

**PUBLIC HEARING  
BOARD OF HOUSING QUALITY APPEALS  
CITY HALL McCLOSKEY CONFERENCE ROOM  
August 20, 2014, 4:00 P.M.**

I. ROLL CALL

II. REVIEW OF SUMMARY – July 16, 2014

III. CONSENT AGENDA

- (1) 14-TV-07 **208 N. Fairview Street**, Barbara McKinney. Request for an extension of time to complete repairs. Previously heard January 15, 2014.
- (2) 14-TV-53 **3516-3518 S. Burks Court**, Mark Lauer & Debra Haney. Request for an extension of time to complete repairs. Previously heard May 21, 2014.
- (3) 14-RV-94 **220-222 S. Roosevelt Street**, H.A.N.D. Request for rescission of a variance.
- (4) 14-RV-95 **127 S. Clark Street**, H.A.N.D. Request for rescission of a variance.
- (5) 14-RV-96 **221 S. Roosevelt Street**, H.A.N.D. Request for rescission of a variance.
- (6) 14-RV-97 **1209 S. Grant Street**, H.A.N.D. Request for rescission of a variance.
- (7) 14-TV-98 **401 S. Patterson Drive**, Trinitas-Ventures (Devin Huuesman). Request for an extension of time to complete repairs.
- (8) 14-TV-99 **529 N. College Avenue**, The Farmer's House Museum Inc. (Emily Purcell). Request for an extension of time to complete repairs.
- (9) 14-RV-100 **517-519 S. Swain Avenue**, H.A.N.D. Request for rescission of a variance.
- (10) 14-RV-101 **408 E. 16<sup>th</sup> Street**, H.A.N.D. Request for rescission of a variance.
- (11) 14-RV-102 **409 E. 9<sup>th</sup> Street**, H.A.N.D. Request for rescission of a variance.
- (12) 14-RV-103 **811 N. Grant Street**, H.A.N.D. Request for rescission of a variance.
- (13) 14-AA-104 **1326 S. College Mall Road**, Shu Chu Lin & Sueann Lin (Kathy Tzeng). Request for relief from an administrative decision.
- (14) 14-TV-105 **1301 S. Madison Street**, LeAnn Lipe (Jeanne Walters Real Estate). Request for an extension of time to complete repairs.
- (15) 14-RV-107 **803 N. Lincoln Street**, H.A.N.D. Request for rescission of a variance.
- (16) 14-TV-108 **1014 E. Thornton Drive**, Thomas Stanley. Request for an extension of time to complete repairs.
- (17) 14-TV-109 **504 S. Eastside Drive**, Jamie Schmiechen. Request for an extension of time to complete repairs.

- (18) 14-RV-110 **1420 S. Monon Drive**, H.A.N.D. Request for rescission of a variance.
- (19) 14-TV-111 **209-211-211 ½ N. Madison Street**, Linnell Schur. Request for an extension of time to complete repairs.
- (20) 14-RV-112 **200 S. Madison Street**, H.A.N.D. Request for rescission of a variance.
- (21) 14-RV-113 **343 S. Rogers Street**, H.A.N.D. Request for rescission of a variance.
- (22) 14-RV-114 **816 N. Grant Street**, H.A.N.D. Request for rescission of a variance.
- (23) 14-RV-115 **1000 W. Country Club Drive**, H.A.N.D. Request for rescission of a variance.
- (24) 14-RV-116 **103 E. Driscoll Drive**, H.A.N.D. Request for rescission of a variance.
- (25) 14-RV-117 **212 E. Vermilya Avenue**, H.A.N.D. Request for rescission of a variance.
- (26) 14-RV-118 **125 N. Washington Street**, H.A.N.D. Request for rescission of a variance.

IV. **PETITIONS**

- (27) 14-TV-106 **3000 S. Walnut Street**, Cherry Glenn, LLC. Request for an extension of time to complete repairs.

V. **GENERAL DISCUSSION**

VI. **PUBLIC COMMENT**

VII. **ADJOURNMENT**

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**PUBLIC HEARING  
BOARD OF HOUSING QUALITY APPEALS  
August 20, 2014, 4:00 P.M.**

**PETITIONS AGENDA**

- (27) 14-TV-106 **3000 S. Walnut Street**, Cherry Glenn, LLC. Request for an extension of time to complete repairs.

# B.H.Q.A. MEETING OF JULY 16, 2014

## SUMMARY

MEMBERS PRESENT: Elizabeth Gallman, Nikki Gastineau, Susie Hamilton, Ryan Strauser

STAFF PRESENT: Lisa Abbott, Michael Arnold, Daniel Bixler, John Hewett, Maria McCormick, Norman Mosier, Jo Stong, Dee Wills (HAND), Greg Small (Legal)

OTHERS PRESENT: Tim Roberts (Walnut Springs Apartments)

### I. REVIEW OF SUMMARY

Gallman made a motion to approve the minutes for May 21, 2014 and June 18, 2014. Hamilton seconded. Motion passed, 4-0.

