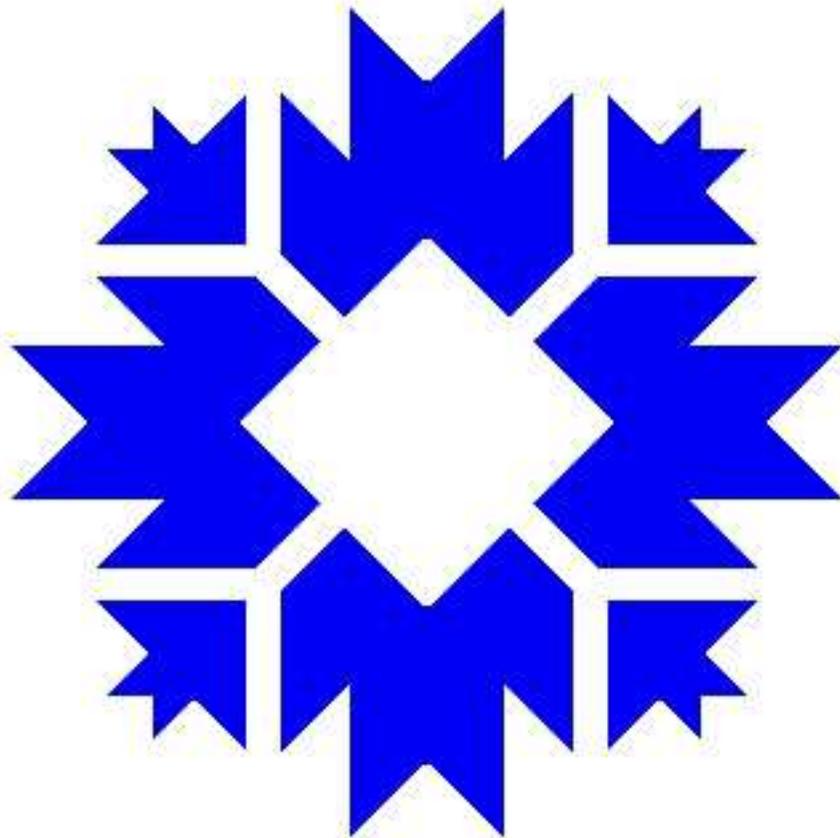


Board of Public Works Meeting

November 19, 2013



AGENDA
BOARD OF PUBLIC WORKS
(This Meeting May be Televised)

A Regular Meeting of the Board of Public Work to be Held Tuesday, November 19, 2013 at 5:30 p.m., in the City Council Chambers of City Hall at Showers, 401 N. Morton Street, Bloomington, Indiana.

- I. MESSAGES FROM BOARD MEMBERS**
- II. APPROVAL OF MINUTES – November 5, 2013**
- III. PETITIONS & REMONSTRANCES**
- IV. TITLE VI ENFORCEMENT**
- V. HEARINGS FOR NOISE APPEAL**
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
 - 1. Resolution 2013-13: Request to Encroach into Public Right of Way with Fence in 300 Block of W. 14th Street**
 - 2. Request Permission to Seek Bids for the W. 17th Street Sidewalk Project (Madison Street to College Avenue)**
 - 3. Request to Place Temporary Construction Trailer in the Public Right of Way at 520 N. College Avenue**
 - 4. Authorization to Use Public Streets, Showers Commons and Plaza for the 2014 Farmers' Market Season**
 - 5. Request for Noise Permit for the Red Kettle Run 5K Walk/Run (Saturday, 12/7)**
 - 6. Request to Uphold Order to Vacate and Repair Unsafe Structure at 2601 N. Walnut Street**
- VIII. STAFF REPORTS & OTHER BUSINESS**
- IX. APPROVAL OF CLAIMS**
- X. ADJOURNMENT**

The Board of Public Works meeting was held on Tuesday, November 5, 2013 at 5:30 p.m. in the Council Chambers of City Hall at Showers, 401 N. Morton Street, Bloomington, Indiana with Charlotte Zietlow presiding.

**REGULAR MEETING
OF THE BOARD OF
PUBLIC WORKS**

Present: Charlotte Zietlow
James McNamara

ROLL CALL

City Staff: Susie Johnson – Director of Public Works
Rick Alexander – Engineering
Mike Arnold – HAND
Joe VanDeventer - Street
Miah Michaelson – ESD
Mick Renneisen – Parks & Recreation
Jackie Moore - City Legal
Patricia Mulvihill – City Legal
Chris Smith - Public Works
Laurel Waters – Public Works

No messages

**MESSAGES FROM
BOARD MEMBERS**

McNamara made a motion to approve the minutes of the October 22, 2013. Zietlow seconded the motion. The motion passed. Minutes approved as submitted.

**APPROVAL OF
MINUTES**

None

**PETITIONS &
REMONSTRANCES**

None

**TITLE VI
ENFORCEMENT**

None

**HEARINGS FOR NOISE
APPEALS**

OLD BUSINESS

Mike Arnold introduced himself. This was on the agenda for the last meeting but had been pulled. The owner has provided a contract with dates, and will be followed up by construction. The deadline for the work to be finished on this property is January 1, 2014. Mike explained they have put out a bid for removal by the City, as well, so a contractor is in place should the owner not follow through on his

**Permission to Extend
Time to Remove Unsafe
Structure at 333 N. Clark
Street**

agreement by the deadline. Staff is asking that both the agreement with the property owner, and the agreement for removal by the City be approved. This way if the property owner does not meet his deadline of January 1st, then the City can move forward with removal on January 2nd.

Patty Mulvihill, City Legal, introduced herself. She stated she has met with the owner twice. He has been told he will have this one last opportunity because the City doesn't really want to have to take this structure down. Staff would feel comfortable if the City's contract was signed so the City could move forward on January 2nd if needed.

McNamara moved that the deadline for the removal be extended to January 1, at 333 N. Clark and that the contract to remove that structure be upheld should the structure not be removed by the deadline given to the owner. Zietlow seconded. Motion passed and approved.

NEW BUSINESS

Patty Mulvihill stated this item is separate on the agenda from other Title VI because of legal action. Mulvihill stated she believed the Board was familiar with this property. On July 11th the City issued a notice of violation for the property's grass exceeding a height of 8 inches. The property owner filed an appeal with this Board. The Board upheld the notice of violation. The property owner then challenged the notice of violation in court under constitutional and procedural grounds. When the suit was filed, the property owner also asked for an injunction which would prohibit the City from abating the property pending the resolution of the overall litigation. Mulvihill explained there was a hearing two weeks ago, in front of Judge Haughton. Judge Haughton denied the injunction request and gave the City permission to abate the property provided certain conditions were met. Those conditions included not accessing the cost of the abatement against the property owner unless the litigation is eventually resolved in the City's favor. The City is also prohibited from putting any type of lien on the property. The judge also ordered the City not to landscape the property which might incur further expense. The City must also use an Environmental Planner, Linda Thomson, during the abatement to ensure no permitted vegetation is removed or cut on the property. Mulvihill added the judge and attorney made it clear that the property is in such a state that there may not be a way to save plants that are not in violation of the ordinance; the vegetation is so intermixed, and all parties understood. The City will take every reasonable precaution it can when abating the

Permission to Abate Property for Title 6 Violation at 2611 E. Roundhill Lane

property.

Mulvihill stated staff is here today to request the Board uphold the abatement request. There have been numerous complaints from neighbors over a considerable period of time and the City would like to move forward with bringing the property into compliance, understanding the City will comply with the conditions the Court has placed upon it.

Mulvihill added she has spoken to the property owner's attorney and he advised he would not be present tonight, he had a conflict, and did not ask for a continuance.

Zietlow asked about finding plants that are acceptable. Mulvihill stated staff has met with the property owner's representative earlier this year before the growing season, and also representatives from the Community Justice and Mediation Clinic in the hopes some type of compromise could be reached to avoid this entire process, and no agreement was made. Despite the best efforts, there is a fundamental disagreement about whether or not the City should regulate what is or is not done on a person's property. Mulvihill stated the property owner fundamentally disagrees with the City's decision to regulate the height of grass.

McNamara recalled that part of the effort involved extending the services of the Environmental Planner in the past. Mulvihill stated that is correct, and over the last several years Ms. Thomson has attempted to work with the property owner. Last spring Ms. Thomson's services were offered again and staff was even willing to reach out to other natural landscaping experts to see if they would be willing to come in, but still, at the end of the day, there is a fundamental disagreement about whether or not the City should be able to regulate what types of plants and/or the height of someone's lawn.

Zietlow asked about mediation Mulvihill stated mediation has taken place with no resolution. Mediation has been tried twice and it was unsuccessful.

McNamara made a motion that staff be given permission to abate the property for Title VI violation at 2611 East Roundhill Lane. Zietlow seconded the motion. The motion passed. Permission to abate granted.

Mike Arnold stated this property has been before the Board several times this year. The Board gave permission to seal the property.

Resolution 2013-97:
Notice by Publication to

When the property was sealed it was noticed there was an abandoned structure in the back that was falling down, as well as a fence on the property falling down. In July Orders to Repair the fence, and Order to Remove the Unsafe Structure was brought before the Board. That order has expired. On October 10th, staff received word from the only owner staff could contact that they have been removed from ownership of the property. That was confirmed with the County Recorder's Office. The other owners staff has been unable to find; therefore, staff is now requesting to do a Notice by Publication to remove the structure and to repair the fence. Mike also mentioned that there is a great deal of overgrowth, and should the City need to do this work, it will need to be bush hogged. However, this request is only for permission for Notice by Publication.

**Remove Unsafe Structure
at 207 S. Meadowbrook
Lane**

Zietlow said it looked like a wonderful place for deer to live. Arnold stated according to the neighbors it is a wonderful place for a lot of things to live.

McNamara made a motion to approve Resolution 2013-97: Notice by Publication to Remove Unsafe Structure at 207 S. Meadowbrook Lane. Zietlow seconded the motion. The motion carried. Notice by Publication approved.

Rick Alexander explained this property is located on the southeast corner of 4th & Grant. There has been a restaurant at this location for many years. There is currently outdoor seating in this area as well. The owners are in the process of upgrading this area and are requesting improvements be approved. The deck will be enclosed by a fence. It will also include a handicapped ramp entry to the side door for access. The right of way on 4th Street is unusually wide here. It is 80 feet wide and the improvements appear to be in their front yard, however, this is actually right of way. The existing outdoor seating is in the right of way and has never been officially approved. Since they are making their improvements to the facilities they are requesting the Board allow the encroachments be installed in the right of way. Alexander stated Bruce Storm is present and owns several properties in the area, and has always attempted to keep them in good shape. With this encroachment agreement and Hold Harmless agreement approved, Mr. Storm will be able to move forward with his intended enhancements. Staff recommended approval.

**Resolution 2013-100:
Request to Encroach into
Public Right of Way with
Deck, Fence and Outdoor
Seating at 402 E. 4th
Street**

Bruce Storm introduced himself as the "unofficial Mayor of 4th Street." He stated he loves Bloomington and loves 4th Street. He stated it was old run down tenement houses before he began his work there, and is proud of what has been accomplished. This summer

Public Works vastly improved Grant Street with brick sidewalks, new trees, and lampposts. There is going to be a new restaurant offering Sushi Soup and Sandwiches, and will be quaint, and a nice addition to restaurant row. He stated a new deck will be added with access for handicap.

Zietlow felt restaurant row is quite an achievement.

McNamara made a motion to approve Resolution 2013-100: Request to Encroach into Public Right of Way with Deck, Fence, and Outdoor Seating at 402 E. 4th Street. Zietlow seconded the motion. The motion passed. Resolution 2013-100 approved.

Rick Alexander explained this property is located on the west side of Washington between 2nd & 3rd Streets. The developer has applied for a grading permit and building permit to construct a new apartment building at this location. North of this property the right of way is only 40 feet wide. Just before the lot the right of way increases to 56' in width. All the additional right of way is on the west side. This is an unusual situation, in that its not centered, and puts a burden on that side of the road. The fire department would prefer to have the vault in front of the building due to access issues. There could be room to the north of the building but it would be in the paved area and CBU does not want the pit in that area. The 16' swath of right of way is set back from the buildings to the north. It is unlikely that the City would ever need to use this to widen the road. The bike racks are required by the Planning Department as a condition of approval. They would be approved at the staff level if it were not for the vault encroachment. Staff recommended approval. The Encroachment agreement and Hold Harmless Agreement has been prepared to allow the vault and bike racks. This has been approved by the Plan Commission. The location has been reviewed by staff.

Resolution 2013-101:
Request to Encroach into
Public Right of Way with
Water Meter Vault at 420
S. Washington Street

Steve Brehaub with Smith Neubecker introduced himself. He stated this is a peculiar situation with the right of way. The meter pit location is believed to be far enough back to not impend any work the City might need to do in the future in the right of way.

Zietlow asked about the location. Brehaub stated the building across used to be Ellis Floral and is immediately north of Goldcasters.

McNamara made a motion to approve Resolution 2013-101: Request to Encroach in Public Right of Way with Water Meter Vault at 420 S. Washington Street. Zietlow seconded the motion. The motion passed. Resolution 2013-101 approved.

Miah Michaelsen stated Bloomington Bagel has sponsored this 5K run/walk for several years. The route includes sidewalks only on Dunn, 3rd, 6th, 7th, 10th, and Union Streets, as well as Woodlawn Avenue and Indiana Avenue. The run begins at 7:30 a.m. and is over by 8:30 a.m. on Thanksgiving Day. They anticipate 250 runners/walkers to participate. The Bloomington Police Department has issued a Parade Permit for this event pending BPW approval. Staff recommended approval.

Resolution 2013-102: Use of Public Streets and Sidewalks for the Turkey Trot 5K Run/Walk (Thursday, 11/28)

McNamara asked since only sidewalks are being used, why it would need Board of Public Works approval. Miah stated it is because BPD asks for BPW approval. Miah added BPD appreciates the opportunity for anything that utilizes streets or sidewalks to go through a public meeting process.

McNamara made a motion to approve Resolution 2013-102: Use of Public Streets and Sidewalks for the Turkey Trot 5K Run/Walk on Thursday, November 28th. Zietlow seconded the motion. The motion passed. Resolution 2013-102 approved.

Joe VanDeventer, Director of Street Operations introduced himself. He stated Good Earth Compost and Mulch has agreed to accept the vacuumed leaves from the City of Bloomington Street Department at a cost of \$20.00 per trailer load. The term of the agreement is from October 2013 to May 2014. Good Earth is a locally owned and operated compost and mulch manufacturing facility which has been in business for over 30 years. The compost is made from natural vegetation material such as grass clipping and leaves. Staff recommended approval of the agreement.

Approval of Good Earth Contract for Vacuumed Lead Acceptance

McNamara asked if the City has been charged in the past. Vandeventer stated yes, for what he believed was the last three years. He added, this is the same price as last year.

Zietlow asked how many loads are normally done. Vandeventer stated usually around 400.

McNamara asked if the City does one pass through the City. Vandeventer stated that was correct.

McNamara added this would be a good time for the annual encouragement of "Leave them Lie." McNamara added not only is this the right thing to do environmentally, but also saves taxpayer dollars.

McNamara made a motion to approve the Good Earth Contract for Vacuumed Leaf acceptance. Zietlow seconded the motion. The motion passed. Contract with Good Earth Compost approved.

Mick Renneisen, Director of City of Bloomington Parks & Recreation Department introduced himself. Renneisen stated in the context of saving taxpayer money a landscape company, Mother Nature Landscaping, is interested in adopting the Winslow/High/Rogers roundabout and maintaining it for five years at their expense. This includes planting approximately \$20,000 in landscape material and taking care of it on a monthly basis. This will enhance the esthetics at the site. This is a partnership agreement that assimilates some of the other partnership agreements within the Parks Department. This will save the City money and allows for a landscaping company to come in and do some things to improve the looks of some of the City's roundabouts. Renneisen stated both he and Susie Johnson support this agreement and the Parks Board approved this agreement at their October 22nd meeting. Since the Parks Department does maintain many of the City's medians and roundabouts, that public works installs and owns, this is why the request is coming before the Board for permission to move forward with the Adopt A-Roundabout Agreement. It is hoped this will spur other similar agreements.

Approval of Adopt-A-Roundabout Agreement with Mother Nature Landscaping

Architectural renderings were shown. Renneisen added all prerequisite engineering guidelines have been considered in the design. Adrian and Justin with Engineering have approved the concept.

Zietlow asked how this came about. Mick Renneisen stated it came about through their interest and a professional relationship he had from his own experience with the company. He asked them if they would be interested in doing a pilot program and they reflected their interest immediately. Renneisen stated their intent is to have plant material in the middle that can be moved and changed out seasonally.

Zietlow asked about the Sare Road Roundabout. Renneisen stated the same company expressed an interest just yesterday. Renneisen stated he hoped other landscaping companies see the opportunity as well. It is hoped this one will drive the interest.

Zietlow asked if there will be signage. Renneisen stated there will be signage at the intersection of these streets, very small, very tastefully done. The Parks Board and staff will approve those.

McNamara stated this is also the gateway to the trails. Renneisen stated it is to the Clear Creek Trail and the Goat Farm.

McNamara made a motion to approve Adopt-A-Roundabout Agreement with Mother Nature Landscaping. Zietlow seconded the motion. The motion passed. Adopt-A-Roundabout agreement approved.

Mike Young, Fleet Maintenance Manager, introduced himself. He stated this request is for the agreement for the purchase and installation of the monitoring hardware and software for a fuel monitoring system. The current Gas Boy system is obsolete, is over 25 years old, and there have been a few problems with it. Gas Boy is expensive to maintain and hard to get replacement parts for. Staff requested quotes and looked at four companies and from there two companies. Staff did onsite visits and it came down to Fuel Master, PEI, would best suit the City's needs. They are not the lowest in cost but the system staff felt would suit their needs the best. The system will utilize the City's ID cards and fuel keys to track all fuel that is being used in all City vehicles.

Zietlow asked if the ID goes to a vehicle. Young stated each vehicle will have a key, or pod, as they are called, and then each individual employee will have an ID. The employee ID card will be used as well; this will track both the vehicle and the employee.

Mike stated the cost of the contract is \$44,625.39. Young stated the program will be installed at both the Henderson and Adams sites.

Zietlow asked if the county owned the Adams site. Young explained the county used to own it and now it is a Parks & Recreation building. There has been a contract to sell fuel from that location to some county vehicles.

McNamara made a motion to approve PEI Maintenance and Contracting Agreement for the Installation of Fuel Monitoring Software and Equipment. Zietlow seconded the motion. The motion passed.

Zietlow asked if the other proposals are on file. Young stated yes. Mike added both ITS, Fleet, and Public Works staff looked at several different proposals and they are on file.

Alexander stated at the last meeting Zietlow had asked about Law Lane and Fee. Alexander explained the west bound lane is open on Law Lane, but the east bound is closed. This is due to a steam line installation for the new business building. Staff hopes this will be finished within the next couple of weeks.

**Approval of PEI
Maintenance and
Contracting Agreement
for the Installation of
Fuel Monitoring
Software and Equipment**

**STAFF REPORTS &
OTHER BUSINESS**

Christina Smith stated for the record that the Board will be asked to sign Outdoor Seating and Merchandising Permit #13-39, Noodles & Company at 517 E. Kirkwood Avenue.

McNamara moved to approve claims. Zietlow seconded the motion. The motion passed. Claims approved.

APPROVAL OF CLAIMS

McNamara made motion to adjourn. Zietlow seconded. Meeting adjourned at 6:08 p.m.

ADJOURNMENT

Accepted by:

Charlotte Zietlow, President

James McNamara, Vice President

Dr. Frank N. Hrisomalos, Secretary

Date:

Attest to:



Board of Public Works Staff Report

Project/Event: Res 2013-103 Request to Improve Public Right of Way in 300 Block of West 14th Street

Petitioner/Representative: Chris Sims (owner of 910 North Madison Street)

Staff Representative: Justin Wykoff

Agenda Date: July 30, 2013

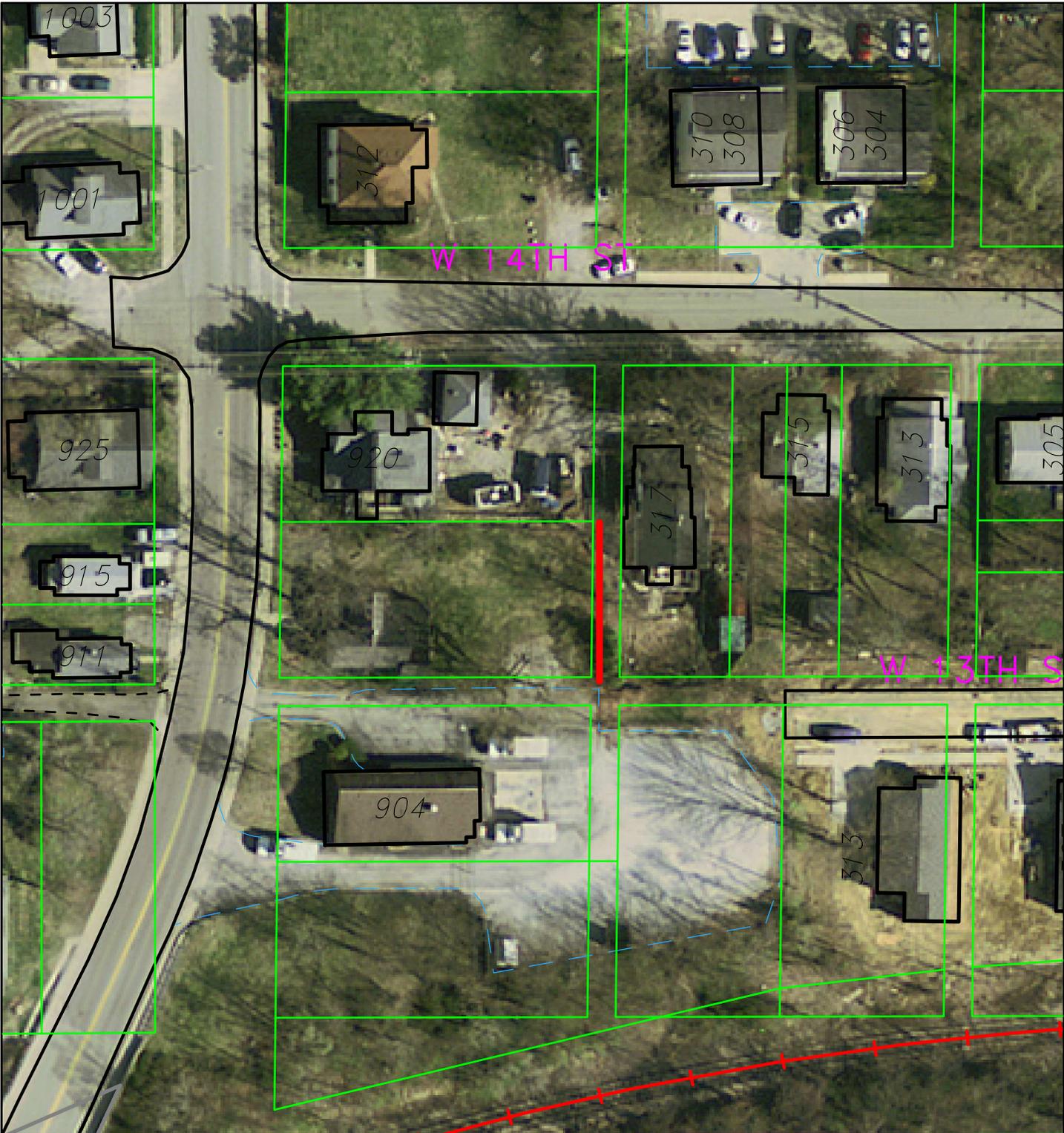
Report:

Chris Sims has requested permission to encroach into a public alleyway located in the 300 Block of West 14th Street. (see map) Mr. Sims currently owns property located at 910 North Madison. Mr. Sims previously requested permission to improve the alley which was discussed at the July 30, 2013 meeting of the Board of Public Works. That decision was tabled, and request later withdrawn by Mr. Sims who then sought to have the alley vacated. After discussions with City Planning, Mr. Sims has now revised his request to seek permission to encroach into the alley with a fence that would extend 6 feet (half) of the 12 foot wide north/south alley. (See Attached Map).

