falling from the floor assembly. BMC 16.04.060(a).

Entry Hall 701-704 –

Properly repair and surface coat the hole in the wall just inside and to the right of the common entry door. BMC 16.04.060(a).

Entry Hall 705-708 –

Repair/replace/remove the broken trim board on the wall between Unit 705 and 707. BMC 16.04.060(a).

Properly seal around the interior frame of the main entry door to eliminate the gaps. BMC 16.04.060(a).

Building 8:

801 –

No violation noted.

802 –

Kitchen:

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Bathroom:

Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c) (bathtub).

Scrape and paint interior surfaces where paint is peeling or wood is exposed. BMC 16.04.060(f)

803 –

No violation noted.

804 –

Utility Closet:

Repair the hole in the floor in front of the water heater. BMC 16.04.060(a)

Bathroom:

Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c) (sink).

805 –

No violation noted.

806 –

Kitchen:

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Bathroom:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

807 –

Bathroom:

Scrape and paint interior surfaces where paint is peeling or wood is exposed. BMC 16.04.060(f) (Walls above the shower surround).

808 –

No violation noted.

Attic –

Not accessible

Crawl Space –

No violations noted

Building 9:

901 –

Utility Closet:

Repair the hole in the floor in front of the water heater. BMC 16.04.060(a)

902 –

No violation noted.

903 –

No violation noted.

904 –

No violation noted.

905 –

Bathroom:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

906 –

Kitchen:

Repair garbage disposal to function as intended. BMC 16.04.060(c)

907 –

No violation noted.

908 –

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Attic –

Not accessible

Crawl Space –

No violations noted

Building 11:

1101 –

No violation noted.

1102 –

No violation noted.

1103 –

No violation noted.

1104 –

No violation noted.

1105 –

Hallway/Landing:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. IC 22-11-18-3.5

1106 –

No violation noted.

Building 12:

1201 –

No violation noted.

1202 –

No violation noted.

1203 –

No violation noted.

1204 –

Half Bath:

Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

1205 –

No violation noted.

1206 –

Hallway/Landing:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. IC 22-11-18-3.5

Bathroom:

Repair or replace exhaust fan so that it functions as intended. BMC 16.04.060(c)

1207 –

Bathroom:

Replace the broken toilet seat. BMC 16.04.060(c)

1208 –

No violation noted.

Building 13:

1301 –

General Condition:

Determine the origin of the odor and properly repair/remove /replace flooring or other components as need to eliminate the odor. BMC 16.04.060(b).

1302 –

No violation noted.

1303 –

No violation noted.

1304 –
No violation noted.

1305 –
No violation noted.

1306 –
General Condition:
This unit is being treated for bed bugs.

1307 –
No violation noted.

1308 –
No violation noted.

Building 14:

1401 –

Kitchen:

Properly install a weather strip on the entrance door to exclude air infiltration as completely as possible, and to substantially exclude rain. BMC 16.04.060(a)

Master Bedroom:

Repair the door to fit the door jamb and to latch properly. BMC 16.04.060(a)

Bathroom:

Repair the door to latch properly. BMC 16.04.060(a)

1402 –

½ Bath:

Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Hall Bath:

Repair or replace exhaust fan so that it functions as intended, rattles.
BMC 16.04.060(c)

1403 –
No violation noted.

1404 –

Bathroom:

Repair the sink drain to function as intended, slow. BMC 16.04.060(b)

2nd Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware, R side window. BMC 16.04.060(b)

1405 –

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(a)

1406 –

Stairway:

Repair the hole(s) in the door or replace the door. BMC 16.04.060(a)

Living Room:

Replace the broken/missing outlet cover plate on the north wall. BMC 16.04.060(a)

Building 15:

1501 –

Half Bathroom:

Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Front Left Bedroom:

Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

1502 –

Hallway/Landing:

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

1503 –

No violation noted.

1504 –

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

1505 –

No violation noted.

1506 –

No violation noted.

1507 –

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

1508 –

Half Bathroom:

Replace the broken/missing outlet cover plate. BMC 16.04.060(a)

Kitchen:

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Hallway/Landing:

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Front Left Bedroom:

Replace the broken/missing outlet cover plate. BMC 16.04.060(a)

Building 16:

COMMON HALLWAY –

Repair or replace existing smoke detector in a manner so that it functions as intended, adjacent to unit 1606. IC 22-11-18-3.5

1601 –

Kitchen:

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.030(c)

Repair the end cap on the right end of the counter top. BMC 16.04.060(a)

Hallway:

Replace the broken base for the smoke detector. IC 22-11-18-3.5

Master Bedroom:

Repair/replace the damaged door and repair the door to latch. BMC 16.04.060(a)

1602 –

Furnace Closet:

Repair/replace the bi-fold door to function as intended. BMC 16.04.060(a)

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended, not very loud. IC 22-11-18-3.5

Bathroom:

Properly repair the soft floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

1603 –

Hallway:

Secure the loose smoke detector. IC 22 – 11 – 18 – 3.5

Bathroom:

Repair or replace exhaust fan so that it functions as intended, loud. BMC 16.04.060(c)

1604 –

No violation noted.

1605 –

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

1606 –

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. IC 22-11-18-3.5

Master Bedroom:

Repair/replace the damaged door. BMC 16.04.060(a)

Bathroom:

Repair or replace the peeling linoleum behind the toilet. BMC 16.04.060(a)

1607 –

Bathroom:

Repair the sink faucet to eliminate the constant dripping. BMC 16.04.060(c)

Repair or replace the peeling linoleum behind the toilet. BMC 16.04.060(a)

1608 –

No violation noted.

Building 17:

COMMON HALLWAY –

Repair or replace existing smoke detector in a manner so that it functions as intended, not audible. Adjacent to unit 1701. IC 22-11-18-3.5

1701 –
No violation noted.

1702 –
No violation noted.

1703 –
Kitchen:
Replace the defective GFCI outlet to function as intended, won't trip.
BMC 16.04.060(b)

Furnace Closet:
Repair/replace the bi-fold door to function as intended. BMC 16.04.060(a)

Bathroom:
Repair or replace exhaust fan so that it functions as intended, loud.
BMC 16.04.060(c)

1704 –
Kitchen:
Install a cable clamp where the power supply enters the garbage disposal.
BMC 16.04.060(c)

Master Bedroom:
Repair the door to latch properly. BMC 16.04.060(a)

COMMON HALLWAY –
Repair or replace existing smoke detector in a manner so that it functions as intended, not audible. Adjacent to unit 1705. IC 22-11-18-3.5

1705 –
Kitchen:
Install a cable clamp where the power supply enters the garbage disposal.
BMC 16.04.060(c)

Furnace Closet:
Repair/replace the bi-fold door to function as intended. BMC 16.04.060(a)

Hallway:
Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Master Bedroom:
Repair/replace the damaged door. BMC 16.04.060(a)

Bathroom:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Clean and service the exhaust fan. BMC 16.04.060(c)

1706 –

Kitchen:

It is strongly recommended that A minimum 1A 10BC classification fire extinguisher shall be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.