### II. CONSENT AGENDA

**210 E. 11<sup>th</sup> Street**, Christie VanSteenwyck, 14-TV-23. Request for an extension of time to complete repairs. Previously heard February 19, 2014. Staff recommendation to grant the request with a September 1, 2014 or prior to re-occupancy deadline.

**601 E. University Street**, Cadjon Development (GT Rental Group), 4-TV-28. Request for an extension of time to complete repairs. Previously heard April 16, 2014. Staff recommendation to grant the request with an August 1, 2014 deadline.

**3220 E. John Hinkle Drive Units B, C, D, G, K**, Sesom, LLC, 14-TV-48. Request for an extension of time to complete repairs. Previously heard April 16, 2014. Staff recommendation to grant the request with an October 16, 2014 deadline.

**862 E. Sherwood Hills Drive**, Bruce & Rita Evans, 14-TV-77. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 16, 2014 deadline.

**928 S. Mitchell Street**, Elizabeth Grant (Ron Cook), 14-TV-78. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 15, 2014 deadline.

**111 N. Dunn Street**, Register Place, LLC (Olympus Properties), 14-TV-79. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 23, 2014 deadline for all life safety violations and September 16, 2014 for all other repairs.

**811 W. 6<sup>th</sup> Street**, Norman Ladd, 14-TV-80. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 23, 2014 deadline for all life safety issues and August 18, 2014 for all other repairs.

**1319 W. 6<sup>th</sup> Street**, Norman Ladd, 14-TV-81. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 16, 2014 deadline.

**702 S. Washington Street**, Charles Andrew Wenner (Ron Sherwood), 14-TV-82. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 16, 2014 deadline.

**1307 N. Lincoln Street**, H.A.N.D., 14-RV-83. Request for rescission of a variance. Staff recommendation to grant the rescission.

**100 S. Waldron Street**, H.A.N.D., 14-RV-84. Request for rescission of a variance. Staff recommendation to grant the rescission.

**615 W. 6<sup>th</sup> Street**, H.A.N.D., 14-RV-85. Request for rescission of a variance. Staff recommendation to grant the rescission.

**1707 S. Huntington Drive**, Jill Snyder, 14-TV-86. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 30, 2014 or prior to re-occupancy deadline.

**415 S. Mitchell Street**, H.A.N.D., 14-RV-87. Request for rescission of a variance. Staff recommendation to grant the rescission.

**511 W. Duncan Drive**, H.A.N.D., 14-RV-88. Request for rescission of a variance. Staff recommendation to grant the rescission.

**215 E. 8<sup>th</sup> Street**, H.A.N.D., 14-RV-89. Request for rescission of a variance. Staff recommendation to grant the rescission.

**1001 E. 1<sup>st</sup> Street**, H.A.N.D., 14-RV-90. Request for rescission of a variance. Staff recommendation to grant the rescission.

**1333 S. Fenbrook Lane**, Inland American Apartment Management, LLC (Chalsea Smith), 14-TV-92. Request for an extension of time to complete repairs. Staff recommendation to grant the request with

a September 15, 2014 deadline for all exterior repairs and the receipt by HAND of the state variance. All interior violations have the 60 day deadline as specified by the cycle report.

**Approved.**

**II. PETITIONS**

**3214 S. Walnut Springs Drive**, Walnut Springs, LLC (Timothy Roberts), 14-AA-93. Request for relief from an administrative decision. The petitioner, Tim Roberts, was present to request relief from an administrative decision stating (1) furniture must not block or hinder emergency access and (2) the edge of floor covering adjacent to bathtub must be sealed. The petitioner further claimed the Pre-Inspection Addendum list was met and that additional requirements were intended to inflate billing. The staff recommendation was to deny the request for relief from Title 16 requirements, noting the two page Pre-Inspection Addendum is for guidance and not substitution of the six chapters of Title 16 code, and that billing is done by a different part of HAND staff, while inspectors look to ensure the property is maintained. The compliance deadline is August 15, 2014. Strauser made a motion to deny the request per staff recommendation. Gastineau seconded. Motion passed, 4-0. Request denied.

**3311 N. Kinser Pike**, Robert Groelsema (Peek & Associates), 14-TV-49. Request for an extension of time to complete repairs. Previously heard April 16, 2014. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a September 16, 2014 deadline. Gastineau made a motion to grant the request per staff recommendation with a deadline of September 16, 2014 or prior to re-occupancy. Strauser seconded. Motion passed, 4-0. Request granted.