Recommendation and Supporting Justification: Staff recommends approval Resolution 2013-103 allowing the desired fence encroachment using the existing and platted public right of way (alley).

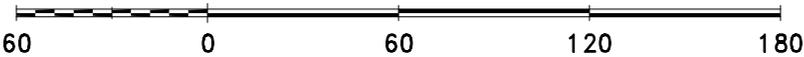
Recommend Approval Denial by

A handwritten signature in blue ink that reads "Justin D. Wykoff".

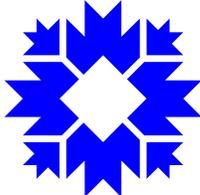


Alley Encroachment Location

By: wykoffj
14 Nov 13



City of Bloomington
Engineering



Scale: 1" = 60'

For reference only; map information NOT warranted.

RESOLUTION 2013-103
BOARD OF PUBLIC WORKS
PUBLIC RIGHT OF WAY ENCROACHMENT AT 300 BLOCK OF WEST 14TH STREET

WHEREAS, Chris B. Sims, and Stephanie K. Sims own Lot #45, in Kenwood Addition to the City of Bloomington, known as 910 North Madison Street and plan to construct a new single family residence on said lot; and

WHEREAS, there exists an adjacent 12 foot wide unimproved north-south public right of way on the property's east border; and

WHEREAS, Chris B. Sims is requesting permission from the Board of Public Works to encroach with a fence within the unimproved north-south public right of way for enclosure to the back of said lot; and

WHEREAS, the City of Bloomington is not willing to vacate said alley, but does not object to Chris B. Sims encroaching within the public right of way by 6 feet (half) of said unimproved north/south alleyway; and

NOW, THEREFORE, BE IT RESOLVED:

That the City of Bloomington Board of Public Works agrees not to initiate any legal action against Chris B. Sims or Stephanie K. Sims, hereinafter referred to as "Owners" regarding the encroachment to a platted alley adjacent to Lot #45, in Kenwood Addition to the City of Bloomington as long as Owners agree that:

1. Owners comply with the requirements contained in the Bloomington Municipal Code, and acknowledge that this resolution does not relieve owner of any applicable zoning or other ordinances or statute that may apply to the property.
2. Owner will make encroachment no farther than 6 feet (half) of said unimproved north/south alleyway.
3. Owner will be responsible for all expenses involved in constructing, surveying, improving, and maintaining the encroachment and will not be compensated by the City of Bloomington.
4. The City and public utility companies retain the right to enter onto this right of way when, in their opinion, such entry is necessitated in order to maintain said right of way, or to perform other duties or functions for which entry on said right of way, in the opinion of the City or utility, is needed.
6. This Resolution shall be effective from the date of passage by the Board of Public Works and written acceptance by Owners. This resolution shall become void if said improvements are not constructed within one year of passage by the Board of Public Works.

BOARD OF PUBLIC WORKS

ACCEPTED AND AGREED TO

Charlotte Zietlow, President

Chris B. Sims, Owner

James McNamara, Vice Pres.

Stephanie K. Sims, Owner

Dr. Frank Hrisomalos, Member

Date:

State of Indiana)
) SS:
County of Monroe)

Before me, the undersigned, a Notary Public in and for said state, personally appeared Chris B. Sims, who acknowledged the execution of the foregoing instrument this _____ day of _____, 2013.

Witness my hand and official seal

Notary Public

My Commission expires: _____
County of Residence: _____

State of Indiana)
) SS:
County of Monroe)

Before me, the undersigned, a Notary Public in and for said state, personally appeared Stephanie K. Sims who acknowledged the execution of the foregoing instrument this _____ day of _____, 2013.

Witness my hand and official seal

Notary Public

My Commission expires: _____
County of Residence: _____

RELEASE, HOLD HARMLESS
AND
INDEMNIFICATION AGREEMENT

WHEREAS, Chris B. Sims, and Stephanie K. Sims (hereinafter referred to as "RELEASORS") desire to use the facilities or public property of the CITY OF BLOOMINGTON (hereinafter referred to as "RELEASEE"), and specifically the right of way adjacent to 910 North Madison Street (north-south alley in 300 Block of West 14th Street), Bloomington, Indiana, which is operated and supervised by the RELEASEE's Board of Public Works, to be allowed to place a fence on a portion of the right of way on the RELEASEE's property for enclosure of the back of that lot; and

WHEREAS, the RELEASEE wishes to cooperate in said endeavor by allowing such encroachment to be placed upon its property;

NOW, THEREFORE, in consideration for the use of the property of RELEASEE for said purposes, the RELEASORS, officers, directors, agents, employees, members, successors and assigns do hereby acknowledge and agree to assume full and complete responsibility for all bodily and personal injuries, including injuries resulting in death, and property damage, claims, actions, damages, liabilities, and expenses, including reasonable attorneys' fees and court costs, which may occur as a result of the use of said property, and for the same consideration hereby agree to indemnify, defend, hold harmless, release, waive and forever discharge the RELEASEE, its officers, directors, agents, employees, successors and assigns, and all other person and entities associated with the RELEASEE, for all bodily and person injuries, including injuries resulting in death, and property damage, claims, actions, damages, liabilities and expenses, including reasonable attorneys' fees and court costs, which may occur as a result of the use of said property, including but not limited to, any claim or claims brought by third parties, whether or not sounding in tort or contract.

RELEASORS hereby expressly agree that the foregoing RELEASE, HOLD HARMLESS AND INDEMNIFICATION AGREEMENT is intended to be as broad as permitted by law and if any portion thereof is not found to be enforceable, it is agreed that the balance shall, notwithstanding, continue in full force and effect.

THE PARTIES, INTENDING TO BE BOUND, HAVE EXECUTED THIS RELEASE, HOLD HARMLESS AND INDEMNIFICATION AGREEMENT.

"RELEASORS"

"RELEASEE"

Chris B. Sims

City of Bloomington

Stephanie K. Sims

Charlotte Zietlow, President
Board of Public Works



Board of Public Works Staff Report

Project/Event: Request for Bids for West 17th Street Sidewalk Project
Madison Street to College Avenue (south side)

Petitioner/Representative: n/a

Staff Representative: Justin Wykoff

Agenda Date: November 19, 2013

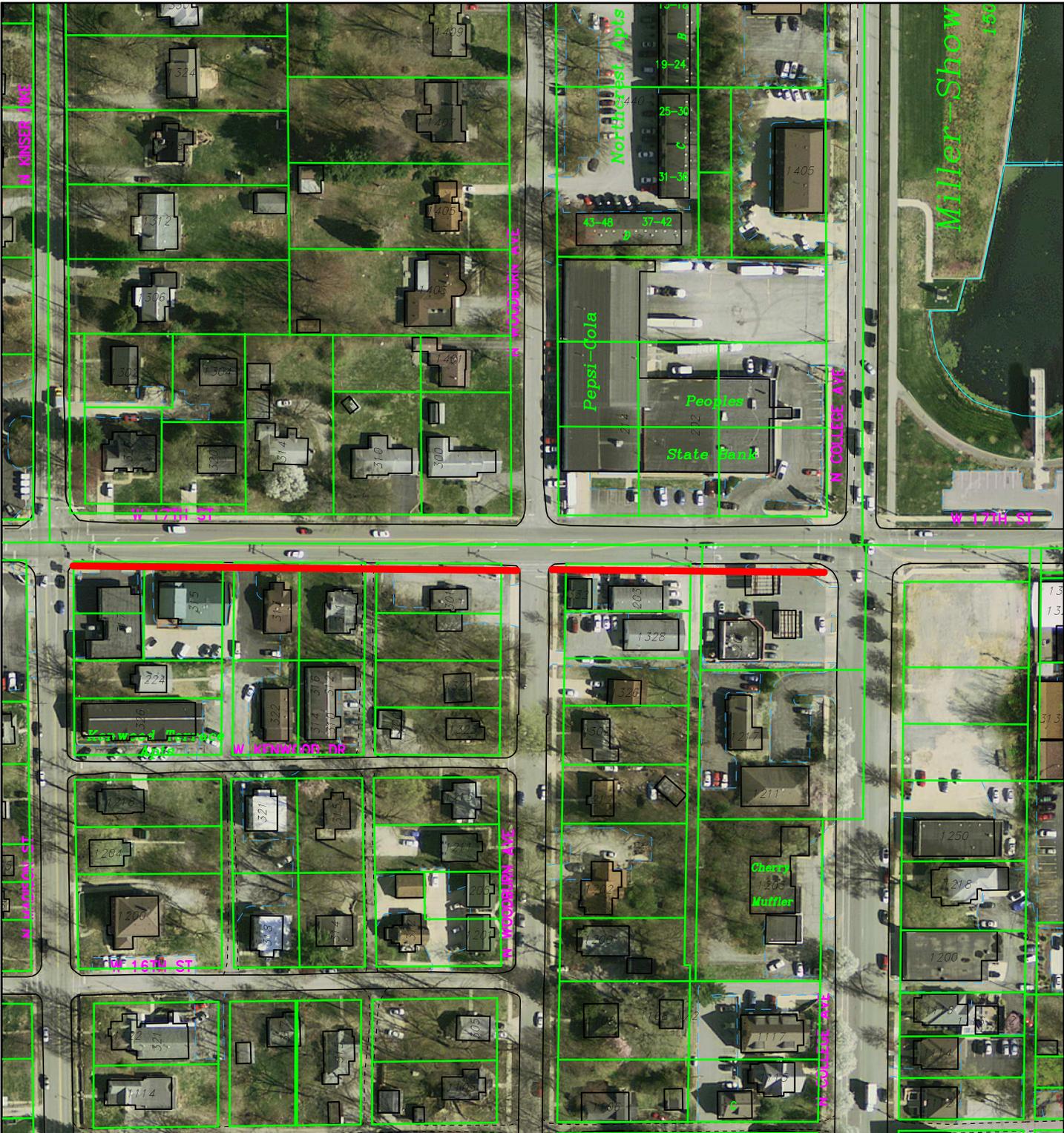
Report:

The City Council Sidewalk Committee has selected to construct a new sidewalk along the South side of West 17th Street between Madison Street and College Avenue (two blocks). Staff would like permission to seek bids for the construction of this project and return with a recommendation at the December 17th meeting of the Board of Public Works.

Recommendation and Supporting Justification: Staff recommends approval allowing staff to solicit bids for the construction of a sidewalk along the south side of 17th Street between Madison Street and College Avenue.

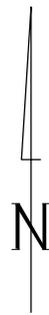
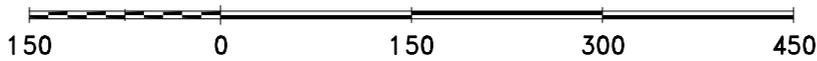
Recommend Approval Denial by

A handwritten signature in black ink that reads "Justin D. Wykoff".

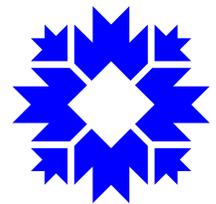


17th Street Sidewalk Project

By: wykoffj
15 Nov 13



City of Bloomington
Engineering



Scale: 1" = 150'

For reference only; map information NOT warranted.



Board of Public Works Staff Report

Project/Event: Request to place temporary construction trailer in the alley at 520 N. College

Staff Representative: Rick Alexander

Petitioner/Representative: Brandt Construction/Nathan Rausch

Date: November 13, 2013

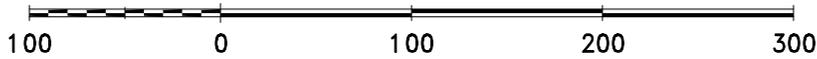
Report: Brandt Construction has won the bid to construct the new 10 North building at 10th and College formerly the home of the Waffle House. As part of the project, the north/south alley to the east must be rebuilt and the elevation changed slightly to allow access to the building's garage. Since the alley will be closed anyway, the contractor would like to place the temporary construction trailer at the south end of the area for 60 days.

Recommendation and Supporting Justification: The alley is closed now for its reconstruction. The adjoining property owners are aware of the need to rebuild the alley. Our director has requested that Brandt provide written documentation that the placement of the trailer will not cause the businesses along Walnut problems with access to their establishments. With the three businesses giving their approval, staff would have no objection to the location of the trailer. Staff recommends approval.

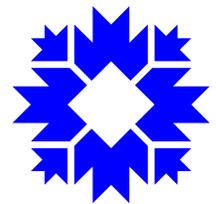
Recommend **Approval** **Denial** by _____



By: alexandr
14 Nov 13



City of Bloomington
Engineering



Scale: 1" = 100'

For reference only; map information NOT warranted.



BENTACORP
1-800-45-SONCO





Board of Public Works Staff Report

Project/Event: Use of Streets & Showers Commons and Showers Plaza for 2014 Farmers' Market

Petitioner/Representative: Bloomington Parks & Recreation

Staff Representative: Miah

Meeting Date: November 19, 2013

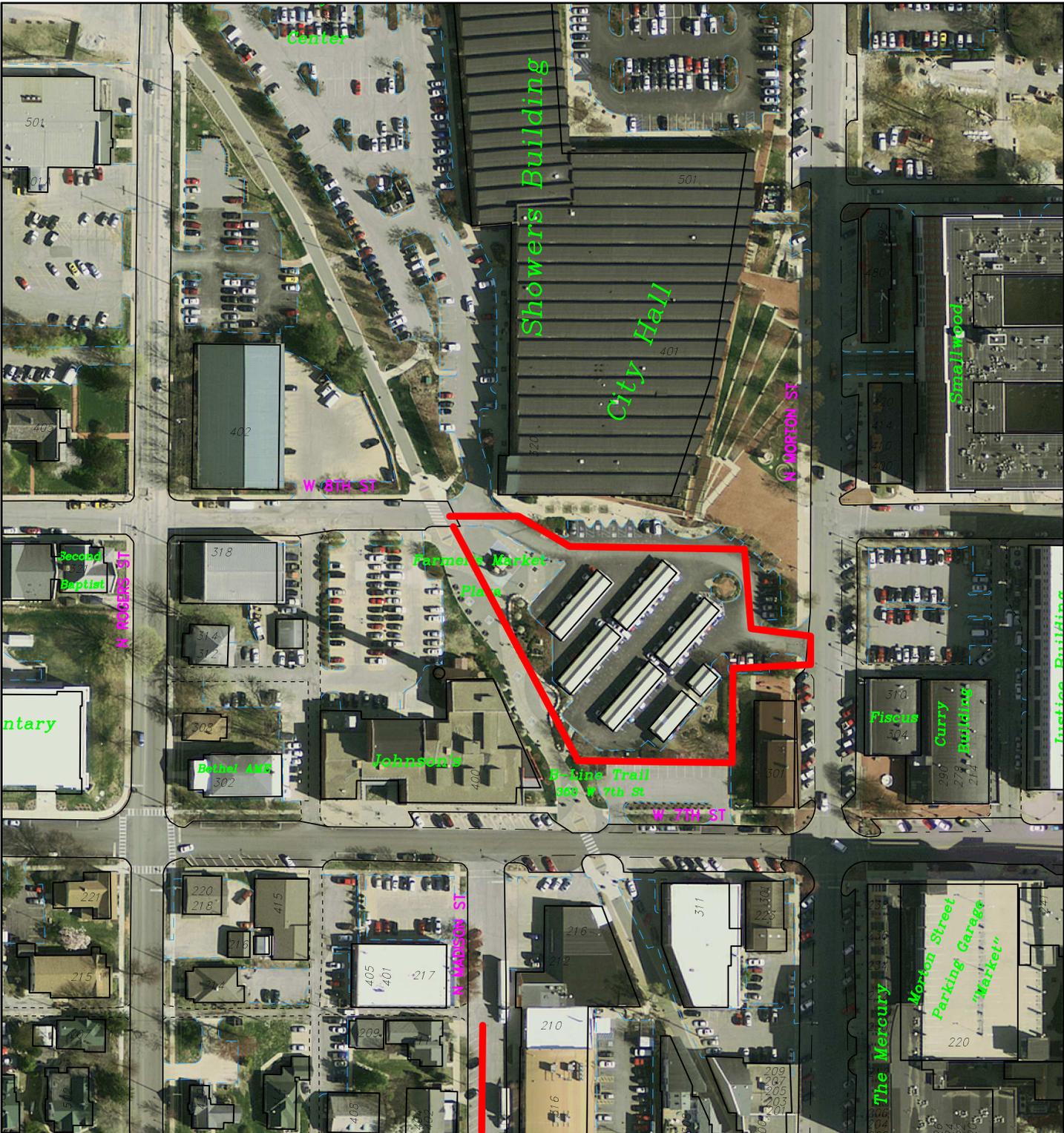
Market Organizers are asking for use of Showers Common and Showers Plaza for the 2014 Saturday Market which begins April 5 and ends on November 29. This includes closing the section of 8th Street between the B-Line Trail and Morton Street. Closure will be from 4:00 a.m. to 2:00 p.m. each Saturday.

They also request permission to use a section of Madison Street adjacent to Bloomingfoods for the Tuesday Market. The Tuesday Market begins June 3 and ends September 30. Closure will be from 2:00 p.m. until 7:30 p.m. Businesses on the north end of the block have full access during this time.

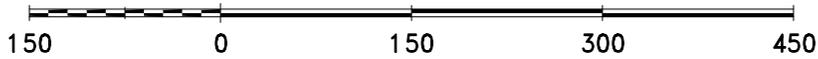
A Noise Permit is also requested for these dates and times.

In 2013 customer attendance at Market exceeded 200,000.

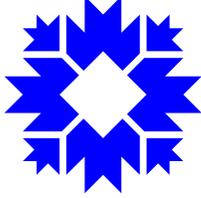
Recommend **Approval** **Denial by** Miah Michaelson



By: smithc
14 Nov 13



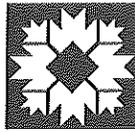
City of Bloomington
Public Works



Scale: 1" = 150'

For reference only; map information NOT warranted.

Corporation Counsel
Margie Rice



City of Bloomington
Legal Department

City Attorney
Vickie Renfrow

Assistant City Attorneys
Susan Failey
Barbara E. McKinney
Jacquelyn F. Moore
Patricia M. Mulvihill
Michael M. Rouker
Greg Small

November 1, 2013

D. Michael Allen
Mallor | Grodner
511 Woodcrest Drive
Bloomington, Indiana 47401

Re: Your Client: Jeffrey S. Jones
Property: 2601 North Walnut Street, Bloomington, Indiana

Dear Mr. Allen:

It is my understanding that you have spoken with my colleague, Greg Small, this afternoon regarding the City's decision to declare your client's property located at 2601 North Walnut Street unsafe. As a result of the property being declared unsafe the City has issued two orders, an Order to Vacate and an Order to Repair. It is my understanding that you have agreed to accept service of these two Orders on behalf of your client.

The Order to Vacate requires a hearing before the City's Board of Public Works; said hearing is scheduled to occur on November 19, 2013, at 5:30 p.m. in the Council Chambers located in City Hall at 401 North Morton Street, Bloomington, Indiana. Both you and your client are permitted to attend his hearing, to present evidence and testimony, and to cross-examine any witnesses who may give testimony. Mr. Small has advised that your client will voluntarily comply with the Order to Vacate and that the structure in question should be vacant of any residents before the November 19th hearing.

Enclosed with this letter you will find several documents. The documents include the following:

- Order to Vacate;
- Notice of Violation;
- Order to Repair;
- Notice of Violation;
- Exhibit A (associated with Notices of Violation);
- Exhibit B (associated with Notices of Violation);
- Fire Inspection Report dated August 19, 2013;
- Fire Inspection Report dated October 28, 2013;
- Complaint Inspection Report dated September 23, 2013; and
- Complaint Inspection Remaining Violations Report dated October 3, 2013.

It is the City's sincerest hope that this matter can be resolved amicably and quickly. Please contact Mr. Small or me within the next few days so that a meeting between our respective clients can occur and so that an agreeable plan of action can be reached.

Mr. Small and I can be reached at (812) 349-3426.

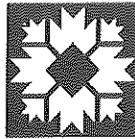
Sincerely,

A handwritten signature in cursive script, appearing to read "Patricia M. Mulvihill".

Patricia M. Mulvihill
Assistant City Attorney

Enclosures (10)

cc: Housing and Neighborhood Development Department
Fire Department
Planning Department



City of Bloomington
Housing and Neighborhood Development

ORDER TO VACATE

November 1, 2013

Jeffrey S. Jones
668 S. College Avenue
Bloomington, IN 47403

Re: 2601 N. Walnut Street (013-26340-01 Hotel Capital Partners Lot 2; 3.36A)

Dear Mr. Jones:

The City of Bloomington's Housing and Neighborhood Development Department ("HAND"), under Indiana Code section 36-7-9-5 and Bloomington Municipal Code Section 17.16.050, issues this **Order to Vacate** the unsafe structure located at the above-referenced property. HAND is required to give all substantial property interest holders in the above-referenced property notice of this **Order to Vacate** the unsafe structure.

The structure is being declared unsafe and this **Order to Vacate** is being issued as a result of inspections conducted by the City of Bloomington Fire Department on August 15, 2013 and October 28, 2013, and an inspection conducted by HAND on August 21, 2013. These three inspections revealed that the property is:

- In an impaired structural condition that makes it unsafe to a person or property;
- A fire hazard;
- A hazard to the public health;
- A public nuisance; and
- Dangerous to a person or property because of violations of Bloomington Municipal Code Title 16, Bloomington Municipal Code Title 18, the Indiana Building Code, the Indiana Electrical Code, and the Indiana Fire Code concerning the building's condition and maintenance.