Repair/replace the broken drawer front. BMC 16.04.060(a)

1707 –

Bathroom:

Repair or replace exhaust fan so that it functions as intended, loud.

BMC 16.04.060(c)

1708 –

Living Room:

Repair the entry door to latch properly, missing backset. BMC 16.04.060(a)

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Hallway:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, adjacent to the ceiling. BMC 16.04.060(a)

Building 18:

COMMON HALLWAY –

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, adjacent to unit 1806. BMC 16.04.060(a)

1801 –

Kitchen:

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks (repair faucet in a manner so that there is adequate water pressure and volume) . BMC 16.04.060(b)

Bathroom:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Repair or replace exhaust fan so that it functions as intended, loud.
BMC 16.04.060(c)

1802 –

Bathroom:

Properly repair the soft floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

1803 –

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal.
BMC 16.04.060(c)

Bathroom:

Finish the installation of the shower surround. BMC 16.04.060(a)

1804 –

Kitchen:

Determine the source and eliminate the water leak under the sink.
BMC 16.04.060(b)

1805 –

Bedroom:

Repair/replace the damaged carpet adjacent to the doorway. BMC 16.04.060(a)

1806 –

Bathroom:

Repair the sink faucet to eliminate the constant dripping. BMC 16.04.060(c)

Repair or replace exhaust fan so that it functions as intended, loud.
BMC 16.04.060(c)

1808 –

Bathroom:

Repair the door to latch properly. BMC 16.04.060(a)

1807 –

Furnace Closet:

Repair the wiring splice on the top of the water heater to be inside the compartment provided for that application. BMC 16.04.060(b)

Bathroom:

Repair the sink drain to function as intended, slow. BMC 16.04.060(b)

Building 19:

1901 –

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal.
BMC 16.04.060(c)

Furnace Closet:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, adjacent to the electrical service panel. BMC 16.04.060(a)

Eliminate all unused openings in service panel/junction box, by installing approved rigid knockout blanks. BMC 16.04.060(c)

Bathroom:

Replace the defective GFCI receptacle, won't trip. BMC 16.04.060(b)

Properly repair the soft floor adjacent to the toilet. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members.

BMC 16.04.060(a)

1902 –

Kitchen:

Replace the defective garbage disposal to function as intended. BMC16.04.060(c)

Bathroom:

Repair the door to latch properly. BMC 16.04.060(a)

1903 –

Kitchen:

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks (repair faucet in a manner so that there is adequate water pressure and volume) . BMC 16.04.060(b)

Bathroom:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Bedroom:

Repair the door to latch properly. BMC 16.04.060(a)

1904 –

Hall Closet:

Replace the missing lower hinge pin. BMC 16.04.060(a)

1905 –

Furnace Closet:

Repair/replace the inlet water line on top of the water heater, deteriorated and leaking.
BMC 16.04.060(a)

1906 –

No violation noted.

1907 –

No violation noted.

1908 –

No violation noted.

Building 20:

2001 –

Master Bedroom:

Replace the missing receptacle cover plate on the east wall. BMC 16.04.060(b)

Bath:

Secure toilet to its mountings. BMC 16.04.060(a)

2002 –

Kitchen:

Replace the defective GFCI receptacle to the left of the sink, won't trip.
BMC 16.04.060(b)

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

2003 –

Bathroom:

Repair the door to latch properly. BMC 16.04.060(a)

Determine the source and eliminate the water leak under the sink.
BMC 16.04.060(b)

2005 –

Kitchen:

Repair the right front burner to function as intended, bad electrical connection.
BMC 16.04.060(b)

Bathroom:

Properly repair the soft floor adjacent to the tub. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

2006 –

Kitchen:

Replace the defective light switch for the garbage disposal. BMC 16.04.060(b)

Bathroom:

Repair the door to fit the door jamb and to latch properly. BMC 16.04.060(a)

Seal the backsplash for the sink. BMC 16.04.060(a)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, towel rack broken off of the wall. BMC 16.04.060(a)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

2007 –

Bathroom:

Properly repair the soft floor adjacent to the toilet and the tub. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

2008 –

Furnace Closet:

Replace the missing pi at the top of the bi-fold door. BMC 16.04.060(a)

2nd Bedroom:

Repair/replace the loose trim adjacent to the doorway. BMC 16.04.060(a)

Building 21:

COMMON HALLWAY –

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

2101 –

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal.
BMC 16.04.060(c)

Master Bedroom:

Repair the door to latch properly. BMC 16.04.060(a)

2102 –

Bathroom:

Repair the sink drain to function as intended, slow. BMC 16.04.060(b)

Properly repair the soft floor adjacent to the toilet. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

2103 –

Kitchen:

Replace the defective GFCI receptacle, left of sink, won't trip. BMC 16.04.060(b)

Tighten the loose sink faucet handle. BMC 16.04.060(a)

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Right end of tub. BMC 16.04.060(a)

2104 –

No violation noted.

2105 –

No violation noted.

2106 –

2nd Bedroom:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. BMC 16.04.020 and BMC 16.04.060(b)

2107 –

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

2108 –

Master Bedroom:

Repair the door to latch properly. BMC 16.04.060(a)

COMMON HALLWAY –

Repair/replace the defective receptacle, ground pin stuck in receptacle.
BMC 16.04.060(b)

Building 22:

2201 –

Half Bathroom:

Replace the GFCI receptacle right of the sink. BMC 16.04.020 and BMC 16.04.060(b)

Laundry Area:

Replace the burned receptacle adjacent to the beverage vending machine. BMC 16.04.060(c)

2202 –

Kitchen:

Replace the bi-fold door on the furnace closet. BMC 16.04.050(a)

Replace the exterior door and ensure that the new installation is weather tight. BMC 16.04.050(a)

2nd Floor Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. IC 22-11-18-3.5

2203 –

Kitchen:

Replace the GFCI receptacle right of the sink. BMC 16.04.020 and BMC 16.04.060(b)

Front Bedroom:

Replace the broken sash retention tabs, right window. BMC 16.04.050(a)

2204 –

No violation noted.