**134 N. Bryan Avenue**, Brian & Elizabeth Neely, 14-TV-91. Request for an extension of time to complete repairs. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a September 16, 2014 deadline. Gallman made a motion to grant the request per staff recommendation. Hamilton seconded. Motion passed, 4-0. Request granted.

**III. GENERAL DISCUSSION**

None.

**IV. PUBLIC COMMENT**

None.

**V. ADJOURNMENT**

Hamilton made a motion to adjourn. Gallman seconded. Motion unanimously passed. Meeting adjourned at 4:26 PM.



City of Bloomington  
H.A.N.D.

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

Meeting Date: 20 August 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-07

Address: 208 N. Fairview

Petitioner: Barbara McKinney

Inspector: Michael Arnold

Staff Report: 11 December 2013 Received Extension of Time Request  
17 July 2014 Received Extension of Time Request

The owner has requested an extension of time before renewing the Rental Occupancy Permit. The house is still going to be sold and will become an owner occupied structure. The new owner will be moving in on or about 11 August 2014. He will complete the purchase of the house by the end of October 2014. Petitioner is requesting additional time for the completion of the purchase.

Staff recommendation: Grant the Extension of Time

Conditions: Sale of the house to be completed and the structure to be owner occupied or the Rental Occupancy Permit inspection shall be completed by 01 November 2014

Compliance Deadline: 01 November 2014

Attachments: Application

RECEIVED  
JUL 13 2014



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

Property Address: \_\_\_\_\_ 208 N. Fairview, Bloomington, IN  
47404 \_\_\_\_\_

Petitioner's Name: \_\_\_\_\_ Barbara E.  
McKinney \_\_\_\_\_

Address: \_\_\_\_\_ 522 W. Third  
Street \_\_\_\_\_

City: \_\_\_\_\_ Bloomington \_\_\_\_\_ State: \_\_\_\_\_ IN \_\_\_\_\_ Zip Code:  
47404 \_\_\_\_\_

Phone Number: \_\_\_\_\_ 812-349-3429 \_\_\_\_\_ Email Address:  
\_\_\_\_\_ mckinney\_barbara@att.net \_\_\_\_\_

Property Owner's Name: \_\_\_\_\_ Same as  
Petitioner \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Occupants: \_\_\_\_\_ Michael Lewis, until 7/31/14; beginning 8/11/14 tenant will be David B.  
Johnson \_\_\_\_\_

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

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

**Please circle the petition type that you are requesting:**

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

\_\_\_\_\_



granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.

RECEIVED  
MAY 23 2014



BY: \_\_\_\_\_  
Application for Appeal  
To The  
Board of Housing Quality Appeals  
P.O. Box 100  
Bloomington, IN 47402  
812-349-3420  
[hand@bloomington.in.gov](mailto:hand@bloomington.in.gov)

Property Address: 208 N. Fairview, Bloomington

Petitioner's Name: Barbara E. McKinney

Address: ~~20~~ 522 W. Child St.

City: Bloomington State: IN Zip Code: 47404

Phone Number: 349-3429 Email Address: mckinney-barbara@att.net

Property Owner's Name: Sarc

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Occupants: Michael Lewis

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

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- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

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

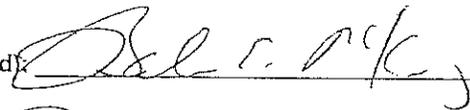
OFFICE USE ONLY  
Petition Number 14-TV-07

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

My rental occupancy permit is scheduled to expire on 1/31/14. I have agreed to sell the house in February or March of 2014 to an individual who will be an owner-occupant by August, 2014 at the latest. I'm requesting an extension of time in which to schedule the inspection and do any necessary repairs to reflect the changing status of the property.

Disclosure: I work for the City as an assistant city attorney, but I do no legal work for BHQA. I understand my request is fairly standard. Thank you for your consideration.

Signature (required):



Name (please print):

Barbara E. McKinney

Date:

12/10/13

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



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 20, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-53 (Old Business)

Address: 3516 – 3518 S. Burks Ct.

Petitioner: Mark Lauer

Inspector: Dee Wills

Staff Report: January 08, 2014 Completed Cycle Inspection  
March 20, 2014 Received Application for Appeal  
April 07, 2014 Completed Reinspection  
May 21, 2014 Appeal is Approved at BHQA Meeting  
July 21, 2014 BHQA Deadline  
July 15, 2014 Received Application for Appeal (Old Business)

Petitioner states tenant has moved out of unit # 3516 and additional repairs now need to be made. Petitioner is currently looking for a different contractor to make the repairs, however he travels quite extensively and needs more time.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: Life Safety: September 01, 2014 (Bolded)  
All other violations: October 20, 2014 or Before Re-Occupancy