The law requires a hearing be held in regards to this **Order to Vacate**. The hearing shall be held on November 19, 2013, at 5:30 p.m. in the Council Chambers of City Hall located at 401 North Morton Street, Bloomington, Indiana. The hearing will be conducted by the City of Bloomington Board of Public Works.

You are entitled to appear at the November 19, 2013, hearing with or without legal counsel. You are entitled to present evidence, cross-examine opposing witnesses and present your arguments during this hearing.

If prior to the November 19, 2013, hearing in front of the Board of Public Work, the violations outlined in the Exhibit A attached to the Order to Repair issued simultaneously with this **Order to Vacate**, have been repaired, HAND will rescind this **Order to Vacate**. You should contact HAND upon completion of the repairs to schedule a re-inspection with both the Fire and HAND Departments.

If the Board of Public Works approves this **Order to Vacate** and you fail to vacate the building in accordance with this **Order to Vacate**, the following may occur:

1. The City of Bloomington will have the building vacated.
2. The City of Bloomington's Board of Public Works may charge you for a fine of up to \$5,000.00, under Indiana Code section 36-7-9-7, because if you fail to vacate the building this is considered a willful failure to comply.
3. The City will have to bill you for any costs it incurred in vacating the building.

After you have been issued and received notice of this **Order to Vacate**, you are required under Indiana Code § 36-7-9-27, to supply full information regarding this **Order to Vacate** to a person who takes or agrees to take a substantial property interest in the unsafe property before transferring or agreeing to transfer that interest.

Within five (5) days after transferring or agreeing to transfer a substantial property interest in the above-referenced property, you are required to provide to HAND written copies of the full name, address, and telephone number of the person taking a substantial property interest in the property, and written copies of the legal instrument under which the transfer or agreement to transfer the substantial property interest is accomplished.

If you have any questions concerning this **Order to Vacate**, please, do not hesitate to contact me at (812) 349-3420.

I hereby affirm, to the best of my knowledge, under the penalties of perjury, that the foregoing representation is true.

Lisa Abbott

Lisa Abbott
Director
Housing and Neighborhood Development
401 North Morton Street/P.O. Box 100
Bloomington, Indiana 47402
(812) 349-3401

State of Indiana)
)SS:
County of Monroe)

Subscribed and sworn to before me a Notary Public this 1st day of November 2013.

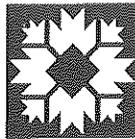


Christina Finley
Name of Notary Public

Christina Finley
Signature of Notary Public

Monroe
Notary Public's County of Residence

4-9-15
Notary's Commission Expires



City of Bloomington
Housing and Neighborhood Development

CITY OF BLOOMINGTON

NOTICE OF ORDINANCE VIOLATION

Date NOV issued: November 1, 2013

Person(s) NOV issued to: Jeffrey S. Jones

Date violation discovered: August 15, 2013
August 21, 2013
October 28, 2013

Location/address of violation: 2601 N. Walnut Street (013-26340-01 Hotel
Capital Partners Lot 2; 3.36A)

Nature of violation/code provision violated: **Bloomington Municipal Code (BMC) § 17.16**

- BMC Title 16
- BMC Title 18
- Indiana Building Code
- Indiana Electrical Code
- Indiana Fire Code

Inspector's Report

Per Fire Inspection reports dated August 15, 2013 and October 28, 2013 and a Housing and Neighborhood Development Complaint Inspection report dated August 21, 2013, the above noted structure has been declared unsafe for the following reasons: (1) it is in an impaired structural condition that makes it unsafe to a person or property; (2) it is a fire hazard; (3) it is a hazard to the public health; (4) it is a public nuisance; and (5) it is dangerous to person or property because of the above-referenced ordinance and state code violations. Because the above-referenced structure is unsafe the property owner has been ordered to vacate the structure until such time that certain enumerated repairs have been made, and to continue making additional repairs even once the property is permitted to be reoccupied.

Exhibit A contains a list of violations and the repairs necessary to rectify said violations on or before November 18, 2013. Upon remediation of the violations listed in Exhibit A the **Order to Vacate** will be rescinded.

Exhibit B contains a list of violations and the repairs necessary to rectify said violations on or before December 2, 2013.

All work shall be done in accordance with the locally adopted building, electrical and fire codes and standards. No work shall commence until such time as all local building permits have been received.

Once the required repairs have been made, please call Housing and Neighborhood Development (HAND) so an inspection can be done to determine compliance.

Relevant Code Citations

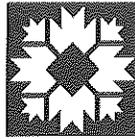
BMC § 17.16.020 adopts Indiana Code §§ 36-7-9-1—36-7-9-28 by reference. Indiana Code § 36-7-9-4, Unsafe building and unsafe premises described, states in section (a) “For purposes of this chapter, a building or structure, or any part of a building or structure, that is:

- (1) In an impaired structural condition that makes it unsafe to a person or property;
- (2) A fire hazard;
- (3) A hazard to the public health;
- (4) A public nuisance;
- (5) Dangerous to a person or property because of a violation of a statute or ordinance concerning building condition or maintenance; or
- (6) Vacant and not maintained in a manner that would allow human habitation, occupancy, or use under the requirements of a statute or an ordinance; considered an unsafe building.

BMC § 17.16.040 (f) states, in part, “Unsafe building or structure means any building or structure or part of building or structure that is ... in any of the conditions or possesses any of the defects described below, provided that such conditions or defects exist to the extent that life, health, property, or safety of the public or its occupants are endangered:

- (ll) Whenever any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure, provided by the building regulations of this city, or of any law or ordinance of this state or city relating to the condition, location, or structure of buildings;
- (nn) Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangements, inadequate light, air or sanitation facilities, or otherwise, is determined by the enforcement authority to be unsanitary, unfit for human habitation, or in such condition that it is likely to cause sickness or disease.

Copies of all inspection reports prepared by either the Fire Department or HAND are also included for your review.



City of Bloomington
Housing and Neighborhood Development

ORDER TO REPAIR

November 1, 2013

Jeffrey S. Jones
668 S. College Avenue
Bloomington, IN 47403

Re: 2601 N. Walnut Street (013-26340-01 Hotel Capital Partners Lot 2; 3.36A)

Dear Mr. Jones:

The City of Bloomington's Housing and Neighborhood Development Department (HAND), pursuant to Indiana Code Section 36-7-9-5 and Bloomington Municipal Code Section 17.16.050, is issuing this **Order to Repair** the unsafe structure located at the above referenced address. HAND is required to give all substantial property interest holders in the above-referenced property notice of this **Order to Repair** the unsafe structure.

The structure is being declared unsafe and this **Order to Repair** is being issued as a result of inspections conducted by the City of Bloomington Fire Department on August 15, 2013 and October 28, 2013, and an inspection conducted by HAND on August 21, 2013. These three inspections revealed that the property is:

- In an impaired structural condition that makes it unsafe to a person or property;
- A fire hazard;
- A hazard to the public health;
- A public nuisance; and
- Dangerous to a person or property because of violations of Bloomington Municipal Code Title 16, Bloomington Municipal Code Title 18, the Indiana Building Code, the Indiana Electrical Code, and the Indiana Fire Code concerning the building's condition and maintenance.

You have until November 18, 2013 to repair those portions of the structure listed in the attached Exhibit A. You have until December 2, 2013 to repair those portions of the structure listed in the attached Exhibit B. The attached Notice of Ordinance Violation (NOV) contains the details of the violations, a summary of the violation history and both previously mentioned exhibits.

The law does not require a hearing for this **Order to Repair** to be issued. However, you or any person holding a fee interest, life estate interest, or equitable interest of a contract purchaser in this property, may request a hearing in writing and delivered to the City of Bloomington's HAND Department at 401 North Morton Street, Bloomington, Indiana within ten (10) days after the date of this Order. **This Order to Repair becomes final ten (10) days after it has been**

issued, if you or any other person holding an interest in this property has not requested a hearing.

If the Order to Repair is not complied with, the following may occur:

1. HAND may hire a contractor to fulfill the obligations of the **Order to Repair**.
2. HAND may fulfill the obligations of the **Order to Repair** itself.
3. If HAND has to hire a contractor to fulfill the obligations of the **Order to Repair** or must fulfill the obligations of the **Order to Repair** itself, each person who holds a fee interest, life estate interest, or equitable interest of a contract purchaser in the unsafe premises from the date of this **Order to Repair** to the time that the work is completed, is jointly and severally responsible for certain costs; including the actual cost of the work performed and reasonable processing expenses.
4. If any assessed costs remain unpaid, HAND shall execute a judgment in the Monroe Circuit Court against any and all of the aforementioned parties; said judgment is a debt and lien on all real and personal property of each named individual.

Per Indiana Code § 36-7-9-27, if, after you have been issued and received notice of this **Order to Repair** and you have not complied, you must supply full information regarding this **Order to Repair** to a person who takes or agrees to take a substantial property interest in the unsafe premises before transferring or agreeing to transfer that interest, and within five (5) days after transferring or agreeing to transfer a substantial property interest in the unsafe premises, you must supply HAND with written copies of the full name, address, and telephone number of the person taking a substantial property interest in the property, and the legal instrument under which the transfer or agreement to transfer the substantial property interest is accomplished.

If you have any questions concerning this **Order to Repair**, please, do not hesitate to contact me at (812) 349-3420.

I hereby affirm, to the best of my knowledge, under the penalties of perjury, that the foregoing representation is true.

Lisa Abbott

Lisa Abbott
Director
Housing and Neighborhood Development
401 North Morton Street/P.O. Box 100
Bloomington, Indiana 47402
(812) 349-3401

State of Indiana)
)SS:
County of Monroe)

Subscribed and sworn to before me a Notary Public this 1st day of November 2013.

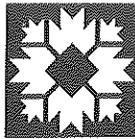
Christina Finley
Name of Notary Public



Christina Finley
Signature of Notary Public

Monroe
Notary Public's County of Residence

4-9-15
Commission Expires



City of Bloomington
Housing and Neighborhood Development

CITY OF BLOOMINGTON

NOTICE OF ORDINANCE VIOLATION

Date NOV issued: November 1, 2013

Person(s) NOV issued to: Jeffrey S. Jones

Date violation discovered: August 15, 2013
August 21, 2013
October 28, 2013

Location/address of violation: 2601 N. Walnut Street (013-26340-01 Hotel
Capital Partners Lot 2; 3.36A)

Nature of violation/code provision violated: **Bloomington Municipal Code (BMC) § 17.16**

- BMC Title 16
- BMC Title 18
- Indiana Building Code
- Indiana Electrical Code
- Indiana Fire Code

Inspector's Report

Per Fire Inspection reports dated August 15, 2013 and October 28, 2013 and a Housing and Neighborhood Development Complaint Inspection report dated August 21, 2013, the above noted structure has been declared unsafe for the following reasons: (1) it is in an impaired structural condition that makes it unsafe to a person or property; (2) it is a fire hazard; (3) it is a hazard to the public health; (4) it is a public nuisance; and (5) it is dangerous to person or property because of the above-referenced ordinance and state code violations. Because the above-referenced structure is unsafe the property owner has been ordered to vacate the structure until such time that certain enumerated repairs have been made, and to continue making additional repairs even once the property is permitted to be reoccupied.

Exhibit A contains a list of violations and the repairs necessary to rectify said violations on or before November 18, 2013. Upon remediation of the violations listed in Exhibit A the **Order to Vacate** will be rescinded.

Exhibit B contains a list of violations and the repairs necessary to rectify said violations on or before December 2, 2013.

All work shall be done in accordance with the locally adopted building, electrical and fire codes and standards. No work shall commence until such time as all local building permits have been received.

Once the required repairs have been made, please call Housing and Neighborhood Development (HAND) so an inspection can be done to determine compliance.

Relevant Code Citations

BMC § 17.16.020 adopts Indiana Code §§ 36-7-9-1—36-7-9-28 by reference. Indiana Code § 36-7-9-4, Unsafe building and unsafe premises described, states in section (a) “For purposes of this chapter, a building or structure, or any part of a building or structure, that is:

- (1) In an impaired structural condition that makes it unsafe to a person or property;
- (2) A fire hazard;
- (3) A hazard to the public health;
- (4) A public nuisance;
- (5) Dangerous to a person or property because of a violation of a statute or ordinance concerning building condition or maintenance; or
- (6) Vacant and not maintained in a manner that would allow human habitation, occupancy, or use under the requirements of a statute or an ordinance; considered an unsafe building.

BMC § 17.16.040 (f) states, in part, “Unsafe building or structure means any building or structure or part of building or structure that is ... in any of the conditions or possesses any of the defects described below, provided that such conditions or defects exist to the extent that life, health, property, or safety of the public or its occupants are endangered:

- (ll) Whenever any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure, provided by the building regulations of this city, or of any law or ordinance of this state or city relating to the condition, location, or structure of buildings;
- (mm) Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangements, inadequate light, air or sanitation facilities, or otherwise, is determined by the enforcement authority to be unsanitary, unfit for human habitation, or in such condition that it is likely to cause sickness or disease.

Copies of all inspection reports prepared by either the Fire Department or HAND are also included for your review.

Exhibit A

All items listed in this Exhibit shall be repaired on or before November 18, 2013.

The Order to Vacate issued on November 1, 2013 will not be rescinded until all items listed in this Exhibit A are repaired and the repairs have been verified by City officials.

Unit 104:

It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090

Living Room:

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

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

Unit 106:

It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090

Unit 108:

Main Room:

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

Unit 110:

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)

Unit 114:

Living Area:

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

Unit 118:

Main Room:

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

Replace broken receptacles behind the night stand. BMC 16.04.060(b)

Unit 120:

Re-install the HVAC unit in the wall. BMC 16.04.060(c)

Properly install a doorknob and lock. BMC 16.04.060(c)

Unit 122:

Living Area:

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

Bathroom

Replace the missing electrical junction box and cover plate over the bath sink. BMC 16.04.060(b)

Unit 124:

Correct the polarity of the electrical receptacles on the east and west walls. The hot and ground conductors are reversed. BMC 16.04.060(b)

Replace the missing electrical junction box cover plate on the east wall. BMC 16.04.060(b)

Properly reinstall the AC/heater unit. BMC 16.04.060(c)

Unit 126:

Living Room:

Repair/replace the outlet on the east wall to be properly wired. BMC 16.04.060(b)

Replace the missing door knob on the entry door. BMC 16.04.060(a)

Unit 128:

Replace the missing doorknob on the entry door. BMC 16.04.060(a)

Repair the top deadbolt to function as intended on the separation door between the units, also missing striker plate. BMC 16.04.060(a)

Unit 130:

It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090

Main Room:

Replace broken receptacles behind the night stand. BMC 16.04.060(b)

Unit 132:

Bathroom:

Repair the GFCI outlet to function as intended. BMC 16.04.060(b)

Unit 134:

Correct the polarity of the electrical receptacle on the north wall. The hot and neutral conductors are reversed. BMC 16.04.060(b)

Properly reinstall the AC/heater unit. BMC 16.04.060(c)

Unit 136:

It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(b)

Repair or replace the pass thru door to function as intended and lock securely. BMC 16.04.060(a)

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)

Properly repair or replace the damaged and deteriorated pipe in the wall behind the sink that has a hole in it. BMC 16.04.060(a) & BMC 16.04.060(b)

Unit 142:

Front Sleeping Area:

A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. The aisle(s) shall be continuous, unobstructed,

and a minimum of 36 inches in width in accordance with the locally adopted fire code. Rearrange the items in this room to allow the door to open fully. BMC 16.06.060

Unit 200:

It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090

Living Room:

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

Unit 208:

It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090

Unit 210:

Living Room:

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. BMC 16.04.020(a)(5); 2009 IEC Article 406(D)(3)

Unit 214:

Bathroom:

Replace non-functioning GFCI electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

Unit 216:

Repair/ replace the GFCI receptacle to trip. BMC 16.04.060(c)

Unit 218:

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)

Unit 220:

Correct the polarity of the electrical receptacle on the west wall. The hot and neutral conductors are reversed. BMC 16.04.060(b)

Unit 224:

Living Room:

Repair the outlet to be wired properly and secure it to the wall. BMC 16.04.060(b) (hot/ground reverse wired).

Replace the missing heater-A/C unit. BMC 16.04.060(c)

Vanity Area:

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

Bathroom:

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

Unit 226:

Living Area

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

Unit 228:

Main Room:

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

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

Replace the missing knob on the entry door so that it functions as intended and is secure. BMC 16.04.060(a)

Bathroom:

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

Unit 236:

Properly correct the polarity of the outlet powered by the switch at the entry door. It is improperly wired. BMC 16.04.060(b)

Correct the polarity of the electrical receptacles on the right and left walls. The hot and neutral conductors are reversed. BMC 16.04.060(b)

Unit 238:

Repair or replace the pass thru door to function as intended and be free from holes. BMC 16.04.060(a)

Unit 240:

Living Room:

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

Unit 242:

Bathroom:

Properly install/wire (or replace) GFCI protected receptacle so that it functions as intended. BMC 16.04.060(b)

Unit 244:

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

Correct the polarity of the electrical receptacle on the left (bed) wall. The hot and neutral conductors are reversed. BMC 16.04.060(b)

Properly reinstall the AC/heater unit. BMC 16.04.060(c)

Properly install a lockset on the adjoining room door. BMC 16.04.060(c)

Bath:

Ground-Fault Circuit-Interrupter (GFCI) receptacles shall be installed and maintained in accordance with the requirements of Indiana Electric Code at the time the structure was built or remodeled. BMC 16.04.020

Unit 105:

Living Room:

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

Bathroom:

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

Unit 109:

It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090

Main Room:

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

Unit 111:

Properly install a doorknob and lock. BMC 16.04.060(c)

Bathroom:

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

Unit 113:

It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090

Main Room

Replace broken receptacles along all the walls and provide approved cover plates. BMC 16.04.060(b)

Unit 117:

Living Area:

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

Unit 119:

Vanity Area:

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

Unit 121:

Main Room

Properly reinstall the wall HVAC unit. BMC 16.04.060(a)

Unit 127:

Correct the polarity of the electrical receptacle on the right wall (facing into room from entry). The hot and neutral conductors are reversed. BMC 16.04.060(b)

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

Unit 129:

It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090

Living Room

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

Unit 131:

Main Room

Replace the broken window. BMC 16.04.060(b)

Replace broken receptacles behind the night stand. BMC 16.04.060(b)

Bathroom:

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

Unit 133:

Main Room:

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

Unit 141:

Replace the broken passage door. BMC 16.04.060(a)

Unit 203:

It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090(a) and (e)

Unit 213:

Living Room:

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

Unit 219:

Bathroom:

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

Unit 221:

Living Area:

Replace the Heating/Air conditioner unit. BMC 16.04.060(c)

Bathroom:

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

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

Unit 223:

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

Unit 225:

Living Room:

Replace the missing heater-A/C unit. BMC 16.04.060(c)

Vanity Area:

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

Unit 229:

Provide back-up operating power to smoke detector, it beeps as if the battery is bad. IC 22-11-18-3.5

Server Closet:

The electrical wiring for the air conditioner is improperly installed. The use of lamp cord is not code compliant. Provide permanent wiring in this room to the air conditioner. BMC 16.04.060(c)

Provide permanent wiring for the servers. The use of multiple extension cords and power strips in line is not code compliant. BMC 16.04.060(c)

Unit 231:

Living Room:

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

Vanity Area:

Replace the defective GFCI receptacle. BMC 16.04.060(b)

Unit 233:

Living Room:

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

Replace the missing doorknob. BMC 16.04.060(a)

Replace the missing heater-A/C unit. BMC 16.04.060(c)

Bathroom:

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

Unit 237:

Replace/remove the broken A/C outlet. BMC 16.04.060(b)

Unit 239:

Sitting Room/Kitchen:

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

Left Bathroom:

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

Unit 243:

Living Room:

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

Secure the smoke detector to its base. IC22-11-18-3.5

Unit 245:

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

Bathroom:

Power strip, extension cords and appliance cords shall not pass through the bathroom door to access an outlet. BMC 16.04.020 (Indiana Electric Code Art. 250 and 400).

Unit 269:

Bathroom Sink Area:

Replace the missing/broken electrical junction box and cover plate. BMC 16.04.060(b)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a) (1); 1008.1.8

Unit 271:

Properly install a doorknob and lock. BMC 16.04.060(c)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a) (1); IBC 1008.1.8

Install the HVAC unit. BMC 16.04.060(c)

Unit 273:

Living Area:

Replace or repair the locking mechanism on the front window. BMC 16.04.060(b)

Repair or replace the Heating/Air conditioning unit. BMC 16.04.060(c)

Properly install a doorknob and lock. BMC 16.04.060(c)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a) (1); IBC 1008.1.8

Unit 275:

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

Properly install a doorknob and lock. BMC 16.04.060(c)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a) (1); IBC 1008.1.8

Unit 277:

Living Area:

Repair or replace the Heating/Air conditioning unit. BMC 16.04.060(c)

Properly install a doorknob and lock. BMC 16.04.060(c)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a) (1); IBC 1008.1.8

Unit 279:

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

Properly install a doorknob and lock. BMC 16.04.060(c)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a) (1); IBC 1008.1.8

Unit 281:

Properly install a doorknob and lock. BMC 16.04.060(c)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a)
(1); IBC 1008.1.8

Install the HVAC unit. BMC 16.04.060(c)

Manager's Apartment:

Living Room (21-10 x 11-11):

Replace all missing electrical receptacle and junction box cover plates. BMC
16.040.060(a)

Properly terminate all loose wires in an approved junction box. BMC 16.04.060(b)

Kitchen (13-8 x 10-10):

Repair the GFCI outlet to function as intended. BMC 16.04.060(b)

Properly secure the loose GFCI receptacle. BMC 16.04.060(b)

West Hall

Repair the west entry door to function as intended. BMC 16.04.060(b)

Northwest Bedroom:

Eliminate the coaxial cable coming out of the outlet. BMC 16.04.060(b)

NE Bedroom:

Remove the cord and plug that is passing through the wall to plug into the outlet on the
east wall. BMC 16.02.040 (Indiana Electric Code Art. 250 and 400)

SE Bedroom/Bath:

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

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

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

Common Structure:

Repair the emergency lighting to light as intended. BMC 16.04.060(b) and IFC 1027.5 and 1006.1

Middle Ballroom/Banquet Room:

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

Replace the missing/broken electrical junction box and cover plate. BMC 16.04.060(b)

Back Storage Room :

Properly repair/replace & secure ceiling tile. BMC 16.04.060(a)

Bar Area:

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

Dining Room:

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. (SOUTH WALL) BMC16.04.020(a)(5); 2009 IEC Article 406(D)(3)

South Banquet Room:

Repair the receptacle on the north wall to have correct polarity, Hot/Neutral reverse. BMC 16.04.060(b)

Replace the stained and/or sagging ceiling tiles. BMC 16.04.060(a)

North Banquet Room:

Properly ground the electrical receptacles on the south and west walls. 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)

Storage/Sink Room:

Properly terminate all circuits in the panel. BMC 16.04.020 and BMC 16.04.060(b)

Correct the polarity of the electrical receptacles on the east wall. There are pen neutrals on these receptacles. BMC 16.04.060(b)

Exterior:

Replace the deteriorated conduit, wiring and outlets along the East wall (front of structure). All wiring and conduit shall be installed in accordance with the requirements set forth in the Indiana Electrical Code. BMC 16.04.050(b)

Remove any padlocks or barriers from any means of egress, particularly exit doors. IFC 1028.3

Repair fire detection and alarm system to function properly. This will require the use of a certified alarm technician. IFC 901.6

All exit accesses and exits shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency. The exterior stairway appears to be structurally deficient, proof of safety shall be provided by a licensed structural engineer. IFC 1028.2

All doors marked as exit points shall have working panic and fire exit hardware and be easily opened and accessible. IFC 1008.1.9 and 1027.8

All handrails shall be adequate in strength and attachment in accordance with the Indiana Building Code. IFC 1012.1

Properly repair/replace the flooring in the stairwell to eliminate loose tiles and trip hazards. BMC 16.04.050(a) (Stair across from Unit 100)

Properly repair/replace the flooring in the stairwell to eliminate loose tiles and trip hazards. BMC 16.04.050(a) (Stair across from Unit 101)

Replace the deteriorate door frame at the lowest level west wall, south end of the structure. BMC 16.04.050(a)

Replace all missing entry door knobs. BMC 16.04.050(b)

Repair the broken glass in the door at Unit 241. BMC 16.04.050(b)

Properly repair the balcony wall north of Unit 141. BMC 16.04.050(a)

Repair/replace the tile on the steps at the SW corner of the structure. BMC 16.04.050(a)

Repair the handrail and insure it is secure a capable of holding normally imposed loads. BMC 16.04.050(b)

Properly secure the handrail and the balcony wall between Units 241 – 245. BMC 16.04.050(b)

Remove the hasp from the outside of the door of Unit 271 prior to occupancy. BMC 16.04.020(a); 1008.1.8

Properly repair/replace the flooring in the stairwell to eliminate loose tiles and trip hazards. BMC 16.04.050(a) (Stair across from Unit 144).