2205 –

No violation noted.

2206 –

No violation noted.

2207 –

No violation noted.

2208 –

Living Room:

Repair the entry door to be weather tight. BMC 16.04.060(a)

Building 23 –

2301 –

No violation noted.

2302 –

No violation noted.

2303 –

No violation noted.

2304 –

Kitchen:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

2305 –

Bathroom:

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 and BMC 16.04.060(b)

Living Room:

Repair or replace the privacy lock on exterior door so that it functions as intended. BMC 16.04.060(b)

2306 –

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

2307 –

No violation noted.

2308 –

Left Front Bedroom:

Remove the mold and mildew from the window. BMC 16.04.060(b)

Building 24:

2401 –

Half Bathroom:

Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Bathroom:

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Repair or replace the peeling linoleum. BMC 16.04.060(a)

Right Front Bedroom:

Remove the mold and mildew from the window. BMC 16.04.060(b)

2402 –

Living Room:

Properly secure the air supply vent in the ceiling. BMC 16.04.060(c)

Half Bathroom:

Properly secure the GFCI outlet. BMC 16.04.060(b)

Kitchen:

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1” air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6” of floor. BMC 16.04.060(c)

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Rear Bedroom:

Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Properly repair or replace damaged door jamb. BMC 16.04.050(a) and BMC 16.04.060(a)

Front Bedroom:

Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Hallway:

Determine the source and eliminate the water leak. BMC 16.04.060(b)

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

2403 –

Kitchen:

Thoroughly clean and service the furnace and the furnace closet. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. BMC 16.04.060(c)

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

2404 –

Living Room:

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

2405 –

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Living Room:

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

2406 –

Half Bathroom:

Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

2407 –

Kitchen:

Replace or repair the entry door to function as intended and open and close with ease. BMC 16.04.060(a)

2408 –

Half Bathroom:

Properly secure the GFCI outlet. BMC 16.04.060(b)

Kitchen:

Thoroughly clean and service the furnace and the furnace closet. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. BMC 16.04.060(c)

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Bathroom:

Repair the stool to eliminate water running continuously. BMC 16.04.060(c)

Secure toilet to its mountings. BMC 16.04.060(a)

Building 25:

2501 –

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

2502 –

No violation noted.

2503 –

Kitchen:

Repair the entry door to be weather tight and function as intended. No gaps shall be visible around the edges. BMC 16.04.060(a)

2504 –

Bathroom:

Remove the mold and mildew from the walls and ceiling above the shower surround. BMC 16.04.060(a)

2505 –

2nd Level:

This portion of the unit was not inspected at the time of this inspection, as it was not accessible. This portion of the unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

2506 –

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

2507 –

Kitchen:

Repair or replace closet doors so they function as intended. BMC 16.04.060(c)

Hallway/Landing:

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Front Bedroom:

Replace the broken/missing outlet cover plate on the north wall. BMC 16.04.060(a)

2508 --

Kitchen:

Replace or repair the entry door. BMC 16.04.060(a)

Building 26:

2601 --

Kitchen:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Bathroom:

Remove the mold and mildew from the walls and ceiling above the shower surround. BMC 16.04.060(a)

Right Front Bedroom:

Replace broken/missing light switch cover plate. BMC 16.04.060(a)

Replace the broken/missing outlet cover plate on the north wall. BMC 16.04.060(a)

2602 --

Half Bathroom:

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Kitchen:

Repair garbage disposal to function as intended. BMC 16.04.060(c)

2603 --

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

2604 --

Half Bathroom:

Repair or replace exhaust fan so that it functions as intended. BMC 16.04.060(c)

Hallway/Landing:

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

2605 --

Kitchen:

Properly secure the GFCI outlet to the right of the sink. BMC 16.04.060(b)

Replace the broken/missing outlet cover plate to the left of the sink. BMC 16.04.060(a)

Thoroughly clean and service the furnace and the furnace closet. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. BMC 16.04.060(c)

Repair or replace closet doors so they function as intended. BMC 16.04.060(c)

2606 --

No violation noted.

2607 --

Kitchen:

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

2608 --

No violation noted.

Building 27:

2701 --

Kitchen:

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

1st Floor Bathroom:

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Mechanical Closet:

Thoroughly clean and service the furnace and the furnace closet. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. BMC 16.04.060(c)

2nd Floor Bathroom:

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged wall adjacent to the bathtub. BMC 16.04.060(a)

Rear Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. (East Window) BMC 16.04.060(b)

2702 –

Kitchen:

Provide an approved cap for the sprayer hose hole. BMC 16.04.060(c)

2703 –

Kitchen:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

2nd Floor Bathroom:

Repair the toilet to eliminate water running continuously. BMC 16.04.060(c)

Secure toilet to its mountings. BMC 16.04.060(a)

2704 –

Half Bathroom:

Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Kitchen:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

2705 –

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Repair or replace closet doors so they function as intended. BMC 16.04.060(c)

Hallway/Landing:

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

2706 –

Half Bathroom:

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Kitchen:

Properly repair or replace broken or missing cabinet door. BMC 16.04.060(a)

2707 –

No violation noted.

2708 –

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Building 28:

2801 –

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

2802 –

Half Bathroom:

Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Repair the faucet to eliminate the constant dripping and function as intended. BMC 16.04.060(c)

2803 –

No violation noted.

2804 –

Kitchen:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

2805 –

Living Room:

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

2806 –

Kitchen:

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Hallway/Landing:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. IC 22-11-18-3.5

Bathroom:

Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

2807 –

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(a)

2808 –

No violation noted.