Attachments: Application for Appeal, Remaining Violations Report



RECEIVED  
JUL 15 2014

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

Property Address: 3516/3518 S. Burks Ct

Petitioner's Name: MARK LAUER

Address: 3518 S. Burks Ct

City: Bloomington State: IN Zip Code: 47401

812 345 1337

Phone Number: ~~812 345 1337~~ Email Address: mlauer926@gmail.com

Property Owner's Name: Mark Lauer & Debra Haney

Address: SAME AS ABOVE

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: mlauer926@gmail.com

Occupants: At 3516 (Empty) 3518 Mark Lauer

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

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

Please circle the petition type that you are requesting:

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- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
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- D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY  
Petition Number 14-TV-53 (Old Business)

SEE REVERSE

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

① Tenant has now moved out and additional repairs need to be made

② "Handyman" contractor never provided estimate after inspection w/me → have to find another

③ I travel a lot but will be in town for next month

Thank you for your consideration

Signature (required):



Name (please print):

MARK J. HAYES

Date:

7/15/14

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



City of Bloomington  
Housing and Neighborhood Development

Remaining Violation Report  
Re-Inspection April, 07, 2014

5188

OWNERS

Haney, Debra S.  
3518 S. Burks Court  
Bloomington, IN 47401

Lauer, Mark J.  
3518 S. Burks Court  
Bloomington, IN. 47401

Prop. Location: 3516 S Burks CT, 3518 S Burks CT  
Number of Units/Structures: 2/1  
Units/Bedrooms/Max # of Occupants: 2/3/5  
Date Inspected: 01/08/2014  
Primary Heat Source: Electric  
Property Zoning: RM  
Number of Stories: 2

Inspectors: Dee Wills  
Foundation Type: Crawl Space  
Attic Access: Yes  
Accessory Structure: None

**REINSPECTION REQUIRED**

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.03.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

## INTERIOR

### Unit 3516

#### Main Level

##### Living Room (13 x 18)

No violations noted.

#### Entry/ Hallway

**Properly re-mount the smoke detector to the ceiling. IC 22-11-18-3.5**

#### ½ Bathroom

Replace the missing control knob on faucet assembly. BMC 16.04.060(a)

#### Dining Room/ Kitchen (9-3 x 17-6)

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

Repair the light on the exhaust hood above the stove. BMC 16.04.060(c)

#### Garage

No violations noted.

#### Attic

The attic was inaccessible at the inspection and will be checked at the reinspection. It must be brought into compliance within the same 60 day period as other violations. Check for open splices, covered junction boxes and failings in the underside of the roof. BMC 16.03.040

### Upper Level

#### NE Bedroom (11-7 x 12-5)

No violations noted.

Existing Egress Window Measurements:

Height: 24.50 inches

Width: 31.50 inches

Sill Height: 25.50 inches

Openable Area: 5.35 sq. ft.

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

Master Bedroom (11-10 x 12)

No violations noted.

Existing Egress Window Measurements:

Height: 23.25 inches

Width: 30.50 inches

Sill Height: 56 inches

Openable Area: 4.92 sq. ft.

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

Master Bathroom

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

NW Bedroom (13-6 x 9)

**Properly repair the window to be completely openable, to lock securely using its own hardware, and to be weather tight. BMC 16.04.060(b)**

**Measure window at re-inspection.**

Unit 3518

**Note:** This unit was not accessible at the cycle inspection.

Main Level

Entry/ Hallway/ 1/2 Bath

No violations noted.

Dining Room, Kitchen (9-3 x 17-6)

No violations noted.

Living Room (13 x 18)

No violations noted.

Garage

No violations noted.

Attic

The attic was inaccessible at the inspection and will be checked at the reinspection. It must be brought into compliance within the same 60 day period as other violations. Check for open splices, covered junction boxes and failings in the underside of the roof. BMC 16.03.040

**Upper Level**

**SE Bedroom (11-7 x 12-5)**

No violation noted.

Existing Egress Window Measurements:

Height: 24.50 inches

Width: 31.50 inches

Sill Height: 25.50 inches

Openable Area: 5.35 sq. ft.

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

**Bathroom**

No violations noted.

**Master Bedroom (11-10 x 12)**

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

Existing Egress Window Measurements:

Height: 24.50 inches

Width: 32 inches

Sill Height: 23.50 inches

Openable Area: 5.44 sq. ft.

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

**Master Bathroom**

No violations noted.

**SW Bedroom (13-6 x 9)**

No violations noted.

Existing Egress Window Measurements:

Height: 24.50 inches

Width: 32 inches

Sill Height: 23.50 inches

Openable Area: 5.44 sq. ft.

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

## EXTERIOR

No violations noted.

### Other requirements

#### Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection **or a \$25.00 fine will be levied.** BMC 16.12.050 (d) and 16.10.030(b)

#### Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied.** BMC16.12.040 and 16.10.030(b)

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

This is the end of this report.





City of Bloomington  
H.A.N.D.