Repair the deteriorated flooring at Unit 217. BMC 16.04.050(a)

Repair the deteriorated flooring between Units 237 and 237. BMC 16.04.050(a)

Manager's Apartment Deck:

Properly repair the deck and replace all loose, broken or deteriorated members. BMC 16.04.050(b)

Common Structure:

Repair the conduit to be uninterrupted to the light at the front awning. BMC 163.04.050(b) (The elbow has pulled away from the light fixture).

The permanent sign on the east wall shall be wired in a permanent manner and not be plugged into an outlet. BMC 16.02.040 (Indiana Electric Code. Art. 250 and 400).

Exterior outlets in ground just south of the entrance shall be wired in a permanent manner, not with a plug to an outlet, and the wiring shall be in conduit. BMC 16.02.040 (Indiana Electric Code Art. 250 and 400).

Secure the cable line to the structure. BMC 16.04.050(b) (North wall).

Repair the dead outlet adjacent to the cable wire to function as intended. BMC 16.04.050(b) (North wall).

Properly cover and terminate the wires and cover the open junction box at the lower level of the north wall at the NW corner of the structure. BMC 16.04.050(b)

Properly secure the outlets north of the entrance and replace the broken outlet. BMC 16.04.050(b)

The permanent sign on the east wall shall be wired in a permanent manner and not be plugged into an outlet. BMC 16.02.040 (Indiana Electric Code. Art. 250 and 400).

Exterior outlets in ground just south of the entrance shall be wired in a permanent manner, not with a plug to an outlet, and the wiring shall be in conduit. BMC 16.02.040 (Indiana Electric Code Art. 250 and 400).

Properly cover and terminate the wires and cover the open junction box at the lower level of the north wall at the NW corner of the structure. BMC 16.04.050(b)

Properly repair the concrete around the manhole east of the drive thru canopy. BMC 16.04.050(a).

Pool Area:

Repair this GFCI outlet to function as intended. BMC 16.04.060(b)

Replace the missing electrical fixtures around the pool or properly terminate the wiring and cover boxes with proper cover plates. BMC 16.04.050(b)

Exhibit B

All items listed in this Exhibit shall be repaired on or before December 2, 2013.

Unit 100:

Remove all dead bugs and organisms from this room. BMC 16.04.060(a)

Replace the hot water escutcheon on the tub faucet handle. BMC 16.04.060(c)

Replace the cracked tile above the cold water faucet in the tub. BMC 16.04.060(c)

Scrape and paint the ceiling above the tub where paint is peeling. BMC 16.04.060(f)

Unit 104:

Living Room

Repair the loose carpet around the base perimeter of the room. BMC 16.04.060(a)

Vanity Area:

Caulk the sink counter top to prevent water infiltration into the walls.
BMC 16.04.060(c)

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

Bathroom:

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

Unit 106:

Bathroom Area:

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

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

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

Unit 108:

Bathroom:

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

Unit 114:

Bathroom:

Replace all damaged or missing grout in the bathtub/shower surround. BMC 16.04.060(a)

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

Unit 116:

Bathroom:

Repair the tile at the bathtub faucet and knobs. BMC 6.04.060(a)

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

Unit 118:

Main Room:

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

Bathroom:

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

Remove the deteriorated caulking from between the tub and surround and properly replace. BMC 16.04.060(a)

Unit 122:

Bathroom:

Replace broken mirror over bath sink. BMC 16.04.060(a)

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

Unit 124:

Remove all dead bugs and organisms from this room. BMC 16.04.060(a)

Once the interior painting is complete all light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(a)

Bath:

Clean and sanitize the toilet. BMC 16.04.060 (b)

Install a working flush valve set in the toilet tank. BMC 16.04.060(c)

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

Replace the missing shower head. BMC 16.04.060(c)

Replace the missing sink drain trap. BMC 16.04.060(c)

Unit 126:

Living Room:

Properly repair and surface coat the ceiling above the window. BMC 16.04.060(a)

Replace the missing finished floor covering. BMC 16.04.060(a)

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

Repair/replace the outlet on the west wall. BMC 16.04.060(b)

Kitchenette:

Replace the missing finished floor covering. BMC 16.04.060(a)

Secure the range outlet to the wall. BMC 16.04.060(b)

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

Properly repair and surface coat the hole in the wall adjacent to the range outlet. BMC 16.04.060(b)

Repair/replace the range hood to function as intended. BMC 16.04.060(c)

Replace the missing light switches and cover plate. BMC 16.04.060(b)

Bathroom:

Replace the missing stool reservoir tank cover. BMC 16.04.060(a)

Unit 128:

Remove all dead bugs and organisms from this room. BMC 16.04.060(a)

Replace the missing/broken electrical receptacle cover plates in this unit. BMC 16.040.060(a)

Living Room:

Replace the missing light switch and receptacle cover plates in this unit. BMC 16.04.060(b)

Repair the hanging receptacle on the east wall. BMC 16.04.060(b)

Install the carpet in this unit. BMC 16.04.060(a)

Bathroom:

Repair the protective cover for the light fixture, hanging down. BMC 16.04.060(c)

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

Replace the missing "P" trap under the sink. BMC 16.04.060(b)

Replace the deteriorated waste and overflow for the tub. BMC 16.04.060(b)

Replace the missing shower head. BMC 16.04.060(b)

Properly repair the bathtub and all of its fixtures. BMC 16.04.060(c)

Replace the missing toilet tank lid. BMC 16.04.060(c)

Unit 130:

Bathroom:

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)

Unit 132:

Bathroom:

Replace all damaged or missing grout in the bathtub/shower surround. BMC 16.04.060(a)

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

Unit 134:

Repair the hole in the wall next to the headboard ledge. BMC 16.04.060(a)

Repair the hole in the wall next to the outlet on the south wall. BMC 16.04.060(a)

Repair the leak in the drain trap under the sink. BMC 16.04.060(c)

Bathroom:

Eliminate the drip in the bathtub faucet. BMC 16.04.060(c)

Remove the moldy caulk and properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Clean and sanitize the entire bathroom. BMC 16.04.060(b)

Unit 136:

Main Room:

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

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

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the holes in the wall above the sink. BMC 16.04.060(a)

Replace the missing shower head. BMC 16.04.060(a)

Unit 142:

Bathroom:

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

Rear Sleeping Area:

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

Unit 144:

Living Area:

Front Room/ Rear Room:

Properly repair, then clean and surface coat damaged or stained ceiling area. BMC 16.04.060(a)

Repair the surface of the ceiling where it meets the wall to be free of cracks. BMC 16.04.060(a)

Unit 200:

Living Room:

Replace the missing cover for the heater-A/C unit. BMC 16.04.060(c)

Vanity Area:

Secure the loose and hanging clothes rack to the wall. BMC 16.04.060(a)

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

Secure the loose sink faucet. BMC 16.04.060(c)

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(a)

Replace the broken toilet tank lid. BMC 16.04.060(c)

Unit 204:

Repair/replace the broken sink vanity front and secure the vanity to the wall. BMC 16.04.060(a)

Unit 208:

Main Room:

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

Bathroom:

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

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

Remove the old deteriorated and moldy caulk. Properly re-seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 210:

Bathroom:

Repair/replace the peeling wallpaper. BMC 16.04.060(a)

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

Unit 214:

Bathroom:

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

Repair or replace the damaged and broken vanity. BMC 16.04.060(a)

Unit 218:

Bathroom:

Remove all mold and mildew from the ceiling above the sink area. BMC 16.04.060(b)

Unit 220:

Properly secure the loose receptacle on the east wall. BMC 16.04.060(b)

Replace the broken electrical receptacle cover plate on the east wall. BMC 16.040.060(a)

Replace the broken vanity. BMC 16.04.060(a)

Unit 222:

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

Repair the sink vanity. The front is loose. BMC 16.04.060(a)

Unit 224:

Living Room:

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

Vanity Area:

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

Bathroom:

Replace the missing toilet seat. BMC 16.04.060(a)

Secure the loose toilet paper holder. BMC 16.04.060(a)

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

Unit 226:

Living Area

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Bathroom:

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Install approved control knobs and faucet assembly. BMC 16.04.060(a)

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. BMC 16.04.060(b)

Unit 228:

Main Room:

Replace the molded carpeting. BMC 16.04.060(a)

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

Bathroom:

Properly secure the vanity. BMC 16.04.060(a)

Unit 234:

Bathroom:

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

Unit 238:

Main Room:

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

Unit 240:

Living Room:

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

Install the missing receptacle cover plate on the south wall. BMC 16.04.060(b)

Bathroom:

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

Unit 242:

Living Area:

Re-secure cover plate to cable wire. BMC 16.04.060(a)

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 244:

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

Scrape and paint the ceiling where paint is peeling. BMC 16.04.060(f)

Properly repair the broken door jamb on the adjoining room door. BMC 16.04.060(c)

Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 101:

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

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

Unit 103:

Remove all dead bugs and organisms from this room. BMC 16.04.060(a)

Repair or replace the torn carpeting to eliminate a trip hazard. BMC 16.04.060(b)

Unit 105:

Bathroom:

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

Unit 107:

Bathroom:

Properly repair or replace cracked and broken sink countertop. BMC 16.04.060(a)

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

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

Living Area:

Properly seal the entire perimeter of the Heat/Air conditioner unit. BMC 16.04.060(a)

Unit 109:

Bathroom:

Remove all the moldy and deteriorated caulking from the shower surround and properly re-caulk. BMC 16.04.060(a)

Replace the broken toilet tank lid. BMC 16.04.060(a)

Unit 111:

Replace the missing/broken electrical receptacle cover plates. BMC 16.040.060(a)

Unit 113:

Main Room:

Repair or replace the entry door to function as intended and latch correctly and securely. BMC 16.04.060(b)

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

Bathroom:

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

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

Unit 115:

Scrape and paint the ceiling over the door where paint is peeling. BMC 16.04.060(f)

Repair or replace the torn carpeting to eliminate a trip hazard. BMC 16.04.060(b)

Properly secure the sink faucet. BMC 16.04.060(c)

Secure toilet to its mountings. BMC 16.04.060(c)

Replace the broken flush handle on the toilet. BMC 16.04.060(c)

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

Properly re-hang the towel bar over the bathroom switch. BMC 16.04.060(c)

Unit 117:

Bathroom:

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

Repair the surface of the ceiling above the front door to be free of peeling paint and sagging materials. BMC 16.04.060(a)

Unit 119:

Living Room:

Repair/replace the worn carpet adjacent to the entry door. 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)

Paint the stained ceiling. BMC 16.04.060(f)

Vanity Area:

Repair/replace the cracked sink counter top. BMC 16.04.060(c)

Bathroom:

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

Remove the old caulking around the tub and replace with new caulking. BMC 16.04.060(b)

Unit 121:

Main Room:

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

Remove all mold and mildew from the walls and ceilings. BMC 16.04.060(a)

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

Bathroom:

Replace the broken bathroom vanity. BMC 16.04.060(a)

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

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

Unit 125:

Replace the missing/broken electrical receptacle cover plate at the HVAC unit. BMC 16.040.060(a)

Unit 129:

Living Room:

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

Bathroom:

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

Unit 131:

Main Room:

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

Bathroom:

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

Remove the old deteriorated and moldy caulk. Properly re-seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 133:

Main Room:

Secure the outlet to the wall. BMC 16.04.060(b) (West wall).

Unit 135:

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

Bathroom:

Replace the missing stool tank cover. BMC 16.04.060(a)

Unit 141:

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)

Unit 201:

Living Room:

Secure the loose receptacles on the east wall. BMC 16.04.060(b)

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(a)

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

Unit 203:

Main Room:

Repair or replace the pass thru door to function as intended and latch. BMC 16.04.060(a)

Unit 205:

Bathroom:

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

Unit 207:

Determine the source of the water on the floor and eliminate the leak. BMC 16.04.060(c)

Unit 211:

Bathroom:

Properly secure the vanity. BMC 16.06.040(a)

Unit 213:

Living Room:

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

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(a)

Unit 215:

Bathroom:

Properly repair or replace broken sink countertop. BMC 16.04.060(a)

Unit 221:

Living Area:

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Properly repair, then clean and surface coat damaged or stained ceiling area. BMC 16.04.060(a)

Bathroom:

Determine the source and eliminate the water leak in ceiling south of the bathroom. BMC 16.04.060(b)

Unit 225:

Living Room:

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

Vanity Area:

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

Clean and/or replace the stained sink counter top. BMC 16.04.060(c)

Bathroom:

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

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

Unit 227:

Bathroom:

Properly remove the mold and mildew from the ceiling above the sink area. BMC 16.04.060(a) & BMC 16.04.060(b)

Unit 229:

Properly treat the mold/mildew on the walls of the sink area. BMC 16.04.060(a)

Server Closet:

Install drywall or other approved material over the exposed craft paper faced insulation. BMC 16.04.060(a)

Unit 231:

Living Room:

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

Bathroom:

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

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

Unit 233:

Living Room:

Replace the cracked receptacle cover plate on the south wall. BMC 16.04.060(b)

Vanity Area:

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

Unit 235:

Living Room:

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

Bathroom:

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

Unit 237:

Repair/replace the missing a/c unit or properly seal and surface coat the opening. BMC 16.04.060(a)(b)

Properly repair and surface coat the ceiling above the window. BMC 16.04.060(a)

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

Unit 239:

Sitting Room/Kitchen:

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

Left Bathroom:

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

Unit 243:

Living Room:

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

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(a)

Mechanical Room – 2nd Floor:

Repair the north water to function as intended. BMC 16.04.060(c)

Repair the south water heater to have a temperature/pressure relief valve discharge tube.

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)

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

Install the wiring splice for the water pump to be inside a junction box. BMC 16.04.060(b)

Unit 245:

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

Unit 269:

Bathroom Sink Area:

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. BMC 16.04.060(b)

Properly install a doorknob and lock. BMC 16.04.060(c)

Unit 273:

Living Area:

Clean and remove all mold from surfaces of the walls. BMC 16.04.060(d)

Bathroom:

Repair the hole in the wall above the bathroom sink. BMC 16.04.060(a)

Clean and remove all mold from surfaces of the walls and tub. BMC 16.04.060(d)

Replace the missing/broken electrical junction box and cover plate. BMC 16.04.060(b)

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. BMC 16.04.060(b)

Unit 275:

Repair the broken sink vanity. BMC 16.04.060(a)

Unit 277:

Living Area:

Clean and remove all mold from surface of walls. BMC 16.04.060(d)

Bathroom:

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

Replace the missing tank lid on toilet. BMC 16.04.060(a)

Clean and remove all mold from surface of walls and door. BMC 16.04.060(d)

Unit 279:

Properly treat the mold/mildew on the walls of the sink area. BMC 16.04.060(a)

Unit 281:

All units shall conspicuously display the unit's address number on the front of the unit. BMC 16.04.100

Replace the missing mirror. BMC 16.04.060(A)

Manager's Apartment:

Living Room (21-10 x 11-11):

Properly secure the loose receptacle in the built-in shelves on the east wall. BMC 16.04.060(b)

Kitchen (13-8 x 10-10):

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

Scrape and paint interior the ceiling where paint is peeling. BMC 16.04.060(f)

West Hall:

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

Northwest Bedroom:

Properly secure the loose receptacle, and install it to be flush with the wall. BMC 16.04.060(b)

Eliminate the mold on the walls. BMC 16.04.060(b)

Southwest Bedroom (12-7 x 10-6):

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

NE Hall to Exterior:

Repair holes/damage in the walls. BMC 16.04.060(a)

NE Bedroom:

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

Properly repair and surface coat the damage to the ceiling. BMC 16.04.060(a)

NE Bathroom:

Properly repair and surface coat the damage to the ceiling and walls. BMC 16.04.060(a)

Replace the globe on the exhaust fan. BMC 16.04.060(b)

SE Bedroom/Bath:

Remove all mold and mildew from the surfaces of the walls and ceilings. BMC 16.04.060(b)

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

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

Middle Ballroom/Banquet Room:

Replace the broken/missing outlet cover plate on the south wall by the front entrance. BMC 16.04.060(a)

Back Storage Room :

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(b)

South Banquet Room:

Restore power to the SE receptacle and tighten. BMC 16.04.060(C)

Replace the missing/broken electrical receptacle cover plates. BMC 16.040.060(a)

Properly repair or remove the torn and hanging wallpaper in this room. BMC 16.04.060(a)

Men's Restroom:

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

Install the missing TPR tube on the water heater:
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)

Storage/Sink Room:

Replace the cover on the electric service panel. BMC 16.04.020 and BMC 16.04.060(b)

Properly repair the wall and the ceiling in this room in a workmanlike manner. BMC 16.04.060(a)

Women's Bathroom:

Replace the stall door and repair it to function as intended. BMC 16.04.060(a)

Repair or replace all missing or loose tiles in the bathroom. BMC 16.04.060(a)

Repair the faucet and handles to function as intended (handles turn all the way to the wall, faucet drips). BMC 16.04.060(c)

Provide a cover for the floor drain/access. BMC 16.04.060(b), (c)

Exterior:

Properly repair/replace/remove the damaged/deteriorated chain link fence along the west side of the parking lot. BMC 16.04.050 (a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(This item has a deadline of 21 August 2014).

Repair/alter the red trim overhang to prevent water dripping onto the walkway and to prevent birds and other rodents from nesting. BMC 16.04.050(b)

Properly repair/replace all missing/damaged condensate lines to eliminate water dripping on/through the walkways. BMC 16.04.050(c)

Properly repair/.replace all windows covered with plywood. BMC 16.04.050(b)

Replace the missing cleanout cap at the SE corner of the structure adjacent to the parking lot. BMC 16.05.060(b)

Seal around the sensors on the west wall of the walkway north of units 100 and 101. BMC 16.04.050(a)

Properly repair and surface coat damaged portions of the walls in the stairwell. BMC 16.04.050(a) (Across from Unit 101)

Properly repair the loose plywood and red metal trim around the soffits and roof of the structure above Unit 229. BMC 16.04.050(a)

Repair the ceiling of the balcony to Unit 144. BMC 16.04.050(a)

Properly seal the open areas in the exterior walls of the SW portion of the structure (above and below windows and where exhaust pipes have been removed. BMC 16.04.050(a)

Properly repair and surface coat the deteriorated portions of the ceiling of the walkway at the SW corner of the structure (All levels) and eliminate the source of the water causing damage on the top level. BMC 16.04.060(a)

Replace the deteriorate door frame at the lowest level west wall, south end of the structure. BMC 16.04.050(a)

Properly repair the balcony wall north of Unit 141. BMC 16.04.050(a)

Replace the missing protective cover for the light fixture. BMC 16.04.060(c) (Top of SW stairs)

Repair the deteriorated area of the walkway in front of the fire extinguisher box north of Unit 135. BMC 16.04.050(a)

Repair the ceiling damage above the walkway at the fire extinguisher between units 235 and 237. BMC 16.04.050(a)

Properly secure the cable wires at the SW corner walkway – east end. BMC 16.04.050(c)

Repair the seam in the ceiling above Unit 232. BMC 16.04.050(a)

Repair the deteriorated walkway and smooth the hump in front of Unit 226. BMC 16.04.050(a)

Properly repair and surface coat damaged portions of the walls in the stairwell. BMC 16.04.050(a) (Across from Unit 144)

Properly caulk (weather strip) the new windows in Units 231, 233, 235, 237. BMC 16.04.050(a)

Seal the hole around the phone/cable lines where it penetrates the wall above the Manager's Apartment door. BMC 16.04.060(a)

Repair or replace the leaking pvc water pipe in the corridor, front of room 271. BMC 16.04.050(a)

Properly repair the concrete outside unit 126 in a workmanlike manner. BMC 16.04.050(a)

Properly repair the concrete outside units 217, 223 and 225 in a workmanlike manner. BMC 16.04.050(a)

Common Structure:

Repair the conduit to be uninterrupted to the light at the front awning. BMC 16.04.050(b) (The elbow has pulled away from the light fixture).

Repair the dead outlet adjacent to the cable wire to function as intended. BMC 16.04.050(b) (North wall).

Properly secure the outlets north of the entrance and replace the broken outlet. BMC 16.04.050(b)

Properly repair the concrete around the manhole east of the drive thru canopy. BMC 16.04.050(a).

Pool Area:

Properly repair the walls around the pool in a workmanlike manner (west wall, west side of pool; south side of pool; north wall, northwest corner: Brick façade is pulling away from wall) (bricks and concrete broken, paint peeling, etc.). BMC 16.04.050 (a), (b), (e)

Replace the missing/broken electrical receptacle cover plate for the GFCI outlet on the northwest corner outside the pool fence. BMC 16.04.060(a)

City of Bloomington
Fire Prevention Bureau
812-332-9763
Bloomington, IN 47402

Date of Notice: August 19, 2013

Inspection Date: August 15, 2013

University Inn
2601 N WALNUT
Bloomington, IN 47404

Inspector: Clapp, Tim

NOTICE OF FIRE & SAFETY VIOLATIONS: You are hereby notified that a Fire Inspection of your premises has been made. The following Fire Prevention Code Violation(s) are listed on the attached page.