EXTERIOR:

Replace the missing plumbing cap in the yard near the crawl space access (Building 9). BMC 16.04.050(b)

Properly tuck point all missing or defective mortar joints and replace all missing bricks on the front porch of unit 2608. BMC 16.04.040(a) and BMC 16.04.050(a)

The buildings exhibit structural settling issues to varying degrees. In some areas the brick façade is cracking and pulling away from the underlying structure. Some windows have settled, causing the limestone sill to heave up, potentially causing water infiltration. Provide documentation from a licensed structural engineer detailing recommended repairs and/or monitoring strategies. BMC 16.01.060(f)

Properly repair or replace all deteriorated security lights. BMC 16.04.060(c)

Replace all damaged or missing dryer exhaust termination fittings. BMC 16.04.060(c)

Replace all deteriorated metal entryway roof supports. BMC 16.04.060(b)

Replace the damaged ridge vent, building 22. BMC 16.04.050(a)

Permanently label all electrical disconnects to indicate which unit they serve. BMC 16.04.060(b)

Provide documentation from a licensed electrician that the electrical services for building 3 are properly grounded. BMC 16.04.060(c)

OTHER REQUIREMENTS:

Required documentation:

Provide documentation of the fire suppression/fire alarm systems annual inspection as required by the Indiana Fire Prevention Code. BMC 16.01.060(f)

Required documentation:

Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner. This form must be submitted to the HAND office within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.010(b) and BMC 16.01.030(b)**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition to Rescind Variance**

Meeting Date: July 17, 2013
Petition Type: Rescind a Variance
Petition Number: 13-RV-71
Address: 1113 S. High Street
Petitioner: HAND
Inspector: Jo Stong
Staff Report: June 3, 2013: Conducted cycle inspection. Property was owner-occupied at inspection. No violations noted.
June 11, 2013: Submitted appeal

This property was granted a variance from the State on April 6, 2010 for egress from a basement bedroom, which was converted from a garage to a sleeping room in 2010. The property has 3 other bedrooms. On May 12, 2010, the BHQA granted a variance for the basement bedroom for ceiling height requirements. The code regarding ceiling height is governed by the State. The ceiling height variance must be rescinded. The permit will state that the basement is not to be used as habitable space.

Staff Recommendation: Rescind the variance
Conditions: None
Attachments: Application, cycle report, State Variance, BHQA Variance

AS



RECEIVED
JUN 11 2013

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

BY: _____

Property Address: 1113 S. High Street

Petitioner's Name: HAND

Address: 401 N. Morton suite 130

City: Bloomington State: IN Zip Code: 47404

Phone Number: 349-3420 Email Address: _____

Property Owner's Name: Andrew Dixon

Address: 1113 S. High St.

City: Bloomington State: IN Zip Code: 47404

Phone Number: _____ Email Address: _____

Occupants: _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Housing Property Maintenance Code (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

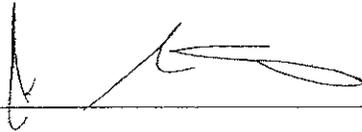
OFFICE USE ONLY
Petition Number 13-RV-71

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

This property was granted a variance for the ceiling height by the BHA on May 12, 2010. The variance applies to the room in the basement which had been converted from a garage to a sleeping room. The code governing ceiling height is a state code, and the BHA did not have authority to grant a variance to it. The variance must be rescinded. The basement of the property must not be used as habitable space.

Signature (required):



Name (please print):

JO STONE

Date:

6-11-2013

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington Housing and Neighborhood Development

Cycle Inspection Report

5799

OWNERS

Dixon, Andrew P.
1113 S. High Street
Bloomington, IN 47401

AGENT

Jamar Property Mgmt. Co.
P.O. Box 7812
Bloomington, IN 47407

Prop. Location: 1113 S High ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 06/03/2013
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 2

Inspector: Jo Stong
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: Shed

VARIANCE

04/29/2010 This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on April 06, 2010 for the egress requirements. Project Name: 1113 S HIGH ST WINDOWS - BLOOMINGTON; Variance Number: 10-04-2. This includes Commission conditions that a replacement casement window must be installed and a window seat permanently installed beneath it.

*

03/10/2010 Variance for ceiling height in basement granted by Board of Housing Quality Appeals.

Conditions: Single and multiple-station, hard wired smoke alarms shall be installed in the following locations and in accordance with following criteria: PM-102.3, PM-102.8, & PM-704.2

1. In each sleeping room
2. Outside of each sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwelling units with split levels without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Radio frequency interconnection is allowable.
5. Install smoke detector(s) in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall.
6. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery.
7. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.
8. Smoke detection shall be maintained in manner so that it functions as intended and is in compliance with the aforementioned installation requirements.
9. Should the structure ever be determined to be in a state of non-compliance with the abovementioned conditions the variance may be rescinded at the discretion of the code official.

NOTE: The above variance (granted March 10, 2010) must be rescinded by the BHQA.

Monroe County Assessor's records indicate this structure was built in 1957.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Entry Hall, Living Room (18-9 x 13-6), Dining Room (12-7 x 11-8), Kitchen (12-8 x 10-5):
No violations noted.

SECOND LEVEL

Northwest Bedroom (11-8 x 10-3), Southwest Bedroom (13-0 x 10-8), Southeast (Master) Bedroom:

No violations noted.

Existing Egress Window Measurements for these three sleeping rooms (double-hung):

Height: 20 inches

Width: 31 ½ inches

Sill Height: 35 ½ inches
Openable Area: 4.38 sq. ft.

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape. BMC-16.04.020

Master Bath:

No violations noted.

BASEMENT

Note: The basement may not be used as habitable space.

Main Room (17-2 x 11-1):

No violations noted.

South Room (13-1 x 12-0):

Note: Egress window installed in 2010. This window has a variance from the State.

Existing Egress Window Measurements (swing-in left-hinged casement):

Height: 21 inches

Width: 36 ½ inches

Sill Height: 49 ¼ inches

Openable Area: 5.32 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Bathroom, Laundry, Crawlspace:

No violations noted.

Note: Furnace was inspected and passed a carbon monoxide test on April 23, 2013.

EXTERIOR:

No violations noted.

Shed:

No violations noted.

OTHER REQUIREMENTS:

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an

1113 S. High Street

June 5, 2013

Page 4

accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.



MITCHELL E. DANIELS, Jr., Governor
 STATE OF INDIANA

DEPARTMENT OF HOMELAND SECURITY

JOSEPH E. WAINSCOTT, JR., EXECUTIVE DIRECTOR

Indiana Department of Homeland Security
 Indiana Government Center South
 302 West Washington Street
 Indianapolis, IN 46204
 317-232-3980

CHRISTINE & KATELYN RODGERS
 OWNERS
 1113 S HIGH ST
 BLOOMINGTON, IN 47401

April 9, 2010

Dear CHRISTINE & KATELYN RODGERS,

This letter provides notice below of the action taken by the Fire Prevention and Building Safety Commission on your application(s) for a variance(s) from the Commission's rules under IC 22-13-2-11 and 675 IAC 12-5. The Commission considered the application, as a part of its published agenda, at its regular meeting on April 6, 2010.