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

Meeting Date: August 20, 2014  
Petition Type: Rescind a variance  
Petition Number: 14-RV-95  
Address: 127 S. Clark  
Petitioner: HAND  
Inspector: John Hewett  
Staff Report: March 21, 2014                      Cycle Inspection conducted  
                                June 24, 2014                      All complied.

This property was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling heights; therefore we are asking the Board to rescind this variance. This structure was built in 1925.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

14



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 20, 2014  
Petition Type: Rescind a variance  
Petition Number: 14-RV-96  
Address: 221 S. Roosevelt St.  
Petitioner: HAND  
Inspector: Dee Wills  
Staff Report: June 06, 2014 Completed Cycle Inspection

This property built in 1959, was previously granted a variance to the ceiling height and light requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height and light requirement and the Building Code in place at the time of construction did not address ceiling height and light; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.  
Conditions: None  
Attachments: Application for Appeal, Cycle Report

12

RECEIVED  
JUN 2 2014



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

Property Address: 221 S. Roosevelt St

Petitioner's Name: HAND

Address: 401 N. Morton St

City: Bloomington State: IN Zip Code: 47401

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Property Owner's Name: Brett A. Thomas

Address: 11447 Sutton Place Dr. W

City: Carmel State: IN Zip Code: 46032

Phone Number: (317) 582-0129  
(317) 962-2533 Email Address: bbtindy@aol.com

Occupants: \_\_\_\_\_

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

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

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY  
Petition Number 14-RV-96

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

RESCIND A CEILING HEIGHT AND  
LIGHT VARIANCE

Signature (required): Dee Wills

Name (please print): DEE WILLS Date: 6/24/14

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



City of Bloomington  
Housing and Neighborhood Development

Cycle Report

1168

OWNERS

Thomas, Brett A.  
11447 Sutton Place Dr. W.  
Carmel, IN 46032

Prop. Location: 221 S Roosevelt ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/5/5  
Date Inspected: 06/20/2014  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 1

Inspectors: Dee Wills  
Foundation Type: Basement  
Attic Access: No  
Accessory Structure: Attached Car Port

VARIANCE

07/19/1990 Granted a variance to minimum ceiling height requirement in all habitable rooms in the basement. Granted a variance to the light requirement.

This property was previously granted a variance to the ceiling height and light requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height and light requirement and the Building Code in place at the time of construction did not address ceiling height and light; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit.

Monroe County Assessor's records indicate this structure was built in 1959.  
There are no minimum requirements for emergency egress at the time of construction.

## INTERIOR

Living Room (13 x 17), Kitchen (18 x 4), Bathroom

No violations noted.

SE Bedroom (11 x 9), NE Bedroom (10 x 11), NW Bedroom (11 x 9)

No violations noted.

Existing Egress Window Measurements:

Height: 34.50 inches

Width: 28.25 inches

Sill Height: 44.50 inches

Openable Area: 6.76 sq. ft.

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

## Basement

Family Room (12-5 x 18-8), Bathroom, Southwest Room (14-0 x 7-1)

No violations noted.

Utility/ Furnace Room/ Laundry Room

No violations noted.

NW Bedroom (11-5 x 12-5), North Central Bedroom (7-8 x 9-4)

No violations noted.

## EXTERIOR

No violations noted.

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

This is the end of this report.



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 20, 2014  
Petition Type: Rescind a variance  
Petition Number: 14-RV-97  
Address: 1209 S. Grant St.  
Petitioner: HAND  
Inspector: Maria McCormick/ John Hewett  
Staff Report: November 18, 2013      Cycle Inspection conducted  
June 16, 2014      All complied.

This property was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling heights; therefore we are asking the Board to rescind this variance. This structure was built in 1940.

Staff Recommendation: Rescind the variance.  
Conditions: None  
Attachments: None

*Handwritten initials*



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 20, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-98

Address: 401 S. Patterson Drive

Petitioner: Devin Huesman for Trintas Ventures

Inspector: McCormick/Hewett/Stong

Staff Report: This new construction property has been being inspected as buildings have been completed and HAND's schedule has allowed. Starting in mid-June 13 of the 15 building on this parcel have had initial inspections. The property owner is requesting an extension of time for the 60 day deadline so that all the building in this complex (west side of Adams St.) may be on the same permit in the future.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: September 15, 2014

Attachments: Application for Appeal

RECEIVED  
JUN 25 2014



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

BY: [Signature]

401

Property Address: 525 S. PATTERSON DR.