ORDER TO COMPLY: The violation(s) could be a peril to the life and safety of the occupants and/or property. You are hereby notified to have the violation(s) eliminated within (30) days receipt of this notice, unless otherwise noted in this report.

COMPLIANCE: Notify this office when violation(s) have been compiled so a final inspection can be made.

RIGHT OF APPEAL: You have specific legal rights, including:

- (1) The right to file a written petition for review of violations or orders issued within eighteen working days of the above date, to the State Fire Marshal, Department of Fire and Building Services, 420 West Washington Street, Suite E241, Indianapolis, Indiana 46204.
- (2) The right to request an informal discussion of the orders or violations prior to filing a petition for review.

FAILURE TO COMPLY WITH ORDER: Failure to comply with this order by the times set may result in the following court action:

- (1) Institution of suit for mandatory and injunctive relief in the enforcement of Indiana Code Chapter 22-14.
- (2) Revocation or denial of a permit to operate your business.

Local Fire Inspector

"SAVE LIVES THROUGH FIRE PREVENTION"

Code

Article

Division

Page

City of Bloomington
Fire Prevention Bureau
812-332-9763
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Inspector: Clapp, Tim

1008.1.9 Panic and fire exit hardware.

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Where panic and fire exit hardware is installed, it shall comply with the following: 1. The actuating portion of the releasing device shall extend at least one-half of the door leaf width.; 2. The maximum unlatching force shall not exceed 15 pounds (67 N). Each door in a means of egress from a Group A or E occupancy having an occupant load of 50 or more and any Group H occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware. Exception: A main exit of a Group A occupancy in compliance with Section 1008.1.8.3, Item 2. Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet (1829 mm) wide that contain over current devices, switching devices or control devices with exit access doors must be equipped with panic hardware and doors must swing in the direction of egress. If balanced doors are used and panic hardware is required, the panic hardware shall be the push-pad type and the pad shall not extend more than one-half the width of the door measured from the latch side.

RE - INSPECTION DATE 8/23/2013

1028.2 Reliability.

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Required exit accesses, exits or exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency when the areas served by such exits are occupied. Security devices affecting means of egress shall be approved by of the fire code official.

RE - INSPECTION DATE 8/23/2013

City of Bloomington
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812-332-9763
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Date of Notice: August 19, 2013

Inspection Date: August 15, 2013

University Inn
2601 N WALNUT
Bloomington, IN 47404

Inspector: Clapp, Tim

907.2.10.1.1.1 R-1 Hotels and Motels.

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(1) This section only applies to hotels and motels.

(2) All hotels and motels must have functional smoke detectors and comply with this section and Section 907.2.10.1.1.

(3) Except as provided in (6), a detector must be installed in all interior corridors adjacent to sleeping rooms and must be spaced no further apart than thirty (30) feet (nine and one hundred forty-four thousandths (9.144) meters) on center or more than fifteen (15) feet (four and five hundred seventy-two thousandths (4.572) meters) from any wall.

(4) The detectors must be hard wired into a building's electrical system, except as provided in (6).

(5) The detectors must be wired in a manner that activates all the devices in a corridor when one is activated, except as provided in (6).

(6) All single level dwellings, all seasonably occupied dwellings, and all hotels and motels with twelve (12) sleeping rooms or less (and containing no interior corridors) are exempt from the requirements of (3), (4), and (5). In such units:

(A) A detector must be installed in each sleeping room; and

(B) The detector may be battery operated, when allowed by Section 907.2.10.2.

If a battery operated detector is installed, it must contain a tamper resistant cover to protect the

batteries. For the purpose of Section 907.2.10.1.1.1, the following definitions shall apply:

DWELLING means a residence with at least one (1) dwelling unit as set forth in IC 22-12-1-4(a) (1) (B) and IC 22-12-1-5(a) (1).

HOTELS AND MOTELS means buildings or structures kept, maintained, used, advertised, or held

out to the public as inns or places where sleeping accommodations are furnished for hire for transient guests.

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SEASONALLY OCCUPIED DWELLINGS means hotels and motels open to the public for occupancy by guests only during any period of time between April 15 and October 15 each year.

SINGLE LEVEL DWELLING means all single level (not more than one (1) level above ground) hotels and motels that have no interior corridors and whose individual rooms have exterior exits.

RE - INSPECTION DATE 8/23/2013

1027.8 Opening force for doors. 0

The opening force for interior side-swinging doors without closers shall not exceed a 5-pound (22 N) force. For other side-swinging, sliding and folding doors, the door latch shall release when subjected to a force of not more than 15 pounds (66 N). The door shall be set in motion when subjected to a force not exceeding a 30-pound (133 N) force. The door shall swing to a full-open position when subjected to a force of not more than 50 pounds (222 N). Forces shall be applied to the latch side.

RE - INSPECTION DATE 8/23/2013

1012.1 Where required. 0

Handrails for stairways and ramps shall be adequate in strength and attachment in accordance with Section 1607.7 of the International Building Code. Handrails required for stairways by Section 1009.10 shall comply with Sections 1012.2 through 1012.8. Handrails required for ramps by Section 1010.8 shall comply with Sections 1012.2 through 1012.7.

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Inspector: Clapp, Tim

RE - INSPECTION DATE 8/23/2013

1027.5 Illumination emergency power.

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The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, illumination shall be automatically provided from an emergency system for the following occupancies where such occupancies require two or more means of egress:

1. Group A having 50 or more occupants. Exception: Assembly occupancies used exclusively as a place of worship and having an occupant load of less than 300.;
2. Group B buildings three or more stories in height, buildings with 100 or more occupants above or below the level of exit discharge, or buildings with 1,000 or more total occupants.;
3. Group E in interior stairs, corridors, windowless areas with student occupancy, shops and laboratories.;
4. Group F having more than 100 occupants.;
- Exception: Buildings used only during daylight hours which are provided with windows for natural light in accordance with the International Building Code.;
5. Group I.;
6. Group M.;
- Exception: Buildings less than 3,000 square feet (279 m2) in gross sales area on one story only, excluding mezzanines.;
7. Group R-1. Exception: Where each sleeping unit has direct access to the outside of the building at grade.;
8. Group R-2. Exception: Where each dwelling unit or sleeping unit has direct access to the outside of the building at grade.;
9. Group R-4. Exception: Where each sleeping unit has direct access to the outside of the building at ground level. The emergency power system shall provide power for not less than 60 minutes and consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 604.

RE-INSPECTION DATE 9/15/2013

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1006.1 Illumination required.

0

The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. Exceptions: 1. Occupancies in Group U.; 2. Aisle accessways in Group A.; 3. Dwelling units and sleeping units in Groups R-1, R-2 and R-3.; 4. Sleeping units of Group I occupancies.

RE-INSPECTION DATE 9/15/2013

605.1 Abatement of electrical hazards.

0

Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the code official responsible for enforcement of the ICC Electrical Code. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

Various location through out the structure has open junction boxes and sub standard wiring.

RE - INSPECTION DATE 8/23/2013

1028.3 Obstructions.

0

A means of egress shall be free from obstructions that would prevent its use, including the accumulation of snow and ice.

RE - INSPECTION DATE 8/23/2013

City of Bloomington
Fire Prevention Bureau
812-332-9763
Bloomington, IN 47402

Date of Notice: August 19, 2013

Inspection Date: August 15, 2013

University Inn
2601 N WALNUT
Bloomington, IN 47404

Inspector: Clapp, Tim

901.6 Inspection, testing and maintenance.

0

Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.

RE - INSPECTION DATE 8/23/2013

1027.3 Exit sign illumination.

0

Exit signs shall be internally or externally illuminated. The face of an exit sign illuminated from an external source, shall have an intensity of not less than 5 foot-candles (54 lux). Internally illuminated signs shall provide equivalent luminance and be listed for the purpose. Exception: Approved self-luminous signs that provide evenly illuminated letters shall have a minimum luminance of 0.06 foot-lamberts (0.21 cd/m²).

RE-INSPECTION DATE 9/15/2013

Notes: This inspection was completed by the State Fire Marshal's Office, BPD and Bloomington Fire Department. It was discovered upon investigation that this occupancy is being used as a permanent residents for at least 10 persons with the possibilities of more. This constitutes a change of occupancy for the structure requiring that it meet the current code.

The second floor walking area and stairway at the rear of the building are in severe disrepair with possibility of not being structurally sound. Further investigation into the structural integrity of the stairway should be completed as soon as possible. Recommendation for this area is it not to be used by the public until further testing and examination by a qualified engineer is done.

The alarm system is in complete disrepair several pull stations have been pulled and have not been reset the system is in silence mode and also showing several troubles. The system has not been inspected

City of Bloomington
Fire Prevention Bureau
812-332-9763
Bloomington, IN 47402

since 2010.

Several other violations have been found and listed in the violation sections of this report , many of the violations have multiple instances and locations. Such as open electrical junction boxes missing smoke detectors and other electrical this efficiencies.

City of Bloomington
Fire Prevention Bureau
812-332-9763
Bloomington, IN 47402

Date of Notice: October 28, 2013

Inspection Date: October 28, 2013

University Inn
2601 N WALNUT
Bloomington, IN 47404

Inspector: Clapp, Tim

NOTICE OF FIRE & SAFETY VIOLATIONS: You are hereby notified that a Fire Inspection of your premises has been made. The following Fire Prevention Code Violation(s) are listed on the attached page.

ORDER TO COMPLY: The violation(s) could be a peril to the life and safety of the occupants and/or property. You are hereby notified to have the violation(s) eliminated within (30) days receipt of this notice, unless otherwise noted in this report.

COMPLIANCE: Notify this office when violation(s) have been compiled so a final inspection can be made.

RIGHT OF APPEAL: You have specific legal rights, including:

- (1) The right to file a written petition for review of violations or orders issued within eighteen working days of the above date, to the State Fire Marshal, Department of Fire and Building Services, 420 West Washington Street, Suite E241, Indianapolis, Indiana 46204.
- (2) The right to request an informal discussion of the orders or violations prior to filing a petition for review.

FAILURE TO COMPLY WITH ORDER: Failure to comply with this order by the times set may result in the following court action:

- (1) Institution of suit for mandatory and injunctive relief in the enforcement of Indiana Code Chapter 22-14.
- (2) Revocation or denial of a permit to operate your business.

Local Fire Inspector

"SAVE LIVES THROUGH FIRE PREVENTION"

Code

Article

Division

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2601 N WALNUT
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Inspector: Clapp, Tim

1027.5 Illumination emergency power.

0

Violation carried over from inspection on 08/15/2013

The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, illumination shall be automatically provided from an emergency system for the following occupancies where such occupancies require two or more means of egress:

1. Group A having 50 or more occupants. Exception: Assembly occupancies used exclusively as a place of worship and having an occupant load of less than 300.;
2. Group B buildings three or more stories in height, buildings with 100 or more occupants above or below the level of exit discharge, or buildings with 1,000 or more total occupants.;
3. Group E in interior stairs, corridors, windowless areas with student occupancy, shops and laboratories.;
4. Group F having more than 100 occupants.;
- Exception: Buildings used only during daylight hours which are provided with windows for natural light in accordance with the International Building Code.;
5. Group I.;
6. Group M.;
- Exception: Buildings less than 3,000 square feet (279 m²) in gross sales area on one story only, excluding mezzanines.;
7. Group R-1. Exception: Where each sleeping unit has direct access to the outside of the building at grade.;
8. Group R-2. Exception: Where each dwelling unit or sleeping unit has direct access to the outside of the building at grade.;
9. Group R-4. Exception: Where each sleeping unit has direct access to the outside of the building at ground level. The emergency power system shall provide power for not less than 60 minutes and consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 604.

RE-INSPECTION DATE 9/15/2013

1028.3 Obstructions.

0

Violation carried over from inspection on 08/15/2013

A means of egress shall be free from obstructions that would prevent its use, including the accumulation of snow and ice.

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Fire Prevention Bureau
812-332-9763
Bloomington, IN 47402

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University Inn
2601 N WALNUT
Bloomington, IN 47404

Inspector: Clapp, Tim

RE - INSPECTION DATE 8/23/2013

1027.3 Exit sign illumination.

0

Violation carried over from inspection on 08/15/2013

Exit signs shall be internally or externally illuminated. The face of an exit sign illuminated from an external source, shall have an intensity of not less than 5 foot-candles (54 lux). Internally illuminated signs shall provide equivalent luminance and be listed for the purpose. Exception: Approved self-luminous signs that provide evenly illuminated letters shall have a minimum luminance of 0.06 foot-lamberts (0.21 cd/m²).

RE-INSPECTION DATE 9/15/2013

1027.8 Opening force for doors.

0

Violation carried over from inspection on 08/15/2013

The opening force for interior side-swinging doors without closers shall not exceed a 5-pound (22 N) force. For other side-swinging, sliding and folding doors, the door latch shall release when subjected to a force of not more than 15 pounds (66 N). The door shall be set in motion when subjected to a force not exceeding a 30-pound (133 N) force. The door shall swing to a full-open position when subjected to a force of not more than 50 pounds (222 N). Forces shall be applied to the latch side.

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Inspector: Clapp, Tim

1028.2 Reliability.

0

Violation carried over from inspection on 08/15/2013

Required exit accesses, exits or exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency when the areas served by such exits are occupied. Security devices affecting means of egress shall be approved by of the fire code official.

RE - INSPECTION DATE 8/23/2013

1012.1 Where required.

0

Violation carried over from inspection on 08/15/2013

Handrails for stairways and ramps shall be adequate in strength and attachment in accordance with Section 1607.7 of the International Building Code. Handrails required for stairways by Section 1009.10 shall comply with Sections 1012.2 through 1012.8. Handrails required for ramps by Section 1010.8 shall comply with Sections 1012.2 through 1012.7.

RE - INSPECTION DATE 8/23/2013

1008.1.9 Panic and fire exit hardware.

0

Violation carried over from inspection on 08/15/2013

Where panic and fire exit hardware is installed, it shall comply with the following: 1. The actuating portion of the releasing device shall extend at least one-half of the door leaf width.; 2. The maximum unlatching force shall not exceed 15 pounds (67 N). Each door in a means of egress from a Group A or E occupancy having an occupant load of 50 or more and any Group H occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware. Exception: A main exit of a Group A occupancy in compliance with Section 1008.1.8.3, Item 2. Electrical rooms with equipment rated 1,200 amperes or more

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and over 6 feet (1829 mm) wide that contain over current devices, switching devices or control devices with exit access doors must be equipped with panic hardware and doors must swing in the direction of egress. If balanced doors are used and panic hardware is required, the panic hardware shall be the push-pad type and the pad shall not extend more than one-half the width of the door measured from the latch side.

RE - INSPECTION DATE 8/23/2013

907.2.10.1.1.1 R-1 Hotels and Motels.

0

Violation carried over from inspection on 08/15/2013

(1) This section only applies to hotels and motels.

(2) All hotels and motels must have functional smoke detectors and comply with this section and
Section 907.2.10.1.1.

(3) Except as provided in (6), a detector must be installed in all interior corridors adjacent to
sleeping rooms and must be spaced no further apart than thirty (30) feet (nine and one hundred

forty-four thousandths (9.144) meters) on center or more than fifteen (15) feet (four and five hundred
seventy-two thousandths (4.572) meters) from any wall.

(4) The detectors must be hard wired into a building's electrical system, except as provided in (6).

(5) The detectors must be wired in a manner that activates all the devices in a corridor when one is
activated, except as provided in (6).

(6) All single level dwellings, all seasonably occupied dwellings, and all hotels and motels with
twelve (12) sleeping rooms or less (and containing no interior corridors) are exempt from the
requirements of (3), (4), and (5). In such units:

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(A) A detector must be installed in each sleeping room; and
(B) The detector may be battery operated, when allowed by Section 907.2.10.2.
If a battery operated detector is installed, it must contain a tamper resistant cover to protect the batteries. For the purpose of Section 907.2.10.1.1.1, the following definitions shall apply:
DWELLING means a residence with at least one (1) dwelling unit as set forth in IC 22-12-1-4(a)(1)(B) and IC 22-12-1-5(a)(1).
HOTELS AND MOTELS means buildings or structures kept, maintained, used, advertised, or held out to the public as inns or places where sleeping accommodations are furnished for hire for transient guests.
SEASONALLY OCCUPIED DWELLINGS means hotels and motels open to the public for occupancy by guests only during any period of time between April 15 and October 15 each year.
SINGLE LEVEL DWELLING means all single level (not more than one (1) level above ground) hotels and motels that have no interior corridors and whose individual rooms have exterior exits.

RE - INSPECTION DATE 8/23/2013

1006.1 Illumination required.

0

Violation carried over from inspection on 08/15/2013

The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. Exceptions: 1. Occupancies in Group U.; 2. Aisle accessways in Group A.; 3. Dwelling units and sleeping units in Groups R-1, R-2 and R-3.; 4. Sleeping units of Group I occupancies.

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RE-INSPECTION DATE 9/15/2013

605.1 Abatement of electrical hazards.

0

Violation carried over from inspection on 08/15/2013

Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the code official responsible for enforcement of the ICC Electrical Code. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

Various location through out the structure has open junction boxes and sub standard wiring.

RE - INSPECTION DATE 8/23/2013

901.6 Inspection, testing and maintenance.

0

Violation carried over from inspection on 08/15/2013

Violation carried over from inspection on 02/15/2008

Violation carried over from inspection on 02/12/2008

Violation carried over from inspection on 02/10/2008

Violation carried over from inspection on 12/13/2006

Recheck violation record auto-generated from inspection on 12/04/2006.

Violation carried over from inspection on 12/04/2006

Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.

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901.4.1 Required fire protection systems.

0

Violation carried over from inspection on 08/15/2013
Violation carried over from inspection on 02/15/2008
Violation carried over from inspection on 02/12/2008
Violation carried over from inspection on 02/10/2008
Violation carried over from inspection on 12/13/2006
Recheck violation record auto-generated from inspection on 12/04/2006.
Violation carried over from inspection on 12/04/2006
Fire protection systems required by this code or the International Building Code shall be installed, repaired, operated, tested and maintained in accordance with this code.

605.5 Extension cords.

0

Violation carried over from inspection on 08/15/2013
Violation carried over from inspection on 02/15/2008
Violation carried over from inspection on 02/12/2008
Violation carried over from inspection on 02/10/2008
Violation carried over from inspection on 12/04/2006
Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.

907.4.4 Signs.

0

Violation carried over from inspection on 08/15/2013
Violation carried over from inspection on 02/15/2008
Violation carried over from inspection on 02/12/2008
Violation carried over from inspection on 02/10/2008
Violation carried over from inspection on 05/29/2007
Violation carried over from inspection on 12/13/2006

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Where fire alarm systems are not monitored by a supervising station, an approved permanent sign that reads: WHEN ALARM SOUNDS-CALL FIRE DEPARTMENT. Such sign shall be installed adjacent to each manual fire alarm box.

Exception: Where the manufacturer has permanently provided this information on the manual fire alarm box.

907.2.10.1.2 Groups R-2, R-3, R-4 and I-1.

0

Violation carried over from inspection on 08/15/2013

Violation carried over from inspection on 04/07/2008

Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwelling units with split levels and 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.

901.6 Inspection, testing and maintenance.

0

Violation carried over from inspection on 08/15/2013

Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.

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603.5.2 Heating appliance installation.

0

Violation carried over from inspection on 08/15/2013

Violation carried over from inspection on 04/07/2008

Heating appliances shall be installed in accordance with the manufacturer's instructions, the International Building Code, the International Mechanical Code, the International Fuel Gas Code and the ICC Electrical Code.

Single walled Metal flu ducts are to be 18" from combustibles per Indiana Mechanical Code.

907.20.1 Maintenance required.

0

Violation carried over from inspection on 08/15/2013

Violation carried over from inspection on 02/17/2010

Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, or any other feature is required for compliance with the provisions of this code, such device, equipment, system, condition, arrangement, level of protection, or other feature shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the code official.

0

Violation carried over from inspection on 08/15/2013

Violation carried over from inspection on 02/15/2008

Violation carried over from inspection on 02/12/2008

Violation carried over from inspection on 02/10/2008

Violation carried over from inspection on 12/13/2006

Recheck violation record auto-generated from inspection on 12/04/2006.

Violation carried over from inspection on 12/04/2006

Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, or any other feature is required for compliance with the provisions of this code, such device, equipment, system, condition, arrangement, level of

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2601 N WALNUT
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Inspector: Clapp, Tim

907.20.1 Maintenance required.

protection, or other feature shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the code official.

Notes: Notes carried forward from previous inspection nothing had been repaired and it appeared that no attempt to repair anything had been made.

Carried over from previous:

The second floor walking area and stairway at the rear of the building are in severe disrepair with possibility of not being structurally sound. Further investigation into the structural integrity of the stairway should be completed as soon as possible. Recommendation for this area is it not to be used by the public until further testing and examination by a qualified engineer is done.

The alarm system is in complete disrepair several pull stations have been pulled and have not been reset the system is in silence mode and also showing several troubles. The system has not been inspected since 2010.

Several other violations have been found and listed in the violation sections of this report , many of the violations have multiple instances and locations. Such as open electrical junction boxes missing smoke detectors and other electrical this efficiencies.



City of Bloomington

Housing and Neighborhood Development

SEP 23 2013

Jeffrey Jones
668 S. College Avenue
Bloomington IN 47403

RE: NOTICE OF COMPLAINT INSPECTION

Dear Mr. Jones:

On August 21, 2013 a complaint inspection was performed at 2601 N. Walnut Street. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within seven (7) days and call this office no later than ~~SEP 30 2013~~ schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with Sections BMC 16.03.040 (c) and 16.10.040 (a) of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington. You have the right to appeal to the Board of Housing Quality Appeals. If you need more than seven (7) to correct the violations, or if you want to appeal any violation, an appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

Please remember, it is your responsibility to contact the Housing and Neighborhood Development Department to schedule the required re-inspection.

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report

401 N. Morton
PO Box 100
Bloomington, IN 47402

City Hall

www.bloomington.in.gov/hand

Rental Inspections: (812) 349-3420
Housing Division: (812) 349-3401
Fax: (812) 349-3582



City of Bloomington
Housing and Neighborhood Development

SEP 23 2013

Complaint Report

2493

OWNERS

=====

Jones, Jeffrey S.
668 S. College Ave.
Bloomington IN 47403

Prop. Location: 2601 N. Walnut St.
Number of Units/Structures: 98/1

Date Inspected: 08/21/2013
Primary Heat Source: Electric
Property Zoning: CA
Number of Stories: 3

Inspectors: All
Foundation Type: Slab
Attic Access:
Accessory Structure:

The following items are the result of a complaint inspection conducted on 08/21/2013. The original fourteen (14) deadline has expired. Contact HAND no later than 09/30/2013 to schedule the reinspection of these items or this matter will be turned over the City Legal department. If you have questions regarding this report, please contact this office at 349-3420.