Project Number	Project Name	Variance Number
	1113 S HIGH ST WINDOWS - BLOOMINGTON	10-04-2

Commission Conditions

A replacement casement window must be installed and a window seat permanently installed beneath it.

Edition	Code	Code Section	Commission Action
1998	IBC	310.4	Approved

You are advised that if you desire an administrative review of this action, you must file a written petition for review at the above address with the Fire Prevention and Building Safety Commission. Your petition must fully identify the matter for which you seek review no later than eighteen(18) calendar days from the above stated date of this letter, unless such date is a Saturday, Sunday, legal holiday under state statute, or day that the Department of Homeland Security's offices are closed during regular business hours; in which case the deadline would be the first day thereafter that is not a Saturday, Sunday, legal holiday under state statute, or day that the Department of Homeland Security's offices are closed during regular business hours. If you do so, your petition for review will be granted and an administrative proceeding will be conducted by an administrative law judge appointed by the Fire Prevention and Building Safety Commission. If you do not file a petition for review, this action will be final.

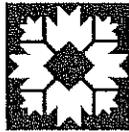
Please be further advised that you may request an opportunity to informally discuss this matter prior to filing a petition for review. Such informal discussion, or request therefore, does not extend the deadline for filing a petition for review and, therefore, any request for an informal discussion should be made promptly, preferably by telephone or e-mail, upon receipt of this letter.

Sincerely,

Mara J. Snyder

Attachments(s)

Mara J. Snyder
Legal & Code Services,
Department of Homeland Security



City of Bloomington
Housing and Neighborhood Development

NOTICE OF BOARD ACTION

March 11, 2010

Chris and Katelyn Rogers
2727 37th Street
Highland, Indiana 46322

RE: 1113 S. High

Dear Chris and Katelyn:

This letter provides notice of the action taken by the City of Bloomington Board of Housing Quality Appeals on your request for an extension of time to complete repairs. Details of the Board's action are provided below.

If you have further questions or concerns, City business hours are weekdays between 8:00 AM and 5:00 PM, and I can be reached at (812) 349-3420.

Sincerely,

Lisa Abbott
Director, HAND

Petition Number: 10-TV-22

Meeting Date: March 10, 2010

Address: 1113 S. High Street

Board Action: Approved Not Approved Continued Tabled

Conditions: All repairs must be completed and reinspected no later than the deadline stated below or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Deadline: April 10, 2010

March 11, 2010

Chris and Katelyn Rogers
2727 37th Street
Highland, IN 46322

RE: 1113 S. High Street

Dear Chris and Katelyn Rogers,

This letter provides notice of the action taken by the City of Bloomington Board of Housing Quality Appeals on your request for a variance to allow ceiling height not meeting minimum requirements. Details of the Board's action are provided below.

If you have further questions or concerns, City business hours are weekdays between 8:00 AM and 5:00 PM, and I can be reached at (812) 349-3420.

Sincerely,



Lisa Abbott
Director, HAND

Petition Number: 10-V-23

Meeting Date: March 10, 2010

Address: 1113 S. High

Board Action: Approved Not Approved Continued Tabled

Conditions: Single and multiple-station, hard wired smoke alarms shall be installed in the following locations and in accordance with following criteria: PM-102.3, PM-102.8, & PM-704.2

1. In each sleeping room
2. Outside of each sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwelling units with split levels without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Radio frequency interconnection is allowable.
5. Install smoke detector(s) in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall.
6. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery.
7. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.
8. Smoke detection shall be maintained in manner so that it functions as intended and is in compliance with the aforementioned installation requirements.
9. Should the structure ever be determined to be in a state of non-compliance with the abovementioned conditions the variance may be rescinded at the discretion of the code official.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: July 17, 2013
Petition Type: An extension of time to complete repairs.
Petition Number: 13-TV-72
Address: 124 N. Bryan Ave.
Petitioner: Stan Garus
Inspector: Norman Mosier
Staff Report: April 9, 2013 – Conducted Cycle Inspection
June 14, 2013 – Received BHQA Appeal

It was noted during the cycle inspection that the property is under some renovation and that there are numerous violations that need to be resolved. Petitioner is requesting an extension of time to complete the repairs.

Staff recommendation: Grant the request.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: July 31, 2013 For all life-safety violations.
September 17, 2013 For all other repairs.

Attachments: Cycle Report, BHQA Appeal, Petitioner's Letter



RECEIVED
JUN 14 2013

BY: _____

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 124 N. Bryan Street, Bloomington

Petitioner's Name: Stan Garus

Address: 1103 S. Park Ave

City: Bloomington State: IN Zip Code: 47401

Phone Number: (812) 320-3382 Email Address: stangarus@yahoo.com

Property Owner's Name: ~~Stan Garus~~ Same

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: Eric Barkman, Sandhal Olds, Peter Janiga

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Housing Property Maintenance Code (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 13-TV-72

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Two months to correct all items on the HAND report is due on 6-17-2013. Because of the house improvements not complete yet it requires more time to complete the repairs. To avoid missing the dead lines I request another 60 days.

Signature (required):

Stan Garus

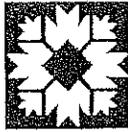
Name (please print):

Stan Garus

Date:

6-11-2013

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
Housing and Neighborhood Development

CYCLE REPORT

3749

OWNERS

Garus, Stan C. & Alicja
2345 Linden Hill Rd.
Bloomington, IN 47401

Prop. Location: 124 N Bryan AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 04/09/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspectors: Norman Mosier
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1947.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Living Room 18 x 12:

Properly ground the electrical receptacles on the north, east, and west walls. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. BMC 16.04.020(a)(5); 2009 IEC Article 406(D)(3)

Every window shall be capable of being easily opened and held in position by its own hardware, west window. BMC 16.04.060(b)

Hallway:

Repair the smoke detector to be interconnected. IC 22 - 11 - 18 - 3.5

Utility Room:

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm

BMC 16.01.060(f) and 16.04.060 (c)

Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Reconnect the dryer exhaust to the back of the dryer. BMC 16.04.060(c)

Study:

Properly ground the electrical receptacles on the west and north walls. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. BMC16.04.020(a)(5); 2009 IEC Article 406(D)(3)

Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Hall Bath:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Repair or replace exhaust fan so that it functions as intended. BMC 16.04.060(c)

NE Bedroom 12 x 9:

Existing Egress Window Measurements: Dbl hung: Const: Yr. - 1947

Height: 17 inches

Width: 33 inches

Sill Height: 43 inches

Openable Area: 3.90 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

LS

Repair the smoke detector to be interconnected. IC 22 - 11 - 18 - 3.5

Properly ground the electrical receptacle on the east wall. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. BMC16.04.020(a)(5); 2009 IEC Article 406(D)(3)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, adjacent to the window. BMC 16.04.060(a)

NE Bedroom 12 x 9: (continued)

Repair the window to be weather tight and not to leak. (See previous violation.) The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Replace the missing trim on the west closet door. BMC 16.04.060(a)

NW Bedroom 12 x 9: Same window as above.