Petitioner's Name: DEVIN HUESMAN

Address: 401 S. PATTERSON DR

City: BLOOMINGTON State: IN Zip Code: 47403

Phone Number: 317-414-1861 Email Address: dhuesman@vizeo-llc.com

Property Owner's Name: TRIVITAS-VENTURES

Address: 201 MAIN STREET, SUITE 1000

City: LAFAYETTE State: IN Zip Code: 47901

Phone Number: 765-464-2800 Email Address: \_\_\_\_\_

Occupants: \_\_\_\_\_

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

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

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY  
Petition Number 14-TV-98

SEE REVERSE

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

Vizar, LLC is requesting an extension of time  
for Parcel #015-4342-05, Building Permit # 20130713.  
This is not a request to complete repairs. The  
extension is needed due to the time between inspection  
on the first building in the parcel to the last  
building. Buildings 27 and 28 will not be ready  
until the last week in July and will put us  
outside of the allowable time for the entire  
parcel to be inspected and repairs made.

Signature (required): 

Name (please print): DEVIN HUESMAN Date: 6/13/2014

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



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 20, 2014  
Petition Type: An extension of time to complete repairs.  
Petition Number: 14-TV-99  
Address: 529 N. College Ave.  
Petitioner: Emily Purcell  
Inspector: Dee Wills  
Staff Report: April 28, 2014 Completed Cycle Inspection

Petitioner is requesting an extension of time to complete repairs. The work at the Farmer House Museum is being done by volunteers. These volunteers need to alternate their time at the Farmer House with their other paying jobs, and are limited to the hours that they can spend at the Museum.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: Life Safety Violations: September 01, 2014 (Bolded)  
All other Violations: October 20, 2014

Attachments: Application for Appeal, Cycle Report

*SP*



RECEIVED JUN 27 2014

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

BY: [Signature]

Property Address: 529 N. College Avenue

Petitioner's Name: Emily Purcell

Address: 1149 Basswood Circle S

City: Bloomington State: IN Zip Code: 47404

Phone Number: (812) 336-5597 Email Address: purcell.emily@gmail.com

Property Owner's Name: The Farmer House Museum Inc. (Chris Sturbaum - Board President)

Address: 529 N. College Avenue

City: Bloomington State: IN Zip Code: 47404

Phone Number: (812) 336-5597 Email Address:

Occupants: none

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

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

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
C) Relief from an administrative decision (Petition type AA)
D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY
Petition Number 14-TV-99

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

The plasterers are volunteering part of their time to complete the repairs but have been delayed due to paying jobs. They have just started work but are only able to come a few days a week in the evenings.

I estimate it will take them at least another week to complete the job then we will need to paint the room.

I would like to extend the deadline to July 30 so that we can use volunteers to complete the work.

Signature (required):

Emily Purcell

Name (please print):

Emily Purcell

Date:

July 28, 2014

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



City of Bloomington  
Housing and Neighborhood Development

Cycle Report

10352

OWNERS

The Farmer House Museum  
334 S. Jackson  
Bloomington, IN 47403

AGENT

Emily Purcell  
1149 S. Basswood Cir.  
Bloomington, IN 47403

Prop. Location: 529 N College AVE  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/Eff/5  
Date Inspected: 04/28/2014  
Primary Heat Source: Gas  
Property Zoning: CD  
Number of Stories: 2

Inspectors: Dee Wills  
Foundation Type: Basement  
Attic Access: N/A  
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1861.  
There are no minimum requirements for emergency egress at the time of construction.

INTERIOR

**Note:** This inspection was of the care takers quarters only. The remainder of structure is a public museum and not to be used for occupancy.

Kitchen (15-7 x 14-3)

Properly repair the window to be openable, to lock securely using its own hardware, and to be weather tight. BMC 16.04.060(b)

(measure window at re-inspection)

Provide a working refrigerator. BMC 16.04.060(c)

**Bedroom (9-6 x 14-5)**

Properly repair the window to be openable, to lock securely using its own hardware, and to be weather tight. BMC 16.04.060(b)  
(measure window at re-inspection)

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

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**

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)

Properly repair/ replace the floor transitions strip. BMC 16.04.060(b)

**Basement**

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

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

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

Other requirements

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection or a **\$25.00 fine will be levied.** BMC 16.12.050 (d) and 16.10.030(b)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied.** BMC16.12.040 and 16.10.030(b)

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

This is the end of this report.



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 20, 2014  
Petition Type: Rescind a variance  
Petition Number: 14-RV-100  
Address: 517-519 S. Swain Avenue  
Petitioner: HAND  
Inspector: Jo Stong  
Staff Report: May 20, 2014: Conducted cycle inspection  
June 27, 2014: Filed appeal

This property was previously granted a variance to the minimum ceiling height requirements of the Property Maintenance Code. According to Monroe County records, the structure was built in 1899. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height requirement and the Building Code in place at the time of construction did not address minimum ceiling height; therefore the HAND Department is requesting that the variance be rescinded by the Board of Housing Quality Appeals.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

pa



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 20, 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-101

Address: 408 E. 16th Street

Petitioner: HAND

Inspector: Maria McCormick

Staff Report: This property built in 1915, was previously granted a variance by this board for the ceiling height in the 2nd story unit. As well as a pass through variance for the northeast bedroom in the lower unit. There was no ceiling height or pass through requirements in the building code at the time this structure was built, therefore this variance needs to be rescinded.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

Handwritten initials or mark.