- (14) These items shall be repaired and reinspected within fourteen (14) days of the mailing of this report.

Interior:**Living Units:****Unit 100:**

(14) Remove all dead bugs and organisms from this room. BMC 16.04.060(a)

Replace the hot water escutcheon on the tub faucet handle. BMC 16.04.060(c)

Replace the cracked tile above the cold water faucet in the tub. BMC 16.04.060(c)

Scrape and paint the ceiling above the tub where paint is peeling. BMC 16.04.060(f)

Unit 102:

No violations noted.

Unit 104:

(14) The Owner of a structure containing two or more dwelling units, a multiple occupancy or a rooming house shall be responsible for the extermination of pests. BMC 16.04.090(d)

Living Room:

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

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

Repair the loose carpet around the base perimeter of the room. BMC 16.04.060(a)

Vanity Area:

Caulk the sink counter top to prevent water infiltration into the walls. BMC 16.04.060(c)

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

Bathroom:

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

Unit 106:

(14) It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090(a) and (c)

Bathroom Area:

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

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

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

Unit 108:

Main Room:

(14) 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

Bathroom:

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

Unit 110:

Bathroom

(14) 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)

Unit 114:

Living Area:

(14) 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

Bathroom:

Replace all damaged or missing grout in the bathtub/shower surround. BMC 16.04.060(a)

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

Unit 116:

Bathroom:

Repair the tile at the bathtub faucet and knobs. BMC 6.04.060(a)

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

Unit 118:

Main Room:

(14) Replace broken receptacles behind the night stand. BMC 16.04.060(b)

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

Bathroom:

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

Remove the deteriorated caulking from between the tub and surround and properly replace. BMC 16.04.060(a)

Unit 120:

(14) Properly install a doorknob and lock. BMC 16.04.060(c)

Re-install the HVAC unit in the wall. BMC 16.04.060(c)

Unit 122: Dee

Living Area:

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

Bathroom:

Replace broken mirror over bath sink. BMC 16.04.060(a)

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

(14) Replace the missing electrical junction box and cover plate over the bath sink. BMC 16.04.060(b)

Unit 124:

(Unit is under construction)

Remove all dead bugs and organisms from this room. BMC 16.04.060(a)

Once the interior painting is complete all light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(a)

(14) Correct the polarity of the electrical receptacles on the east and west walls. The hot and ground conductors are reversed. BMC 16.04.060(b)

(14) Replace the missing electrical junction box cover plate on the east wall. BMC 16.04.060(b)

Properly reinstall the AC/heater unit. BMC 16.04.060(c)

Bath:

Clean and sanitize the toilet. BMC 16.04.060 (b)

Install a working flush valve set in the toilet tank. BMC 16.04.060(c)

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

Replace the missing shower head. BMC 16.04.060(c)

Replace the missing sink drain trap. BMC 16.04.060(c)

Unit 126:

Living Room:

This unit is under renovation.

(14) Replace the missing door knob on the entry door. BMC 16.04.060(a)

Properly repair and surface coat the ceiling above the window. BMC 16.04.060(a)

Replace the missing finished floor covering. BMC 16.04.060(a)

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

(14) Repair/replace the outlet on the east wall to be properly wired. BMC 16.04.060(b)

(14) Repair/replace the outlet on the west wall. BMC 16.04.060(b)

Kitchenette:

Replace the missing finished floor covering. BMC 16.04.060(a)

(14) Secure the range outlet to the wall. BMC 16.04.060(b)

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

Properly repair and surface coat the hole in the wall adjacent to the range outlet. BMC 16.04.060(b)

Repair/replace the range hood to function as intended. BMC 16.04.060(c)

Replace the missing light switches and cover plate. BMC 16.04.060(b)

Bathroom:

Replace the missing stool reservoir tank cover. BMC 16.04.060(a)

Unit 128:**Under Construction:**

(14) Remove all dead bugs and organisms from this room. BMC 16.04.060(a)

Replace the missing/broken electrical receptacle cover plates in this unit. BMC 16.04.060(a)

Living Room:

(14) Replace the missing doorknob on the entry door. BMC 16.04.060(a)

Replace the missing light switch and receptacle cover plates in this unit. BMC 16.04.060(b)

(14) Repair the hanging receptacle on the east wall. BMC 16.04.060(b)

Install the carpet in this unit. BMC 16.04.060(a)

(14) Repair the top deadbolt to function as intended on the separation door between the units, also missing striker plate. BMC 16.04.060(a)

Bathroom:

Repair the protective cover for the light fixture, hanging down. BMC 16.04.060(c)

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

Replace the missing "P" trap under the sink. BMC 16.04.060(b)

Replace the deteriorated waste and overflow for the tub. BMC 16.04.060(b)

Replace the missing shower head. BMC 16.04.060(b)

Properly repair the bathtub and all of its fixtures. BMC 16.04.060(c)

Replace the missing toilet tank lid. BMC 16.04.060(c)

Unit 130:

(14) It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090(a) and (e)

Bathroom:

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)

Main Room:

(14) Replace broken receptacles behind the night stand. BMC 16.04.060(b)

Unit 132:

Bathroom:

(14) Repair the GFCI outlet to function as intended. BMC 16.04.060(b)

Replace all damaged or missing grout in the bathtub/shower surround. BMC 16.04.060(a)

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

Unit 134:

Repair the hole in the wall next to the headboard ledge. BMC 16.04.060(a)

(14) Correct the polarity of the electrical receptacle on the north wall. The hot and neutral conductors are reversed. BMC 16.04.060(b)

Repair the hole in the wall next to the outlet on the south wall. BMC 16.04.060(a)

Repair the leak in the drain trap under the sink. BMC 16.04.060(c)

Properly reinstall the AC/heater unit. BMC 16.04.060(c)

Eliminate the drip in the bathtub faucet. BMC 16.04.060(c)

Remove the moldy caulk and properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Clean and sanitize the entire bathroom. BMC 16.04.060(b)

Unit 136:

(14) It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090(a) and (e)

Main Room:

(14) Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(b)

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

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

(14) Repair or replace the pass thru door to function as intended and lock securely. BMC 16.04.060(a)

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the holes in the wall above the sink. BMC 16.04.060(a) Replace the missing shower head. BMC 16.04.060(a)

(14) 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)

(14) Properly repair or replace the damaged and deteriorated pipe in the wall behind the sink that has a hole in it. BMC 16.04.060(a) & BMC 16.04.060(b)

Unit 138:

No violation noted.

Unit 140:

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 deadline as the remainder of this property. BMC 16.03.040(a)

Unit 142:

Front Sleeping Area:

(14) A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. The aisle(s) shall be continuous, unobstructed, and a minimum of 36 inches in width in accordance with the locally adopted fire code. Rearrange the items in this room to allow the door to open fully. BMC 16.06.060

Bathroom:

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

Kitchen Area:

No violation noted.

Rear Sleeping Area:

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

Unit 144:

Living Area:

Front Room/ Rear Room:

Properly repair, then clean and surface coat damaged or stained ceiling area. BMC 16.04.060(a)

Repair the surface of the ceiling where it meets the wall to be free of cracks. BMC 16.04.060(a)

Unit 200:

(14) The Owner of a structure containing two or more dwelling units, a multiple occupancy or a rooming house shall be responsible for the extermination of pests. BMC 16.04.090(d)

Living Room:

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

Replace the missing cover for the heater-A/C unit. BMC 16.04.060(c)

Vanity Area:

Secure the loose and hanging clothes rack to the wall. BMC 16.04.060(a)

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

Secure the loose sink faucet. BMC 16.04.060(c)

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(a)

Replace the broken toilet tank lid. BMC 16.04.060(c)

Unit 202:

No violations noted.

Unit 204:

Repair/replace the broken sink vanity front and secure the vanity to the wall. BMC 16.04.060(a)

Unit 206:

No violations noted.

Unit 208:

(14) It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090(a) and (e)

Main Room:

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

Bathroom:

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

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

Remove the old deteriorated and moldy caulk. Properly re-seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 210:

Living Room:

(14) 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)

Bathroom:

Repair/replace the peeling wallpaper. BMC 16.04.060(a)

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

Unit 212:

No violations noted.

Unit 214:

Bathroom:

(14) Replace non-functioning GFCI electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

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

Repair or replace the damaged and broken vanity. BMC 16.04.060(a)

Unit 216:

(14) Repair/ replace the GFCI receptacle to trip. BMC 16.04.060(c)

Unit 218:

Bathroom:

Remove all mold and mildew from the ceiling above the sink area. BMC 16.04.060(b)

(14) 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)

Unit 220:

Properly secure the loose receptacle on the east wall. BMC 16.04.060(b)

(14) Replace the broken electrical receptacle cover plate on the east wall. BMC 16.040.060(a)

Replace the broken vanity. BMC 16.04.060(a)

(14) Correct the polarity of the electrical receptacle on the west wall. The hot and neutral conductors are reversed. BMC 16.04.060(b)

Unit 222:

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

Repair the sink vanity. The front is loose. BMC 16.04.060(a)

Unit 224:

Living Room:

Replace the missing heater-A/C unit. BMC 16.04.060(c)

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

(14) Repair the outlet to be wired properly and secure it to the wall. BMC 16.04.060(b) (hot/ground reverse wired).

Vanity Area:

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

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

Bathroom:

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

Replace the missing toilet seat. BMC 16.04.060(a)

Secure the loose toilet paper holder. BMC 16.04.060(a)

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

Unit 226:

Living Area (Under Construction):

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

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Bathroom:

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Install approved control knobs and faucet assembly. BMC 16.04.060(a)

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. BMC 16.04.060(b)

Unit 228:

Main Room:

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

(14) Replace the missing knob on the entry door so that it functions as intended and is secure. BMC 16.04.060(a)

Replace the molded carpeting. 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)

Bathroom:

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

Properly secure the vanity. BMC 16.04.060(a)

Unit 234:

Bathroom:

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

Unit 236:

(14) Properly correct the polarity of the outlet powered by the switch at the entry door. It is improperly wired. BMC 16.04.060(b)

Correct the polarity of the electrical receptacles on the right and left walls. The hot and neutral conductors are reversed. BMC 16.04.060(b)

Unit 238:

Main Room:

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

(14) Repair or replace the pass thru door to function as intended and be free from holes. BMC 16.04.060(a)

Unit 240:

Living Room:

(14) Relocate the 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

Secure the loose receptacle on the south wall. 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)

Install the missing receptacle cover plate on the south wall. BMC 16.04.060(b)

Bathroom:

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

Unit 242:

Living Area:

Re-secure cover plate to cable wire. BMC 16.04.060(a)

Bathroom:

(14) Properly install/wire (or replace) GFCI protected receptacle so that it functions as intended. BMC 16.04.060(b)

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 244:

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

Scrape and paint the ceiling where paint is peeling. BMC 16.04.060(f)

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

Properly reinstall the AC/heater unit. BMC 16.04.060(c)

(14) Properly repair the broken door jamb on the adjoining room door. BMC 16.04.060(c)

(14) Correct the polarity of the electrical receptacle on the left (bed) wall. The hot and neutral conductors are reversed. BMC 16.04.060(b)

(14) Properly install a lockset on the adjoining room door. BMC 16.04.060(c)

Bath:

(14) Ground-Fault Circuit-Interrupter (GFCI) receptacles shall be installed and maintained in accordance with the requirements of Indiana Electric Code at the time the structure was built or remodeled. BMC 16.04.020

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 101:

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

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

Unit 103:

(14) Remove all dead bugs and organisms from this room. BMC 16.04.060(a)

Repair or replace the torn carpeting to eliminate a trip hazard. BMC 16.04.060(b)

Unit 105:

Living Room:

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

Bathroom:

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

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

Unit 107:

Bathroom:

Properly repair or replace cracked and broken sink countertop. BMC 16.04.060(a)

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

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

Living Area:

Properly seal the entire perimeter of the Heat/Air conditioner unit. BMC 16.04.060(a)

Unit 109:

(14) It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090(a) and (e)

Main Room:

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

Bathroom:

Remove all the moldy and deteriorated caulking from the shower surround and properly re-caulk. BMC 16.04.060(a)

Replace the broken toilet tank lid. BMC 16.04.060(a)

Unit 111:

(14) Properly install a doorknob and lock. BMC 16.04.060(c)

Replace the missing/broken electrical receptacle cover plates. BMC 16.040.060(a)

Bathroom:

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

Unit 113:

(14) It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090(a) and (e)

Main Room:

(14) Repair or replace the entry door to function as intended and latch correctly and securely. BMC 16.04.060(b)

(14) Replace broken receptacles along all the walls and provide approved cover plates. BMC 16.04.060(b)

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

Bathroom:

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

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

Unit 115:

Scrape and paint the ceiling over the door where paint is peeling. BMC 16.04.060(f)

Repair or replace the torn carpeting to eliminate a trip hazard. BMC 16.04.060(b)

Properly secure the sink faucet. BMC 16.04.060(c)

Secure toilet to its mountings. BMC 16.04.060(c)

Replace the broken flush handle on the toilet. BMC 16.04.060(c)

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

Properly re-hang the towel bar over the bathroom switch. BMC 16.04.060(c)

Unit 117:

Living Area:

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

Bathroom:

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

Repair the surface of the ceiling above the front door to be free of peeling paint and sagging materials. BMC 16.04.060(a)

Unit 119:

Living Room:

Repair/replace the worn carpet adjacent to the entry door. 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)

Paint the stained ceiling. BMC 16.04.060(f)

Vanity Area:

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

Repair/replace the cracked sink counter top. BMC 16.04.060(c)

Bathroom:

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

Remove the old caulking around the tub and replace with new caulking. BMC 16.04.060(b)

Unit 121:

Main Room:

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

Remove all mold and mildew from the walls and ceilings. BMC 16.04.060(a)

Properly reinstall the wall HVAC unit. BMC 16.04.060(a)

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

Bathroom:

Replace the broken bathroom vanity. BMC 16.04.060(a)

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

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

Unit 123:

No violations noted.

Unit 125:

Replace the missing/broken electrical receptacle cover plate at the HVAC unit. BMC 16.040.060(a)

Unit 127:

(14) Correct the polarity of the electrical receptacle on the right wall (facing into room from entry). The hot and neutral conductors are reversed. BMC 16.04.060(b)

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

Unit 129:

(14) The Owner of a structure containing two or more dwelling units, a multiple occupancy or a rooming house shall be responsible for the extermination of pests. BMC 16.04.090(d)

Living Room:

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

(14) Replace the broken receptacle on the north wall and replace the missing receptacle cover plate. BMC 16.04.060(b)

Bathroom:

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

Unit 131:

Main Room:

(14) Replace the broken window. BMC 16.04.060(b)

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

(14) Replace broken receptacles behind the night stand. BMC 16.04.060(b)

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the holes in the walls. 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)

Remove the old deteriorated and moldy caulk. Properly re-seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 133:

Main Room:

Secure the outlet to the wall. BMC 16.04.060(b) (West wall).

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

Unit 135:

The unit is currently being remodeled.

No water. Check at reinspection.

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

Bathroom:

Replace the missing stool tank cover. BMC 16.04.060(a)

Unit 137:

Bathroom

This unit/room was not inspected at the time of this inspection (there was a dog), as it was not accessible. This unit/room must be inspected and brought into compliance within the same deadline as the remainder of this property. BMC 16.03.040

Unit 141:

(14) Replace the broken passage door. BMC 16.04.060(a)

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)

Unit 201:

Living Room:

Secure the loose receptacles on the east wall. BMC 16.04.060(b)

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(a)

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

Unit 203:

(14) It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090(a) and (e)

Main Room:

(14) Repair or replace the pass thru door to function as intended and latch. BMC 16.04.060(a)

Bathroom:

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 deadline as the remainder of this property. BMC 16.03.040

Unit 205:

Bathroom:

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

Unit 207:

Determine the source of the water on the floor and eliminate the leak. BMC 16.04.060(c)

Unit 211:

Bathroom:

Properly secure the vanity. BMC 16.06.040(a)

Unit 213:

Living Room:

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

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

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(a)

Unit 215:

Bathroom:

Properly repair or replace broken sink countertop. BMC 16.04.060(a)

Unit 217:

No violations noted.

Unit 219:

Bathroom:

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

Unit 221:

Living Area (Under Construction):

Replace the Heating/Air conditioner unit. BMC 16.04.060(c)

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Properly repair, then clean and surface coat damaged or stained ceiling area. BMC 16.04.060(a)

Bathroom Under Construction):

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

Determine the source and eliminate the water leak in ceiling south of the bathroom. BMC 16.04.060(b)

(14) 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

Unit 223:

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

Unit 225:

Living Room:

Replace the missing heater-A/C unit. BMC 16.04.060(c)

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

Vanity Area:

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

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

Clean and/or replace the stained sink counter top. BMC 16.04.060(c)

Bathroom:

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

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

Unit 227:

Bathroom:

Properly remove the mold and mildew from the ceiling above the sink area. BMC 16.04.060(a) & BMC 16.04.060(b)

Unit 229:

(14) Provide back-up operating power to smoke detector, it beeps as if the battery is bad. IC 22-11-18-3.5

Properly treat the mold/mildew on the walls of the sink area. BMC 16.04.060(a)

Server Closet:

(14) The electrical wiring for the air conditioner is improperly installed. The use of lamp cord is not code compliant. Provide permanent wiring in this room to the air conditioner. BMC 16.04.060(c)

(14) Provide permanent wiring for the servers. The use of multiple extension cords and power strips in line is not code compliant. BMC 16.04.060(c)

Install drywall or other approved material over the exposed craft paper faced insulation. BMC 16.04.060(a)

Unit 231:

Living Room:

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

Vanity Area:

(14) Replace the defective GFCI receptacle. BMC 16.04.060(b)

Bathroom:

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

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

Unit 233:

Living Room:

(14) Replace the missing doorknob. BMC 16.04.060(a)

(14) Replace the cracked receptacle cover plate on the south wall. BMC 16.04.060(b)

Replace the missing heater-A/C unit. 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)

Vanity Area:

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

Bathroom:

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

Unit 235:

Living Room:

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

Bathroom:

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

Unit 237:

Repair/replace the missing a/c unit or properly seal and surface coat the opening. BMC 16.04.060(a)(b)

Replace/remove the broken A/C outlet. BMC 16.04.060(b)

Properly repair and surface coat the ceiling above the window. BMC 16.04.060(a)

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

Unit 239:

Bedroom/Bathroom:

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 in the bathroom to eliminate water infiltration. BMC 16.04.060(a)

Sitting Room/Kitchen:

(14) Replace the broken window in the entry door. 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)

Left Bathroom:

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

Repair or replace the shower head so that it does not drip constantly. BMC 16.04.060(a)

Unit 243:

Living Room:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, behind the door. 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)

(14) Secure the smoke detector to its base. IC22-11-18-3.5

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(a)

Mechanical Room – 2nd Floor:

Repair the north water to function as intended. BMC 16.04.060(c)

Repair the south water heater to have a temperature/pressure relief valve discharge tube. 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)

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

Install the wiring splice for the water pump to be inside a junction box. BMC 16.04.060(b)

Unit 245:

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

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

Bathroom:

(14) Power strip, extension cords and appliance cords shall not pass through the bathroom door to access an outlet. BMC 16.04.020 (Indiana Electric Code Art. 250 and 400).

Unit 267:

Vacant

Properly install a doorknob and lock. BMC 16.04.060(c)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a) (1); IBC 1008.1.8

Unit 269:

Bathroom Sink Area:

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. BMC 16.04.060(b)

(14) Replace the missing/broken electrical junction box and cover plate. BMC 16.04.060(b)

Properly install a doorknob and lock. BMC 16.04.060(c)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a) (1); 1008.1.8

Bathroom :

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 271:

Vacant

Properly install a doorknob and lock. BMC 16.04.060(c)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a) (1); IBC 1008.1.8

Install the HVAC unit. BMC 16.04.060(c)

Unit 273:

Living Area:

Replace or repair the locking mechanism on the front window. BMC 16.04.060(b)

Repair or replace the Heating/Air conditioning unit. BMC 16.04.060(c)

Clean and remove all mold from surfaces of the walls. BMC 16.04.060(d)

Properly install a doorknob and lock. BMC 16.04.060(c)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a) (1); IBC 1008.1.8

Existing Egress Window Measurements:

Height: 31.75 inches

Width: 20 inches

Sill Height: 46.25 inches

Openable Area: 4.40 sq. ft.

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

Bathroom:

Repair the hole in the wall above the bathroom sink. BMC 16.04.060(a)

Clean and remove all mold from surfaces of the walls and tub. BMC 16.04.060(d)

Replace the missing/broken electrical junction box and cover plate. BMC 16.04.060(b)

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. BMC 16.04.060(b)

Unit 275:

Vacant

Properly install a doorknob and lock. BMC 16.04.060(c)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a) (1); IBC 1008.1.8

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 the broken sink vanity. BMC 16.04.060(a)

Unit 277:

Living Area:

Repair or replace the Heating/Air conditioning unit. BMC 16.04.060(c)

Clean and remove all mold from surface of walls. BMC 16.04.060(d)

Properly install a doorknob and lock. BMC 16.04.060(c)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a) (1); IBC 1008.1.8

Bathroom:

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

Replace the missing tank lid on toilet. BMC 16.04.060(a)

Clean and remove all mold from surface of walls and door. BMC 16.04.060(d)

Unit 279:

Vacant

Properly install a doorknob and lock. BMC 16.04.060(c)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a) (1); IBC 1008.1.8

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

Properly treat the mold/mildew on the walls of the sink area. BMC 16.04.060(a)

Unit 281:

Vacant

All units shall conspicuously display the unit's address number on the front of the unit. BMC 16.04.100

Properly install a doorknob and lock. BMC 16.04.060(c)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a) (1); IBC 1008.1.8

Install the HVAC unit. BMC 16.04.060(c)

Replace the missing mirror. BMC 16.04.060(A)

Manager's Apartment:

Living Room (21-10 x 11-11):

Replace all missing electrical receptacle and junction box cover plates. BMC 16.04.060(a)

(14) Properly terminate all loose wires in an approved junction box. BMC 16.04.060(b)

Properly secure the loose receptacle in the built-in shelves on the east wall. BMC 16.04.060(b)

Kitchen (13-8 x 10-10):

(14) Repair the GFCI outlet to function as intended. BMC 16.04.060(b)

Properly secure the loose GFCI receptacle. BMC 16.04.060(b)

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

Scrape and paint interior the ceiling where paint is peeling. BMC 16.04.060(f)

West Hall:

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

Repair the west entry door to function as intended. BMC 16.04.060(b)

Northwest Bedroom:

Properly secure the loose receptacle, and install it to be flush with the wall. BMC 16.04.060(b)

(14) Eliminate the coaxial cable coming out of the outlet. BMC 16.04.060(b)

Eliminate the mold on the walls. BMC 16.04.060(b)

Existing Egress Window Measurements (single-hung):

Height: 26 ¼ inches

Width: 31 ¾ inches

Sill Height: 24 inches

Openable Area: 5.79 sq. ft.