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. BMC 16.04.060(b)

Kitchen:

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.030(c)

E Bathroom:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

Dining Room 15 x 10:

Properly ground the electrical receptacle on the south wall. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. BMC 16.04.020(a)(5); 2009 IEC Article 406(D)(3)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, NW corner at ceiling. BMC 16.04.060(a)

Secure the loose trim on the west wall at floor. BMC 16.04.060(a)

SE Bedroom 10 x 10:

No violations noted.

Existing Egress Window Measurements: Dbl hung: Const. Yr. - 1947

Height: inches

Width: inches

Sill Height: inches

Openable Area: sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Attic:

No violations noted.

Enclosed Back Porch:

Repair the broken window on the west wall. BMC 16.04.060(b)

Repair the entry door on the west wall to function as intended, loose hinges and to latch properly. Also replace the missing doorknob. BMC 16.04.060(a)

Repair/replace the damaged entry storm door to function as intended. BMC 16.04.060(a)

Finish the drywall installation. BMC 16.04.060(a)

Storage Room:

Finish the drywall installation. BMC 16.04.060(a)

EXTERIOR:

Paint the rusted front door. BMC 16.04.060(a)

Install the missing trim on the west entry door to enclosed back porch. BMC 16.04.060(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(This violation has a one-year deadline from the date of the Cycle Inspection.)

Properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure, SW corner of structure. BMC 16.04.050(a)

Remove tarp and repair or replace damaged and/or leaking roof on the east side of structure. This is to be done in a workmanlike manner and includes but is not limited to damaged or deteriorating roofing material, sheathing, and all structural members. BMC 16.04.050(a)

Secure guttering to the structure on the east side of structure. BMC 16.04.050(b)

OTHER REQUIREMENTS:

Required documentation:

Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner. This form must be submitted to the HAND office within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.010(b) and BMC 16.01.030(b)**

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector **within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.060(c) and BMC 16.10.030(b)**

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b); All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition to Rescind Variance**

Meeting Date: July 17, 2013
Petition Type: Rescind a Variance
Petition Number: 13-RV-73
Address: 808W Ralston Dr.
Petitioner: HAND
Inspector: John Hewett
Staff Report: May 03, 2013 Cycle Inspection
 June 14, 2013 Received appeal

The Property was granted a variance to the room size requirement in December of 2007. This requirement is no longer a part of the Code. Please rescind the variance.

Staff Recommendation: Rescind the variance

Conditions: None

Attachments: Application



RECEIVED
JUN 14 2013

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

BY: _____

Property Address: 808 W RALSTON

Petitioner's Name: HAND

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Property Owner's Name: JILL SNYDER

Address: 3610 S LEONARD SPRINGS RD

City: BLOOMINGTON State: IN Zip Code: 47403

Phone Number: 339 8398 Email Address: BO LADY @ PRODUY.NET

Occupants: _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Housing Property Maintenance Code (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 13-RV-73

SEE REVERSE

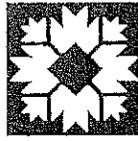
Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

PLEASE RESCIND THE ROOM WIDTH VARIANCE. THIS
IS NO LONGER A PROVISION OF THE BMC.

Signature (required): John Hewett

Name (please print): JOHN HEWETT Date: 6/14/13

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
Housing and Neighborhood Development

Cycle Report

7177

OWNERS

Snyder, Jill
3610 S. Leonard Springs Rd.
Bloomington, IN 47403

Prop. Location: 808 W Ralston DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/2/3

Date Inspected: 05/03/2013
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

Inspectors: John Hewett
Foundation Type: Basement
Attic Access: No
Accessory Structure:

VARIANCE

12/12/2007 BHQA granted a variance to the minimum room width requirement in the west bedroom.

This property was previously granted a variance to the room width requirements of the Property Maintenance Code. This requirement is no longer a part of the Bloomington Municipal Code; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit.

NOTE: Room measurements and floor plan are in the file and not included in this report.

Monroe County Assessor's records indicate this structure was built in 1940.
There were no requirements for emergency egress at the time of construction.

Interior

Living room, Bathroom, Kitchen, Back room, Dining room
No violations noted.

SW bedroom, NE bedroom

Window measurements are the same as on the last inspection.

Basement

No violations noted.

Exterior

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: July 17, 2013

Petition Type: An extension of time to complete repairs.

Petition Number: 13-TV-74

Address: 3320 S Allendale

Petitioner: Daniel Moore

Inspector: John Hewett

Staff Report: May 25, 2013 Cycle Inspection
 April 17, 2013 Sent report
 June 17, 2013 Received the Appeal

The petitioner is requesting an egress variance from the State of Indiana and would like an extension of time to secure this variance and to complete other repairs.

Bedroom Egress window information:

Openable area required: 4.75 sq. ft.	Existing area: 5.21 sq. ft.
Clear width required: 18"	Existing width: 34.5"
Clear height required: 24"	Existing height: 21.75"
Maximum Allowable Sill Height: 44" above finished floor	Existing sill: 31.5 "

Staff recommendation: Grant the extension

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: July 31, 2013 for the window and electrical violations, September 17, 2013 for all others and for the State variance

Attachments: Cycle Report, Appeal form



RECEIVED
JUN 17 2013

BY: _____

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 3320 S. Allendale Dr.
 Petitioner's Name: Aniel Moore
 Address: 3320 S. Allendale Dr.
 City: Bloomington State: IN Zip Code: 47401
 Phone Number: ⁸¹² 369-9265 Email Address: moored7@gmail.com
 Property Owner's Name: _____
 Address: 5051 De Ann Dr.
 City: Bloomington State: IN Zip Code: 47403
 Phone Number: ⁸¹² 320-5389 Email Address: _____
 Occupants: 5

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- (A) An extension of time to complete repairs (Petition type TV)
- (B) A modification or exception to the Housing Property Maintenance Code (Petition type V)
- (C) Relief from an administrative decision (Petition type AA)
- (D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

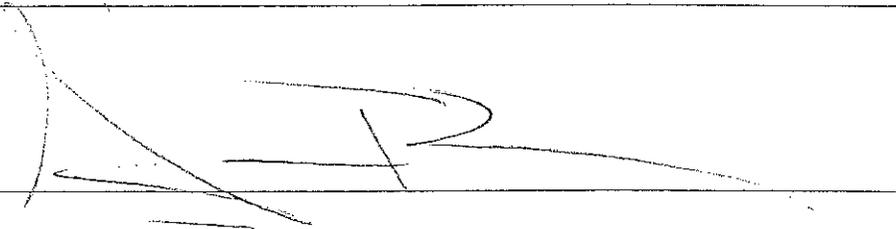
OFFICE USE ONLY
Petition Number 13-TV-74

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Need ext. of time to secure A
state egress variance and to
complete repairs. One month time period.