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 20, 2014  
Petition Type: Rescind a variance  
Petition Number: 14-RV-102  
Address: 409 E. 9<sup>th</sup> Street  
Petitioner: HAND  
Inspector: Dee Wills  
Staff Report: March 20/2014 Completed Cycle Inspection

The time of construction for this structure was prior to 1978. We are unable to determine the exact date of construction, as this structure was moved from its original location in 1981. This property was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling heights; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.  
Conditions: None  
Attachments: Application for Appeal, Cycle Report



RECEIVED  
JUL 02 2014

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

Property Address: 409 E. 9th Street

Petitioner's Name: HAND

Address: 401 N. Morton St

City: Bloomington State: IN Zip Code: 47404

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Property Owner's Name: Roger Fierst

Address: 2202 S. Belhaven Court

City: Bloomington State: IN Zip Code: 47401

Phone Number: 336-6390 Email Address: \_\_\_\_\_

Occupants: \_\_\_\_\_

- The following conditions must be found in each case in order for the Board to consider the request:
1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
  2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY  
Petition Number 14-RV-102

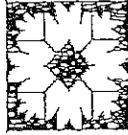
Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance,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

RESCIND VARIANCE FOR THE CEILING  
HEIGHT REQUIREMENT IN THE  
UPPER LEVEL

Signature (required): Dee Wills

Name (please print): DEE WILLS Date: 7-2-14

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



City of Bloomington  
Housing and Neighborhood Development

Cycle Report

3525

OWNERS

Fierst, Roger L.  
2202 S. Belhaven Court  
Bloomington, IN 47401

AGENT

Fierst, Dan P.  
430 N. Washington Street  
Bloomington, IN 47408

Prop. Location: 409 E 9th ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/5/5  
Date Inspected: 03/20/2014  
Primary Heat Source: Gas  
Property Zoning: RM  
Number of Stories: 2

Inspectors: Dee Wills  
Foundation Type: Crawl Space  
Attic Access: Yes  
Accessory Structure: None

VARIANCE

08/22/1991 Granted the variance to the minimum ceiling height requirement in the upper level.

This property was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling height; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit.

The time of construction for this structure was prior to 1978. Before the time of egress window measurements was enacted.

## INTERIOR

### Main Level

#### Enclosed Porch

Repair 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)

#### Living Room (18-3 x 13-0)

Properly ground the receptacle on the north wall. BMC 16.04.020

#### Laundry/ Utility Room

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

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

#### SE Bedroom (12-0 x 10-0)

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

Provide a complete directory of all service panels and circuits. BMC 16.04.020

#### Existing Egress Window Measurements:

Height: 22.50 inches

Width: 30.25 inches

Sill Height: 30 inches

Openable Area: 4.72 sq. ft.

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

#### Furnace Closet

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

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

Kitchen/ Dining Room (19-10 x 10-4)

Properly ground the receptacle on the south wall. BMC 16.04.020

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

Back Hallway

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

Bathroom

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

Properly repair the door to latch closed. BMC 16.04.060(a)

SE Bedroom (15-0 x 12-2)

Repair the window to open completely as intended and to be weather tight. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 16 inches  
Width: 25 inches  
Sill Height: 30 inches  
Openable Area: 2.77 sq. ft.

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

Upper Level

North Bedroom (13-7 x 11-4)

No violations noted.

Existing Egress Window Measurements:

Height: 23.25 inches  
Width: 24.25 inches  
Sill Height: 25 inches  
Openable Area: 3.91 sq. ft.

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

East Bedroom (9-8 x 9-00)

Properly ground the receptacle on the west wall. BMC 16.04.020

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

Existing Egress Window Measurements:

Height: 32 inches

Width: 28 inches

Sill Height: 37 inches

Openable Area: 6.22 sq. ft.

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

Hallway

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

Repair the surface of the ceiling to be free of cracks. BMC 16.04.060(a)

South Bedroom (13-2 x 11-2)

Repair the windows to remain fully open using hardware that is part of the window. 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)

**EXTERIOR**

Clean debris from the roof, gutters and downspouts. BMC 16.04.050(a)

Secure the east side of handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

Properly repair the damaged gutter on the east side. BMC 16.04.050(a)

Properly secure loose shingles, and/or replace damaged or missing shingles on structure. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC  
16.04.050(e)  
**(the painting violation has a one-year deadline from the date of the cycle inspection)**

Other requirements

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied.** BMC16.12.040 and 16.10.030(b)

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

This is the end of this report.