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

Southwest Bedroom (12-7 x 10-6):

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

Existing Egress Window Measurements (single-hung):

Height: 26 ½ inches

Width: 32 inches

Sill Height: 24 ¾ inches

Openable Area: 5.89 sq. ft.

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

NE Hall to Exterior:

Repair holes/damage in the walls. BMC 16.04.060(a)

NE Bedroom:

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

(14) Remove the cord and plug that is passing through the wall to plug into the outlet on the east wall. BMC 16.02.040 (Indiana Electric Code Art. 250 and 400)

Properly repair and surface coat the damage to the ceiling. BMC 16.04.060(a)

NE Bathroom:

Existing Egress:

Height: 20.5 inches

Width: 32.75 inches

Sill Height: 34.5 inches

Openable Area: 4.66 sq. ft.

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

Properly repair and surface coat the damage to the ceiling and walls. BMC 16.04.060(a)

Replace the globe on the exhaust fan. BMC 16.04.060(b)

SE Bedroom/Bath:

Remove all mold and mildew from the surfaces of the walls and ceilings. BMC 16.04.060(b)

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

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

(14) Replace non-functioning or incorrectly wired electrical receptacle adjacent to the sink with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 and 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)

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

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

Existing Egress Window Measurements:

Height: 31 ½ inches

Width: 20 inches

Sill Height: 45 inches

Openable Area: 4.38 sq. ft.

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

Common Structure:

(14) Repair the emergency lighting to light as intended. BMC 16.04.060(b)

Middle Ballroom/Banquet Room:

Replace the broken/missing outlet cover plate on the south wall by the front entrance. BMC 16.04.060(a)

(14) Replace the missing/broken electrical junction box and cover plate. BMC 16.04.060(b)

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

Back Storage Room :

Properly repair/replace & secure ceiling tile. BMC 16.04.060(a)

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(b)

Repair the light fixtures on the ceiling to function as intended. BMC 16.04.060(b)

Bar Area:

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

Dining Room:

(14) 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. (SOUTH WALL) BMC16.04.020(a)(5); 2009 IEC Article 406(D)(3)

South Banquet Room:

(14) Repair the receptacle on the north wall to have correct polarity, Hot/Neutral reverse. BMC 16.04.060(b)

Replace the stained and/or sagging ceiling tiles. BMC 16.04.060(a)

Restore power to the SE receptacle and tighten. BMC 16.04.060(C)

Replace the missing/broken electrical receptacle cover plates. BMC 16.04.060(a)

Properly repair or remove the torn and hanging wallpaper in this room. BMC 16.04.060(a)

Men's Restroom:

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

Install the missing TPR tube on the water heater:

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)

North Banquet Room:

(14) Properly ground the electrical receptacles on the south and west walls. 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)

Storage/Sink Room:

(14) Replace the cover on the electric service panel. BMC 16.04.020 and BMC 16.04.060(b)

(14) Properly terminate all circuits in the panel. BMC 16.04.020 and BMC 16.04.060(b)

(14) Correct the polarity of the electrical receptacles on the east wall. There are pen neutrals on these receptacles. BMC 16.04.060(b)

Properly repair the wall and the ceiling in this room in a workmanlike manner. BMC 16.04.060(a)

Women's Bathroom:

Replace the stall door and repair it to function as intended. BMC 16.04.060(a)

Repair or replace all missing or loose tiles in the bathroom. BMC 16.04.060(a)

Repair the faucet and handles to function as intended (handles turn all the way to the wall, faucet drips). BMC 16.04.060(c)

Provide a cover for the floor drain/access. BMC 16.04.060(b), (c)

Laundry Room:

No violations noted

Storage Room by Laundry Room:

These 2 rooms/units both have kitchens in them but there is no room number on them. There is a large amount of storage in these rooms, so most of the areas were not accessible.

Exterior:

Living Structures:

General Violation: Replace and or service all fire extinguishers. A minimum 2A 20 BC fire extinguisher shall be mounted on each floor level of a building in the exit corridor, exterior exit balcony, or in an accessible exterior location on the building **within 75 feet of any dwelling unit**. The extinguisher shall be at a height no greater than 5 feet above the walking surface or grade below. The extinguisher shall be visible and accessible. BMC 16.04.020 and BMC 16.09

Properly repair/replace/remove the damaged/deteriorated chain link fence along the west side of the parking lot. BMC 16.04.050 (a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (This item has a deadline of 21 August 2014).

It is strongly recommended that A minimum 1A 10BC classification fire extinguisher be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress. (All cabinets shall be in good condition with no broken or missing glass.

Repair/alter the red trim overhang to prevent water dripping onto the walkway and to prevent birds and other rodents from nesting. BMC 16.04.050(b)

Replace all missing entry door knobs. BMC 16.04.050(b)

Properly repair/replace all missing/damaged condensate lines to eliminate water dripping on/through the walkways. BMC 16.04.050(c)

Properly repair/.replace all windows covered with plywood. BMC 16.04.050(b)

Replace the missing cleanout cap at the SE corner of the structure adjacent to the parking lot. BMC 16.05.060(b)

(14) Replace the deteriorated conduit, wiring and outlets along the East wall (front of structure). All wiring and conduit shall be installed in accordance with the requirements set forth in the Indiana Electrical Code. BMC 16.04.050(b)

Properly repair/replace the flooring in the stairwell to eliminate loose tiles and trip hazards. BMC 16.04.050(a) (Stair across from Unit 100)

Seal around the sensors on the west wall of the walkway north of units 100 and 101. BMC 16.04.050(a)

(14) Properly repair/replace the flooring in the stairwell to eliminate loose tiles and trip hazards. BMC 16.04.050(a) (Stair across from Unit 101)

Properly repair and surface coat damaged portions of the walls in the stairwell. BMC 16.04.050(a) (Across from Unit 101)

Properly repair the loose plywood and red metal trim around the soffits and roof of the structure above Unit 229. BMC 16.04.050(a)

Repair the ceiling of the balcony to Unit 144. BMC 16.04.050(a)

Properly seal the open areas in the exterior walls of the SW portion of the structure (above and below windows and where exhaust pipes have been removed. BMC 16.04.050(a)

Properly repair and surface coat the deteriorated portions of the ceiling of the walkway at the SW corner of the structure (All levels) and eliminate the source of the water causing damage on the top level. BMC 16.04.060(a)

Replace the deteriorate door frame at the lowest level west wall, south end of the structure. BMC 16.04.050(a)

Properly repair the balcony wall north of Unit 141. BMC 16.04.050(a)

(14) Repair/replace the tile on the steps at the SW corner of the structure. BMC 16.04.050(a)

(14) Repair the handrail and insure it is secure a capable of holding normally imposed loads. BMC 16.04.050(b)

Replace the missing protective cover for the light fixture. BMC 16.04.060(c) (Top of SW stairs)

Repair the deteriorated area of the walkway in front of the fire extinguisher box north of Unit 135. BMC 16.04.050(a)

(14) Properly secure the handrail and the balcony wall between Units 241 – 245. BMC 16.04.050(b)

(14) Repair the broken glass in the door at Unit 241. BMC 16.04.050(b)

Repair the ceiling damage above the walkway at the fire extinguisher between units 235 and 237. BMC 16.04.050(a)

Properly secure the cable wires at the SW corner walkway – east end. BMC 16.04.050(c)

Repair the seam in the ceiling above Unit 232. BMC 16.04.050(a)

Repair the deteriorated walkway and smooth the hump in front of Unit 226. BMC 16.04.050(a)

(14) Replace the electrical fixture or provide a cover plate for the open electrical box on the north wall of the structure. BMC 16.04.050(b) (North of Unit 144)

(14) Properly repair/replace the flooring in the stairwell to eliminate loose tiles and trip hazards. BMC 16.04.050(a) (Stair across from Unit 144).

Properly repair and surface coat damaged portions of the walls in the stairwell. BMC 16.04.050(a) (Across from Unit 144)

Repair the deteriorated flooring at Unit 217. BMC 16.04.050(a)

Repair the deteriorated flooring between Units 237 and 237. BMC 16.04.050(a)

Properly caulk (weather strip) the new windows in Units 231, 233, 235, 237. BMC 16.04.050(a)

Seal the hole around the phone/cable lines where it penetrates the wall above the Manager's Apartment door. BMC 16.04.060(a)

Repair or replace the leaking pvc water pipe in the corridor, front of room 271. BMC 16.04.050(a)

Remove the hasp from the outside of the door of Unit 271 prior to occupancy. BMC 16.04.020(a); 1008.1.8

Properly repair the concrete outside unit 126 in a workmanlike manner. BMC 16.04.050(a)

Properly repair the concrete outside units 217, 223 and 225 in a workmanlike manner. BMC 16.04.050(a)

Manager's Apartment Deck:

Properly repair the deck and replace all loose, broken or deteriorated members. BMC 16.04.050(b)

Common Structure:

(14) Repair the conduit to be uninterrupted to the light at the front awning. BMC 163.04.050(b) (The elbow has pulled away from the light fixture).

Repair the wall where the water spigot has leaked. BMC 16.04.050(a) (East wall).

Replace the glass panels that have been pierced by bb's/bullets. BMC 16.04.050(a)

(14) The permanent sign on the east wall shall be wired in a permanent manner and not be plugged into an outlet. BMC 16.02.040 (Indiana Electric Code. Art. 250 and 400).

(14) Exterior outlets in ground just south of the entrance shall be wired in a permanent manner, not with a plug to an outlet, and the wiring shall be in conduit. BMC 16.02.040 (Indiana Electric Code Art. 250 and 400).

Secure the cable line to the structure. BMC 16.04.050(b) (North wall).

Repair the dead outlet adjacent to the cable wire to function as intended. BMC 16.04.050(b) (North wall).

(14) Properly cover and terminate the wires and cover the open junction box at the lower level of the north wall at the NW corner of the structure. BMC 16.04.050(b)

Properly secure the outlets north of the entrance and replace the broken outlet. BMC 16.04.050(b)

Replace the missing protective cover for the light fixture. BMC 16.04.060(c) (East wall at top of structure).

Properly repair the concrete around the manhole east of the drive thru canopy. BMC 16.04.050(a).

Pool Area:

Properly repair the walls around the pool in a workmanlike manner (west wall, west side of pool; south side of pool; north wall, northwest corner: Brick façade is pulling away from wall) (bricks and concrete broken, paint peeling, etc.). BMC 16.04.050 (a), (b), (e)

Replace the missing/broken electrical receptacle cover plate for the GFCI outlet on the northwest corner outside the pool fence. BMC 16.040.060(a)

(14) Repair this GFCI outlet to function as intended. BMC 16.04.060(b)

(14) Replace the missing electrical fixtures around the pool or properly terminate the wiring and cover boxes with proper cover plates. BMC 16.04.050(b)



City of Bloomington
Housing and Neighborhood Development

OCT 03 2013

Complaint Inspection Remaining Violations Report

2493

OWNERS

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Jones, Jeffrey S.
668 S. College Ave.
Bloomington IN 47403

Prop. Location: 2601 N. Walnut St.
Number of Units/Structures: 98/1

Date Inspected: 08/21/2013
Primary Heat Source: Electric
Property Zoning: CA
Number of Stories: 3

Inspectors: All
Foundation Type: Slab
Attic Access:
Accessory Structure:

Note: All units that are occupied or in a state of repair that allows them to be occupied shall be in compliance with this report and reinspected within the time frame listed on this report.

All units being renovated or to be renovated shall remain vacant until all repairs and remodel work necessary for compliance with the Lodging Establishment portion of Title 16 of the Bloomington Municipal Code have been met and the units have been reinspected.

Note: The deadline for reinspection of items with life safety issues has expired on 20 September 2013. Please schedule the reinspection for these items upon receipt of this report.

(14) These items had a deadline for compliance of 09/20/2013

Interior:**Living Units:****Unit 100:**

(14) Remove all dead bugs and organisms from this room. BMC 16.04.060(a)

Replace the hot water escutcheon on the tub faucet handle. BMC 16.04.060(c)

Replace the cracked tile above the cold water faucet in the tub. BMC 16.04.060(c)

Scrape and paint the ceiling above the tub where paint is peeling. BMC 16.04.060(f)

Unit 102:

No violations noted.

Unit 104:

(14) The Owner of a structure containing two or more dwelling units, a multiple occupancy or a rooming house shall be responsible for the extermination of pests. BMC 16.04.090(d)

Living Room:

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

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

Repair the loose carpet around the base perimeter of the room. BMC 16.04.060(a)

Vanity Area:

Caulk the sink counter top to prevent water infiltration into the walls. BMC 16.04.060(c)

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

Bathroom:

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

Unit 106:

(14) It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090(a) and (e)

Bathroom Area:

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

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

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

Unit 108:

Main Room:

(14) 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

Bathroom:

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

Unit 110:

Bathroom

(14) 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)

Unit 114:

Living Area:

(14) 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

Bathroom:

Replace all damaged or missing grout in the bathtub/shower surround. BMC 16.04.060(a)

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

Unit 116:

Bathroom:

Repair the tile at the bathtub faucet and knobs. BMC 6.04.060(a)

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

Unit 118:

Main Room:

(14) Replace broken receptacles behind the night stand. BMC 16.04.060(b)

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

Bathroom:

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

Remove the deteriorated caulking from between the tub and surround and properly replace. BMC 16.04.060(a)

Unit 120:

(14) Properly install a doorknob and lock. BMC 16.04.060(c)

Re-install the HVAC unit in the wall. BMC 16.04.060(c)

Unit 122: Dee

Living Area:

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

Bathroom:

Replace broken mirror over bath sink. BMC 16.04.060(a)

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

(14) Replace the missing electrical junction box and cover plate over the bath sink. BMC 16.04.060(b)

Unit 124:

(Unit is under construction)

Remove all dead bugs and organisms from this room. BMC 16.04.060(a)

Once the interior painting is complete all light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(a)

(14) Correct the polarity of the electrical receptacles on the east and west walls. The hot and ground conductors are reversed. BMC 16.04.060(b)

(14) Replace the missing electrical junction box cover plate on the east wall. BMC 16.04.060(b)

Properly reinstall the AC/heater unit. BMC 16.04.060(c)

Bath:

Clean and sanitize the toilet. BMC 16.04.060 (b)

Install a working flush valve set in the toilet tank. BMC 16.04.060(c)

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

Replace the missing shower head. BMC 16.04.060(c)

Replace the missing sink drain trap. BMC 16.04.060(c)

Unit 126:**Living Room:**

This unit is under renovation.

(14) Replace the missing door knob on the entry door. BMC 16.04.060(a)

Properly repair and surface coat the ceiling above the window. BMC 16.04.060(a)

Replace the missing finished floor covering. BMC 16.04.060(a)

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

(14) Repair/replace the outlet on the east wall to be properly wired. BMC 16.04.060(b)

(14) Repair/replace the outlet on the west wall. BMC 16.04.060(b)

Kitchenette:

Replace the missing finished floor covering. BMC 16.04.060(a)

(14) Secure the range outlet to the wall. BMC 16.04.060(b)

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

Properly repair and surface coat the hole in the wall adjacent to the range outlet. BMC 16.04.060(b)

Repair/replace the range hood to function as intended. BMC 16.04.060(c)

Replace the missing light switches and cover plate. BMC 16.04.060(b)

Bathroom:

Replace the missing stool reservoir tank cover. BMC 16.04.060(a)

Unit 128:

Under Construction:

(14) Remove all dead bugs and organisms from this room. BMC 16.04.060(a)

Replace the missing/broken electrical receptacle cover plates in this unit. BMC 16.04.060(a)

Living Room:

(14) Replace the missing doorknob on the entry door. BMC 16.04.060(a)

Replace the missing light switch and receptacle cover plates in this unit. BMC 16.04.060(b)

(14) Repair the hanging receptacle on the east wall. BMC 16.04.060(b)

Install the carpet in this unit. BMC 16.04.060(a)

(14) Repair the top deadbolt to function as intended on the separation door between the units, also missing striker plate. BMC 16.04.060(a)

Bathroom:

Repair the protective cover for the light fixture, hanging down. BMC 16.04.060(c)

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

Replace the missing "P" trap under the sink. BMC 16.04.060(b)

Replace the deteriorated waste and overflow for the tub. BMC 16.04.060(b)

Replace the missing shower head. BMC 16.04.060(b)

Properly repair the bathtub and all of its fixtures. BMC 16.04.060(c)

Replace the missing toilet tank lid. BMC 16.04.060(c)

Unit 130:

(14) It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090(a) and (e)

Bathroom:

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)

Main Room:

(14) Replace broken receptacles behind the night stand. BMC 16.04.060(b)

Unit 132:

Bathroom:

(14) Repair the GFCI outlet to function as intended. BMC 16.04.060(b)

Replace all damaged or missing grout in the bathtub/shower surround. BMC 16.04.060(a)

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

Unit 134:

Repair the hole in the wall next to the headboard ledge. BMC 16.04.060(a)

(14) Correct the polarity of the electrical receptacle on the north wall. The hot and neutral conductors are reversed. BMC 16.04.060(b)

Repair the hole in the wall next to the outlet on the south wall. BMC 16.04.060(a)

Repair the leak in the drain trap under the sink. BMC 16.04.060(c)

Properly reinstall the AC/heater unit. BMC 16.04.060(c)

Eliminate the drip in the bathtub faucet. BMC 16.04.060(c)

Remove the moldy caulk and properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Clean and sanitize the entire bathroom. BMC 16.04.060(b)

Unit 136:

(14) It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090(a) and (e)

Main Room:

(14) Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(b)

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

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

(14) Repair or replace the pass thru door to function as intended and lock securely. BMC 16.04.060(a)

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the holes in the wall above the sink. BMC 16.04.060(a) Replace the missing shower head. BMC 16.04.060(a)

(14) 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)

(14) Properly repair or replace the damaged and deteriorated pipe in the wall behind the sink that has a hole in it. BMC 16.04.060(a) & BMC 16.04.060(b)

Unit 138:

No violation noted.

Unit 140:

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 deadline as the remainder of this property. BMC 16.03.040(a)

Unit 142:**Front Sleeping Area:**

(14) A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. The aisle(s) shall be continuous, unobstructed, and a minimum of 36 inches in width in accordance with the locally adopted fire code. Rearrange the items in this room to allow the door to open fully. BMC 16.06.060

Bathroom:

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

Kitchen Area:

No violation noted.

Rear Sleeping Area:

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

Unit 144:

Living Area:

Front Room/ Rear Room:

Properly repair, then clean and surface coat damaged or stained ceiling area. BMC 16.04.060(a)

Repair the surface of the ceiling where it meets the wall to be free of cracks. BMC 16.04.060(a)

Unit 200:

(14) The Owner of a structure containing two or more dwelling units, a multiple occupancy or a rooming house shall be responsible for the extermination of pests. BMC 16.04.090(d)

Living Room:

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

Replace the missing cover for the heater-A/C unit. BMC 16.04.060(c)

Vanity Area:

Secure the loose and hanging clothes rack to the wall. BMC 16.04.060(a)

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

Secure the loose sink faucet. BMC 16.04.060(c)

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(a)

Replace the broken toilet tank lid. BMC 16.04.060(c)

Unit 202:

No violations noted.

Unit 204:

Repair/replace the broken sink vanity front and secure the vanity to the wall. BMC 16.04.060(a)

Unit 206:

No violations noted.

Unit 208:

(14) It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090(a) and (e)

Main Room:

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

Bathroom:

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

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

Remove the old deteriorated and moldy caulk. Properly re-seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 210:

Living Room:

(14) 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)

Bathroom:

Repair/replace the peeling wallpaper. BMC 16.04.060(a)

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

Unit 212:

No violations noted.

Unit 214:

Bathroom:

(14) Replace non-functioning GFCI electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

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

Repair or replace the damaged and broken vanity. BMC 16.04.060(a)

Unit 216:

(14) Repair/ replace the GFCI receptacle to trip. BMC 16.04.060(c)

Unit 218:

Bathroom:

Remove all mold and mildew from the ceiling above the sink area. BMC 16.04.060(b)

(14) 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)

Unit 220:

Properly secure the loose receptacle on the east wall. BMC 16.04.060(b)

(14) Replace the broken electrical receptacle cover plate on the east wall. BMC 16.04.060(a)

Replace the broken vanity. BMC 16.04.060(a)

(14) Correct the polarity of the electrical receptacle on the west wall. The hot and neutral conductors are reversed. BMC 16.04.060(b)

Unit 222:

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

Repair the sink vanity. The front is loose. BMC 16.04.060(a)

Unit 224:

Living Room:

Replace the missing heater-A/C unit. BMC 16.04.060(c)

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

(14) Repair the outlet to be wired properly and secure it to the wall. BMC 16.04.060(b) (hot/ground reverse wired).