Signature (required):



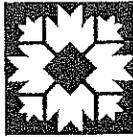
Name (please print):

Anthony Thompson

Date:

June 16, 2013

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
Housing and Neighborhood Development

Cycle Report

9295

OWNERS

Thompson, Anthony & Lori
5051 De Ann Drive
Bloomington, IN 47404

Prop. Location: 3320 S Allendale DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/2

Date Inspected: 03/25/2013
Primary Heat Source: Electric
Property Zoning: RS
Number of Stories: 1

Inspectors: John Hewett
Foundation Type: Crawl Space
Attic Access: N/A
Accessory Structure:

The Monroe County Assessors records indicate that this structure was built in 1978.
These are the minimum egress requirements for Dwellings built or altered between 1978 and 1980:

Clear height: 24 inches
Clear width: 18 inches
Sill height: not more than 48 inches above finished floor
Openable area: 4.75 square feet

Living room

22-10 x 11-0

Install the missing switch adjacent to the door. BMC16.04.060(c)

Install a finished floor covering to the subfloor. BMC16.04.060(a)

Replace the missing/broken electrical receptacle and switch cover plates. BMC 16.040.060(a)

Dining room

14-0 x 15-0

Replace the missing/broken electrical receptacle and switch cover plates. BMC 16.040.060(a)

Show documentation that the fireplace has been inspected within the last twelve months, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. BMC 16.01.060(f)

Mechanical room

No violations noted.

Kitchen

8-2 x 11-6

No violations noted.

Back Hall

Replace the missing/broken electrical receptacle and switch cover plates. BMC 16.040.060(a)

Garage

No violations noted.

Bathroom

Replace the worn out switch for the light over the mirror. BMC16.04.060(c)

Replace the missing doors on the vanity. BMC16.04.060(a)

SE bedroom 11-8 x 10-3, NW bedroom 10-10 x 13-9

The emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 1978. The relevant code is the 1978 Indiana Building Code, section: 1404.

Openable area required:	4.75sq. ft.	Existing area:	5.21 sq. ft.
Clear width required:	18"	Existing width:	34.5"
Clear height required:	24"	Existing height:	21.75"
Maximum sill height:	48" above finished floor	Existing sill:	31.5"

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

NE bedroom 10-3 x 12-9

Repair the broken window. BMC 16.04.060(b)

Every window must open easily and remain open using hardware that is part of the window. When the east window is opened the top sash falls. Repair this window to remain in place when the bottom sash is lifted. BMC 16.04.060(b)

The emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 1978. The relevant code is the 1978 Indiana Building Code, section: 1404.

Openable area required:	4.75sq. ft.	Existing area:	5.21 sq. ft.
Clear width required:	18"	Existing width:	34.5"

Clear height required: 24" Existing height: 21.75"
Maximum sill height: 48" above finished floor Existing sill: 31.5"

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

NW bathroom

Replace the missing protective cover for the light fixture. BMC 16.04.060(e)

Replace the missing toilet tank. BMC 16.04.060(C)

Exterior

Repair the damaged gutter at the NE corner of the house. BMC16.04.050(a)

Clean debris from the roof, gutters and downspouts. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(garage door)

Other requirements

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection or a **\$25.00 fine will be levied**. BMC 16.12.050 (d) and 16.10.030(b)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied.** BMC16.12.040 and 16.10.030(b)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: July 17, 2013

Petition Type: An extension of time to complete repairs.

Petition Number: 13-TV-75

Address: 550 Graham Place

Petitioner: Candi Mullis

Inspector: John Hewett

Staff Report: May 7, 2013 Cycle Inspection
 May 29, 2013 Sent report
 June 18, 2013 Received the Appeal

The petitioner is requesting an egress variance from the State of Indiana and would like an extension of time to secure this variance and to complete other repairs.

Bedroom Egress window information:

Openable area required: 4.75 sq. ft.	Existing area: 4.89 sq. ft.
Clear width required: 18"	Existing width: 30"
Clear height required: 24"	Existing height: 23.5"
Maximum Allowable Sill Height: 48" above finished floor	Existing sill: 31 "

Staff recommendation: Grant the extension

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: September 17, 2013

Attachments: Cycle Report, Appeal form



RECEIVED
JUN 17 2013

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

BY:

Property Address: 550. E Graham Place

Petitioner's Name: CANDI Mullis

Address: 621 N Walnut 47404 / P.O. Box 1112

City: Bloomington State: IN Zip Code: 47402

Phone Number: 812 339 2115 Email Address: Cmullis@parkermgmt.com

Property Owner's Name: Curry Land Trust II

Address: 6226 N. Union Valley Rd

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812 876 4368 Email Address: _____

Occupants: Anna Bree, Keith Hughes

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Housing Property Maintenance Code (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 13-TV-75

SEE REVERSE

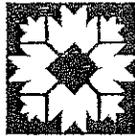
Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Please give extension of time to complete the application process for the required window variance from the Dept of Homeland Security. I am requesting the extension till Aug 30, 2013

Signature (required): *C. Mullis*

Name (please print): Candi Mullis Date: 6/18/13

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
Housing and Neighborhood Development

MAY 29 2013

Cycle Report

453

OWNERS

Curry Land Trust II
6226 N. Union Valley Road
Bloomington, IN 47404

AGENT

Parker Real Estate Management
P O Box 1112
Bloomington, IN 47402

Prop. Location: 550 E Graham PL
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/2/5

Date Inspected: 05/07/2013	Inspectors: John Hewett
Primary Heat Source: Electric	Foundation Type: Basement
Property Zoning: RM	Attic Access: Yes
Number of Stories: 2	Accessory Structure:

Monroe County Assessor's records indicate this structure was built in 1982.

Minimum emergency egress requirements for the time of construction:

Openable area required: 4.75 sq. ft.

Clear width required: 18"

Clear height required: 24"

Maximum Allowable Sill Height: 48" above finished floor

Interior

Room dimensions are in the file or listed on the previous cycle inspection reports.

Entry, 1/2 Bath, Kitchen, Living room

No violations noted.

Basement

Main room, Mechanical room

No violations noted.

2nd Floor

E bedroom, W bedroom

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1983. The relevant code is the 1980 Indiana Building Code, section: 1204.

Openable area required:	4.75 sq. ft.	Existing area:	4.89sq. ft.
Clear width required:	18"	Existing width:	30"
<u>Clear height required:</u>	<u>24"</u>	Existing height:	23.5"
Maximum sill height:	48" above finished floor	Existing sill:	31"

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Bathroom

No violations noted.

Exterior

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition to Rescind Variance**

Meeting Date: 17 July 2013
Petition Type: Rescind a Variance
Petition Number: 13-RV-076
Address: 1211 W. 20th St.
Petitioner: HAND
Inspector: Michael Arnold
Staff Report: 04 June 2013 Cycle Inspection
 19 June 2013 Sent report

On 09 October 2002 this property was previously granted a variance to the minimum ceiling height requirements of the Property Maintenance Code. This requirement is no longer a part of the Bloomington Municipal Code; therefore the variance must be rescinded by the Board of Housing Quality Appeals.

Staff Recommendation: Rescind the variance
Conditions: None
Attachments: Application, Cycle Inspection



RECEIVED
JUN 20 2013

BY:

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 1211 W 20th ST

Petitioner's Name: HAND

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Property Owner's Name: RICHARD M SCHUNK

Address: 2105 E ARDEN DR

City: B State: Ind Zip Code: 47401

Phone Number: _____ Email Address: _____

Occupants: _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Housing Property Maintenance Code (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 13-RV-76

SEE REVERSE

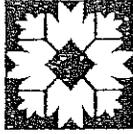
Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Property no longer required to have clay
ht variance per current PAC

Signature (required): _____

Name (please print): _____ Date: _____

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
Housing and Neighborhood Development

Cycle Report

6806

OWNERS

=====

Mcclung, Richard A.
2105 E. Arden Drive
Bloomington, IN 47401

AGENT

=====

Mackie Properties, Llc
P.O. Box 236
Ellettsville, IN 47429

Prop. Location: 1211 W 20th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/5

Date Inspected: 06/04/2013
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

Inspectors: Mike Arnold
Foundation Type: Basement
Attic Access: No
Accessory Structure: none

VARIANCE

10/09/2002 Special exception to the minimum ceiling height requirement in the dining room, kitchen and southeast bedroom, with the condition that no head obstructions be installed in violation of the Building Code, and hardwired smoke detection must be installed throughout the house.

This property was previously granted a variance to the minimum ceiling height requirements of the Property Maintenance Code. This requirement is no longer a part of the Bloomington Municipal Code; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit.

Interior:

General:

Verify interconnection of the smoked detectors at reinspection.

Basement/Cellar:

Provide operating power to smoke detector. IC 22-11-18-3.5 (Verify present and functioning).

Main Level:**Living Room (16-0 x 13-0):**

Properly install a weather strip on the entrance door to exclude air infiltration as completely as possible, and to substantially exclude rain. BMC 16.04.060(a)

Repair the broken window. BMC 16.04.060(b) (Storm window North wall).

Repair window to latch securely. BMC 16.04.060(b) (North Wall).

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b) (West wall-North and South windows).

Dining Room:

Repair window/slider to latch securely. BMC 16.04.060(b) (South).

Kitchen:

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 and BMC 16.04.060(b)

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. The owner of a structure containing two or more dwelling units, a multiple occupancy or a rooming house shall be responsible for extermination of pests. The tenant of a single family detached home shall be responsible for extermination of pests after occupying the premises for thirty (30) days unless the infestation is caused by defects in the premises – in which case the owner shall be responsible for extermination of pests.

If the presence of pests is determined to be the result of actions taken, or not taken, by any tenant, said tenant shall be liable for fines in accordance with Chapter 16.09 of this Title. This Section pertains only to whose responsibility it is to eradicate the pests; it does not pertain to, regulate. Or discuss which party to the lease is to ultimately pay for the pest eradication. BMC 16.04.090

Repair/replace the deteriorated flooring at the washing machine. BMC 16.04.060(a)

Re-attach the dryer exhaust line. BMC 16.04.060(b)

Bathroom:

Replace the missing vent cover. BMC 16.04.060(a)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Hallway:

Install a smoke detector in an approved location. If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

NE Bedroom (11-0 x 11-0):

Repair the outlets to be properly wired. BMC 16.04.060(b) (Test as open ground or reverse wired).

Provide operating power to smoke detector. IC 22-11-18-3.5

Center Bedroom (11-0 x 9-0):

Properly wire the outlet on the north wall. BMC 16.04.060(b) (Test s as reverse wired).

Replace the broken/missing outlet cover plate. BMC 16.04.060(a) (South wall).

Scrape and paint interior surfaces where paint is peeling or wood is exposed. BMC 16.04.060(f)

SE Bedroom (10-0 x 9-0):

Install a smoke detector in an approved location. If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Repair/replace the outlet to function as intended. BMC 16.04.060(b) (South wall).

Exterior:

Scrape and paint interior surfaces where paint is peeling or wood is exposed. BMC 16.04.060(f)

Replace the missing spindles on the deck/stair hand/guardrail. BMC 16.04.060(a)

Remove the vines and overgrowth from the bedroom windows. BMC 16.04.050(b)

Secure the crawl/basement vent in the wall. BMC 16.04.050(b)

Properly seal the cracks in the foundation walls. BMC 16.04.050(a)

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e) (Properly trim/prune).

Required Documentation:

A completed copy of the Tenants & Owners Rights and Responsibilities Summary must be provided to the office or reviewed with the inspector within 60 days of the date of the inspections or a \$25.00 fine will be levied. BMC 16.03.060(c) and BMC 16.10.030(b)

A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC16.03.050 and BMC 16.10.030(b)

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm

BMC 16.01.060(f) and 16.04.060 (c)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.050(d)

This is the end of this report.