Vanity Area:

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

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

Bathroom:

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

Replace the missing toilet seat. BMC 16.04.060(a)

Secure the loose toilet paper holder. BMC 16.04.060(a)

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

Unit 226:

Living Area (Under Construction):

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

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Bathroom:

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Install approved control knobs and faucet assembly. BMC 16.04.060(a)

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. BMC 16.04.060(b)

Unit 228:

Main Room:

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

(14) Replace the missing knob on the entry door so that it functions as intended and is secure. BMC 16.04.060(a)

Replace the molded carpeting. 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)

Bathroom:

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

Properly secure the vanity. BMC 16.04.060(a)

Unit 234:

Bathroom:

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

Unit 236:

(14) Properly correct the polarity of the outlet powered by the switch at the entry door. It is improperly wired. BMC 16.04.060(b)

Correct the polarity of the electrical receptacles on the right and left walls. The hot and neutral conductors are reversed. BMC 16.04.060(b)

Unit 238:

Main Room:

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

(14) Repair or replace the pass thru door to function as intended and be free from holes. BMC 16.04.060(a)

Unit 240:

Living Room:

(14) Relocate the 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

Secure the loose receptacle on the south wall. 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)

Install the missing receptacle cover plate on the south wall. BMC 16.04.060(b)

Bathroom:

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

Unit 242:

Living Area:

Re-secure cover plate to cable wire. BMC 16.04.060(a)

Bathroom:

(14) Properly install/wire (or replace) GFCI protected receptacle so that it functions as intended. BMC 16.04.060(b)

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 244:

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

Scrape and paint the ceiling where paint is peeling. BMC 16.04.060(f)

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

Properly reinstall the AC/heater unit. BMC 16.04.060(c)

(14) Properly repair the broken door jamb on the adjoining room door. BMC 16.04.060(c)

(14) Correct the polarity of the electrical receptacle on the left (bed) wall. The hot and neutral conductors are reversed. BMC 16.04.060(b)

(14) Properly install a lockset on the adjoining room door. BMC 16.04.060(c)

Bath:

(14) Ground-Fault Circuit-Interrupter (GFCI) receptacles shall be installed and maintained in accordance with the requirements of Indiana Electric Code at the time the structure was built or remodeled. BMC 16.04.020

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 101:

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

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

Unit 103:

(14) Remove all dead bugs and organisms from this room. BMC 16.04.060(a)

Repair or replace the torn carpeting to eliminate a trip hazard. BMC 16.04.060(b)

Unit 105:

Living Room:

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

Bathroom:

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

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

Unit 107:**Bathroom:**

Properly repair or replace cracked and broken sink countertop. BMC 16.04.060(a)

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

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

Living Area:

Properly seal the entire perimeter of the Heat/Air conditioner unit. BMC 16.04.060(a)

Unit 109:

(14) It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090(a) and (e)

Main Room:

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

Bathroom:

Remove all the moldy and deteriorated caulking from the shower surround and properly re-caulk. BMC 16.04.060(a)

Replace the broken toilet tank lid. BMC 16.04.060(a)

Unit 111:

(14) Properly install a doorknob and lock. BMC 16.04.060(c)

Replace the missing/broken electrical receptacle cover plates. BMC 16.04.060(a)

Bathroom:

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

Unit 113:

(14) It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090(a) and (e)

Main Room:

(14) Repair or replace the entry door to function as intended and latch correctly and securely. BMC 16.04.060(b)

(14) Replace broken receptacles along all the walls and provide approved cover plates. BMC 16.04.060(b)

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

Bathroom:

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

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

Unit 115:

Scrape and paint the ceiling over the door where paint is peeling. BMC 16.04.060(f)

Repair or replace the torn carpeting to eliminate a trip hazard. BMC 16.04.060(b)

Properly secure the sink faucet. BMC 16.04.060(c)

Secure toilet to its mountings. BMC 16.04.060(c)

Replace the broken flush handle on the toilet. BMC 16.04.060(c)

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

Properly re-hang the towel bar over the bathroom switch. BMC 16.04.060(c)

Unit 117:

Living Area:

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

Bathroom:

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

Repair the surface of the ceiling above the front door to be free of peeling paint and sagging materials. BMC 16.04.060(a)

Unit 119:

Living Room:

Repair/replace the worn carpet adjacent to the entry door. 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)

Paint the stained ceiling. BMC 16.04.060(f)

Vanity Area:

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

Repair/replace the cracked sink counter top. BMC 16.04.060(c)

Bathroom:

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

Remove the old caulking around the tub and replace with new caulking. BMC 16.04.060(b)

Unit 121:

Main Room:

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

Remove all mold and mildew from the walls and ceilings. BMC 16.04.060(a)

Properly reinstall the wall HVAC unit. BMC 16.04.060(a)

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

Bathroom:

Replace the broken bathroom vanity. BMC 16.04.060(a)

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

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

Unit 123:

No violations noted.

Unit 125:

Replace the missing/broken electrical receptacle cover plate at the HVAC unit. BMC 16.04.060(a)

Unit 127:

(14) Correct the polarity of the electrical receptacle on the right wall (facing into room from entry). The hot and neutral conductors are reversed. BMC 16.04.060(b)

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

Unit 129:

(14) The Owner of a structure containing two or more dwelling units, a multiple occupancy or a rooming house shall be responsible for the extermination of pests. BMC 16.04.090(d)

Living Room:

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

(14) Replace the broken receptacle on the north wall and replace the missing receptacle cover plate. BMC 16.04.060(b)

Bathroom:

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

Unit 131:

Main Room:

(14) Replace the broken window. BMC 16.04.060(b)

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

(14) Replace broken receptacles behind the night stand. BMC 16.04.060(b)

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the holes in the walls. 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)

Remove the old deteriorated and moldy caulk. Properly re-seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 133:**Main Room:**

Secure the outlet to the wall. BMC 16.04.060(b) (West wall).

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

Unit 135:

The unit is currently being remodeled.

No water. Check at reinspection.

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

Bathroom:

Replace the missing stool tank cover. BMC 16.04.060(a)

Unit 137:**Bathroom**

This unit/room was not inspected at the time of this inspection (there was a dog), as it was not accessible. This unit/room must be inspected and brought into compliance within the same deadline as the remainder of this property. BMC 16.03.040

Unit 141:

(14) Replace the broken passage door. BMC 16.04.060(a)

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)

Unit 201:**Living Room:**

Secure the loose receptacles on the east wall. BMC 16.04.060(b)

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(a)

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

Unit 203:

(14) It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. There shall be immediate action taken to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090(a) and (e)

Main Room:

(14) Repair or replace the pass thru door to function as intended and latch. BMC 16.04.060(a)

Bathroom:

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 deadline as the remainder of this property. BMC 16.03.040

Unit 205:

Bathroom:

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

Unit 207:

Determine the source of the water on the floor and eliminate the leak. BMC 16.04.060(c)

Unit 211:

Bathroom:

Properly secure the vanity. BMC 16.06.040(a)

Unit 213:

Living Room:

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

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

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(a)

Unit 215:

Bathroom:

Properly repair or replace broken sink countertop. BMC 16.04.060(a)

Unit 217:

No violations noted.

Unit 219:

Bathroom:

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

Unit 221:

Living Area (Under Construction):

Replace the Heating/Air conditioner unit. BMC 16.04.060(c)

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Properly repair, then clean and surface coat damaged or stained ceiling area. BMC 16.04.060(a)

Bathroom Under Construction):

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

Determine the source and eliminate the water leak in ceiling south of the bathroom. BMC 16.04.060(b)

(14) 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

Unit 223:

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

Unit 225:

Living Room:

Replace the missing heater-A/C unit. BMC 16.04.060(c)

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

Vanity Area:

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

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

Clean and/or replace the stained sink counter top. BMC 16.04.060(c)

Bathroom:

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

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

Unit 227:

Bathroom:

Properly remove the mold and mildew from the ceiling above the sink area. BMC 16.04.060(a) & BMC 16.04.060(b)

Unit 229:

(14) Provide back-up operating power to smoke detector, it beeps as if the battery is bad. IC 22-11-18-3.5

Properly treat the mold/mildew on the walls of the sink area. BMC 16.04.060(a)

Server Closet:

(14) The electrical wiring for the air conditioner is improperly installed. The use of lamp cord is not code compliant. Provide permanent wiring in this room to the air conditioner. BMC 16.04.060(c)

(14) Provide permanent wiring for the servers. The use of multiple extension cords and power strips in line is not code compliant. BMC 16.04.060(c)

Install drywall or other approved material over the exposed craft paper faced insulation. BMC 16.04.060(a)

Unit 231:

Living Room:

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

Vanity Area:

(14) Replace the defective GFCI receptacle. BMC 16.04.060(b)

Bathroom:

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

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

Unit 233:

Living Room:

(14) Replace the missing doorknob. BMC 16.04.060(a)

(14) Replace the cracked receptacle cover plate on the south wall. BMC 16.04.060(b)

Replace the missing heater-A/C unit. 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)

Vanity Area:

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

Bathroom:

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

Unit 235:

Living Room:

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

Bathroom:

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

Unit 237:

Repair/replace the missing a/c unit or properly seal and surface coat the opening. BMC 16.04.060(a)(b)

Replace/remove the broken A/C outlet. BMC 16.04.060(b)

Properly repair and surface coat the ceiling above the window. BMC 16.04.060(a)

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

Unit 239:

Bedroom/Bathroom:

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 in the bathroom to eliminate water infiltration. BMC 16.04.060(a)

Sitting Room/Kitchen:

(14) Replace the broken window in the entry door. 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)

Left Bathroom:

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

Repair or replace the shower head so that it does not drip constantly. BMC 16.04.060(a)

Unit 243:

Living Room:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, behind the door. 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)

(14) Secure the smoke detector to its base. IC22-11-18-3.5

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(a)

Mechanical Room – 2nd Floor:

Repair the north water to function as intended. BMC 16.04.060(c)

Repair the south water heater to have a temperature/pressure relief valve discharge tube. 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)

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

Install the wiring splice for the water pump to be inside a junction box. BMC 16.04.060(b)

Unit 245:

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

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

Bathroom:

(14) Power strip, extension cords and appliance cords shall not pass through the bathroom door to access an outlet. BMC 16.04.020 (Indiana Electric Code Art. 250 and 400).

Unit 267:

Vacant

Properly install a doorknob and lock. BMC 16.04.060(c)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a) (1); IBC 1008.1.8

Unit 269:

Bathroom Sink Area:

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. BMC 16.04.060(b)

(14) Replace the missing/broken electrical junction box and cover plate. BMC 16.04.060(b)

Properly install a doorknob and lock. BMC 16.04.060(c)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a) (1); 1008.1.8

Bathroom :

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 271:

Vacant

Properly install a doorknob and lock. BMC 16.04.060(c)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a) (1); IBC 1008.1.8

Install the HVAC unit. BMC 16.04.060(c)

Unit 273:

Living Area:

Replace or repair the locking mechanism on the front window. BMC 16.04.060(b)

Repair or replace the Heating/Air conditioning unit. BMC 16.04.060(c)

Clean and remove all mold from surfaces of the walls. BMC 16.04.060(d)

Properly install a doorknob and lock. BMC 16.04.060(c)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a) (1);
IBC 1008.1.8

Existing Egress Window Measurements:

Height: 31.75 inches

Width: 20 inches

Sill Height: 46.25 inches

Openable Area: 4.40 sq. ft.

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

Bathroom:

Repair the hole in the wall above the bathroom sink. BMC 16.04.060(a)

Clean and remove all mold from surfaces of the walls and tub. BMC 16.04.060(d)

Replace the missing/broken electrical junction box and cover plate. BMC 16.04.060(b)

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. BMC 16.04.060(b)

Unit 275:

Vacant

Properly install a doorknob and lock. BMC 16.04.060(c)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a) (1); IBC 1008.1.8

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 the broken sink vanity. BMC 16.04.060(a)

Unit 277:

Living Area:

Repair or replace the Heating/Air conditioning unit. BMC 16.04.060(c)

Clean and remove all mold from surface of walls. BMC 16.04.060(d)

Properly install a doorknob and lock. BMC 16.04.060(c)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a) (1); IBC 1008.1.8

Bathroom:

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

Replace the missing tank lid on toilet. BMC 16.04.060(a)

Clean and remove all mold from surface of walls and door. BMC 16.04.060(d)

Unit 279:

Vacant

Properly install a doorknob and lock. BMC 16.04.060(c)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a) (1); IBC 1008.1.8

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

Properly treat the mold/mildew on the walls of the sink area. BMC 16.04.060(a)

Unit 281:

Vacant

All units shall conspicuously display the unit's address number on the front of the unit. BMC 16.04.100

Properly install a doorknob and lock. BMC 16.04.060(c)

Remove the hasp from the outside of the door prior to occupancy. BMC 16.04.020(a)(1); IBC 1008.1.8

Install the HVAC unit. BMC 16.04.060(c)

Replace the missing mirror. BMC 16.04.060(A)

Manager's Apartment:

Living Room (21-10 x 11-11):

Replace all missing electrical receptacle and junction box cover plates. BMC 16.040.060(a)

(14) Properly terminate all loose wires in an approved junction box. BMC 16.04.060(b)

Properly secure the loose receptacle in the built-in shelves on the east wall. BMC 16.04.060(b)

Kitchen (13-8 x 10-10):

(14) Repair the GFCI outlet to function as intended. BMC 16.04.060(b)

Properly secure the loose GFCI receptacle. BMC 16.04.060(b)

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

Scrape and paint interior the ceiling where paint is peeling. BMC 16.04.060(f)

West Hall:

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

Repair the west entry door to function as intended. BMC 16.04.060(b)

Northwest Bedroom:

Properly secure the loose receptacle, and install it to be flush with the wall. BMC 16.04.060(b)

(14) Eliminate the coaxial cable coming out of the outlet. BMC 16.04.060(b)

Eliminate the mold on the walls. BMC 16.04.060(b)

Existing Egress Window Measurements (single-hung):

Height: 26 ¼ inches

Width: 31 ¾ inches

Sill Height: 24 inches

Openable Area: 5.79 sq. ft.

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

Southwest Bedroom (12-7 x 10-6):

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

Existing Egress Window Measurements (single-hung):

Height: 26 ½ inches

Width: 32 inches

Sill Height: 24 ¾ inches

Openable Area: 5.89 sq. ft.

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

NE Hall to Exterior:

Repair holes/damage in the walls. BMC 16.04.060(a)

NE Bedroom:

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

(14) Remove the cord and plug that is passing through the wall to plug into the outlet on the east wall. BMC 16.02.040 (Indiana Electric Code Art. 250 and 400)

Properly repair and surface coat the damage to the ceiling. BMC 16.04.060(a)

NE Bathroom:**Existing Egress:**

Height: 20.5 inches
 Width: 32.75 inches
 Sill Height: 34.5 inches
 Openable Area: 4.66 sq. ft.

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

Properly repair and surface coat the damage to the ceiling and walls. BMC 16.04.060(a)

Replace the globe on the exhaust fan. BMC 16.04.060(b)

SE Bedroom/Bath:

Remove all mold and mildew from the surfaces of the walls and ceilings. BMC 16.04.060(b)

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

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

(14) Replace non-functioning or incorrectly wired electrical receptacle adjacent to the sink with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 and 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)

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

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

Existing Egress Window Measurements:

Height: 31 ½ inches
 Width: 20 inches
 Sill Height: 45 inches
 Openable Area: 4.38 sq. ft.

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

Common Structure:

(14) Repair the emergency lighting to light as intended. BMC 16.04.060(b)

Middle Ballroom/Banquet Room:

Replace the broken/missing outlet cover plate on the south wall by the front entrance. BMC 16.04.060(a)

(14) Replace the missing/broken electrical junction box and cover plate. BMC 16.04.060(b)

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

Back Storage Room :

Properly repair/replace & secure ceiling tile. BMC 16.04.060(a)

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(b)

Repair the light fixtures on the ceiling to function as intended. BMC 16.04.060(b)

Bar Area:

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

Dining Room:

(14) 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. (SOUTH WALL) BMC16.04.020(a)(5); 2009 IEC Article 406(D)(3)

South Banquet Room:

(14) Repair the receptacle on the north wall to have correct polarity, Hot/Neutral reverse. BMC 16.04.060(b)

Replace the stained and/or sagging ceiling tiles. BMC 16.04.060(a)

Restore power to the SE receptacle and tighten. BMC 16.04.060(C)

Replace the missing/broken electrical receptacle cover plates. BMC 16.040.060(a)

Properly repair or remove the torn and hanging wallpaper in this room. BMC 16.04.060(a)

Men's Restroom:

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

Install the missing TPR tube on the water heater:

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)

North Banquet Room:

(14) Properly ground the electrical receptacles on the south and west walls. 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)

Storage/Sink Room:

(14) Replace the cover on the electric service panel. BMC 16.04.020 and BMC 16.04.060(b)

(14) Properly terminate all circuits in the panel. BMC 16.04.020 and BMC 16.04.060(b)

(14) Correct the polarity of the electrical receptacles on the east wall. There are pen neutrals on these receptacles. BMC 16.04.060(b)

Properly repair the wall and the ceiling in this room in a workmanlike manner. BMC 16.04.060(a)

Women's Bathroom:

Replace the stall door and repair it to function as intended. BMC 16.04.060(a)

Repair or replace all missing or loose tiles in the bathroom. BMC 16.04.060(a)

Repair the faucet and handles to function as intended (handles turn all the way to the wall, faucet drips). BMC 16.04.060(c)

Provide a cover for the floor drain/access. BMC 16.04.060(b), (c)

Laundry Room:

No violations noted

Storage Room by Laundry Room:

These 2 rooms/units both have kitchens in them but there is no room number on them. There is a large amount of storage in these rooms, so most of the areas were not accessible.

Exterior:**Living Structures:**

General Violation: Replace and or service all fire extinguishers. A minimum 2A 20 BC fire extinguisher shall be mounted on each floor level of a building in the exit corridor, exterior exit balcony, or in an accessible exterior location on the building **within 75 feet of any dwelling unit.** The extinguisher shall be at a height no greater than 5 feet above the walking surface or grade below. The extinguisher shall be visible and accessible. BMC 16.04.020 and BMC 16.09

Properly repair/replace/remove the damaged/deteriorated chain link fence along the west side of the parking lot. BMC 16.04.050 (a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (This item has a deadline of 21 August 2014).

It is strongly recommended that A minimum 1A 10BC classification fire extinguisher be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress. (All cabinets shall be in good condition with no broken or missing glass.

Repair/alter the red trim overhang to prevent water dripping onto the walkway and to prevent birds and other rodents from nesting. BMC 16.04.050(b)

Replace all missing entry door knobs. BMC 16.04.050(b)

Properly repair/replace all missing/damaged condensate lines to eliminate water dripping on/through the walkways. BMC 16.04.050(c)

Properly repair/.replace all windows covered with plywood. BMC 16.04.050(b)

Replace the missing cleanout cap at the SE corner of the structure adjacent to the parking lot. BMC 16.05.060(b)

(14) Replace the deteriorated conduit, wiring and outlets along the East wall (front of structure). All wiring and conduit shall be installed in accordance with the requirements set forth in the Indiana Electrical Code. BMC.16.04.050(b)

Properly repair/replace the flooring in the stairwell to eliminate loose tiles and trip hazards. BMC 16.04.050(a) (Stair across from Unit 100)

Seal around the sensors on the west wall of the walkway north of units 100 and 101. BMC 16.04.050(a)

(14) Properly repair/replace the flooring in the stairwell to eliminate loose tiles and trip hazards. BMC 16.04.050(a) (Stair across from Unit 101)

Properly repair and surface coat damaged portions of the walls in the stairwell. BMC 16.04.050(a) (Across from Unit 101)

Properly repair the loose plywood and red metal trim around the soffits and roof of the structure above Unit 229. BMC 16.04.050(a)

Repair the ceiling of the balcony to Unit 144. BMC 16.04.050(a)

Properly seal the open areas in the exterior walls of the SW portion of the structure (above and below windows and where exhaust pipes have been removed. BMC 16.04.050(a)

Properly repair and surface coat the deteriorated portions of the ceiling of the walkway at the SW corner of the structure (All levels) and eliminate the source of the water causing damage on the top level. BMC 16.04.060(a)

Replace the deteriorate door frame at the lowest level west wall, south end of the structure. BMC 16.04.050(a)

Properly repair the balcony wall north of Unit 141. BMC 16.04.050(a)

(14) Repair/replace the tile on the steps at the SW corner of the structure. BMC 16.04.050(a)

(14) Repair the handrail and insure it is secure a capable of holding normally imposed loads. BMC 16.04.050(b)

Replace the missing protective cover for the light fixture. BMC 16.04.060(c) (Top of SW stairs)

Repair the deteriorated area of the walkway in front of the fire extinguisher box north of Unit 135. BMC 16.04.050(a)

(14) Properly secure the handrail and the balcony wall between Units 241 – 245. BMC 16.04.050(b)

(14) Repair the broken glass in the door at Unit 241. BMC 16.04.050(b)

Repair the ceiling damage above the walkway at the fire extinguisher between units 235 and 237. BMC 16.04.050(a)

Properly secure the cable wires at the SW corner walkway – east end. BMC 16.04.050(c)

Repair the seam in the ceiling above Unit 232. BMC 16.04.050(a)

Repair the deteriorated walkway and smooth the hump in front of Unit 226. BMC 16.04.050(a)

(14) Replace the electrical fixture or provide a cover plate for the open electrical box on the north wall of the structure. BMC 16.04.050(b) (North of Unit 144)

(14) Properly repair/replace the flooring in the stairwell to eliminate loose tiles and trip hazards. BMC 16.04.050(a) (Stair across from Unit 144).

Properly repair and surface coat damaged portions of the walls in the stairwell. BMC 16.04.050(a) (Across from Unit 144)

Repair the deteriorated flooring at Unit 217. BMC 16.04.050(a)

Repair the deteriorated flooring between Units 237 and 237. BMC 16.04.050(a)

Properly caulk (weather strip) the new windows in Units 231, 233, 235, 237. BMC 16.04.050(a)

Seal the hole around the phone/cable lines where it penetrates the wall above the Manager's Apartment door. BMC 16.04.060(a)

Repair or replace the leaking pvc water pipe in the corridor, front of room 271. BMC 16.04.050(a)

Remove the hasp from the outside of the door of Unit 271 prior to occupancy. BMC 16.04.020(a); 1008.1.8

Properly repair the concrete outside unit 126 in a workmanlike manner. BMC 16.04.050(a)

Properly repair the concrete outside units 217, 223 and 225 in a workmanlike manner. BMC 16.04.050(a)

Manager's Apartment Deck:

Properly repair the deck and replace all loose, broken or deteriorated members. BMC 16.04.050(b)

Common Structure:

(14) Repair the conduit to be uninterrupted to the light at the front awning. BMC 16.04.050(b) (The elbow has pulled away from the light fixture).

Repair the wall where the water spigot has leaked. BMC 16.04.050(a) (East wall).

Replace the glass panels that have been pierced by bb's/bullets. BMC 16.04.050(a)

(14) The permanent sign on the east wall shall be wired in a permanent manner and not be plugged into an outlet. BMC 16.02.040 (Indiana Electric Code. Art. 250 and 400).

(14) Exterior outlets in ground just south of the entrance shall be wired in a permanent manner, not with a plug to an outlet, and the wiring shall be in conduit. BMC 16.02.040 (Indiana Electric Code Art. 250 and 400).

Secure the cable line to the structure. BMC 16.04.050(b) (North wall).

Repair the dead outlet adjacent to the cable wire to function as intended. BMC 16.04.050(b) (North wall).

(14) Properly cover and terminate the wires and cover the open junction box at the lower level of the north wall at the NW corner of the structure. BMC 16.04.050(b)

Properly secure the outlets north of the entrance and replace the broken outlet. BMC 16.04.050(b)

Replace the missing protective cover for the light fixture. BMC 16.04.060(c) (East wall at top of structure).

Properly repair the concrete around the manhole east of the drive thru canopy. BMC 16.04.050(a).

Pool Area:

Properly repair the walls around the pool in a workmanlike manner (west wall, west side of pool; south side of pool; north wall, northwest corner: Brick façade is pulling away from wall) (bricks and concrete broken, paint peeling, etc.). BMC 16.04.050 (a), (b), (e)

Replace the missing/broken electrical receptacle cover plate for the GFCI outlet on the northwest corner outside the pool fence. BMC 16.04.060(a)

(14) Repair this GFCI outlet to function as intended. BMC 16.04.060(b)

(14) Replace the missing electrical fixtures around the pool or properly terminate the wiring and cover boxes with proper cover plates. BMC 16.04.050(b)