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 20, 2014  
Petition Type: Rescind a variance  
Petition Number: 14-RV-103  
Address: 811 N. Grant  
Petitioner: HAND  
Inspector: Dee Wills  
Staff Report: March 10, 2014 Completed Cycle Inspection  
June 25, 2014 Completed Reinspection

This property built in 1940, was previously granted a variance to the passing through a bedroom requirement of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a passing through a bedroom requirement and the Building Code in place at the time of construction did not address passing through a bedroom; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.  
Conditions: None  
Attachments: Application for Appeal, Cycle Report



RECEIVED  
JUL 02 2014

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

Property Address: 811 N. Grant St

Petitioner's Name: HAND

Address: 401 N. Morton St

City: Bloomington State: IN Zip Code: 47404

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Property Owner's Name: Big 10 Rentals

Address: P.O. Box 5543 / 115 N. College Ave. Ste 015

City: Bloomington State: IN Zip Code: 47407

Phone Number: 812-327-5331 Email Address: \_\_\_\_\_

Occupants: \_\_\_\_\_

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

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

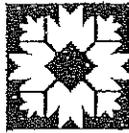
Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY  
Petition Number 14-RV-103





City of Bloomington  
Housing and Neighborhood Development

MAR 31 2014

Cycle Report

528

OWNERS

10-29 Llc  
7788 N Stinesville Rd.  
Gosport, IN 47433

AGENT

Big 10 Rentals - Jeff Brawley  
7788 N. Stinesville Road  
Gosport, IN 47433

Prop. Location: 811 N Grant ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/2/3  
Date Inspected: 03/10/2014  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 1

Inspectors: Dee Wills  
Foundation Type: Slab  
Attic Access: No  
Accessory Structure: None

VARIANCE

07/09/1998 Special exception to passing through NE bedroom to get to SE bedroom & pass-through NE bedroom to get to bathroom from SE bedroom.

This property was previously granted a variance to the passing through a bedroom requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a passing through a bedroom requirement and the Building Code in place at the time of construction did not address passing through a bedroom; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit.

Monroe County Assessor's records indicate this structure was built in 1940.  
There are no minimum requirements for emergency egress at the time of construction.

### INTERIOR

#### Living Room (12 x 7)

☞ Properly repair the window to be openable, to lock securely using its own hardware, and to be weather tight. BMC 16.04.060(b)

☞ Scrape and paint the interior of the window jambs. BMC 16.04.060(c)

#### Dining Room (9 x 5)

☞ Properly repair the window to be openable, to lock securely using its own hardware, and to be weather tight. BMC 16.04.060(b)

☞ Scrape and paint the interior of the window jambs. BMC 16.04.060(c)

#### Kitchen (7.5 x 17)

☞ Properly re-seat the draft hood of the water heater. BMC 16.04.060(c)

#### SE Bedroom (7 x 11)

☞ Repair the damaged and deteriorated window sill. BMC 16.04.060(a)

☞ Scrape and paint the interior of the window jambs. BMC 16.04.060(c)

Existing Egress Window Measurements:

Height: 22 inches

Width: 39 inches

Sill Height: 28 inches

Openable Area: 5.95 sq. ft.

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

#### Hallway

No violations noted.

#### Attic

No Access.

#### SW Bedroom (12.5 x 10)

☞ Scrape and paint the interior of the window jambs. BMC 16.04.060(c)

Existing Egress Window Measurements:

Height: 21 inches

Width: 27 inches  
Sill Height: 29 inches  
Openable Area: 3.93 sq. ft.

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

Bathroom

C Properly repair/ replace the broken sink countertop. BMC 16.04.060(a)

EXTERIOR

C Properly repair or replace damaged/deteriorated soffit/fascia in front of structure in a manner that seals all openings. BMC 16.04.050(a)

C Properly repair or replace damaged or deteriorated siding on the north side of structure in a manner that leaves the structure weather tight and excludes the entrance of rodents. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

C Clean debris from the roof, gutters and downspouts. BMC 16.04.050(a)

C Properly repair/ replace the missing ridge vent piece on west end. BMC 16.04.050(a)

C Properly reconnect the gutters/downspouts on the southwest side in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

C Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)  
**(the painting violation has a one-year deadline from the date of the cycle inspection)**

Other requirements

Required documentation:

5-5-14 OP  
C A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.12.050 (d) and 16.10.030(b)

Required documentation:

5-5-14 OP  
C The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.12.040 and 16.10.030(b)

Required documentation:

5-15-14  
DWP  
Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner and provided to the office within 60 days of the date of the inspection or a \$25.00 fee will be levied.** BMC 16.03.010(b), BMC 16.10.030(b)

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

This is the end of this report.



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 20, 2014  
Petition Type: Relief from an administrative decision  
Variance Request: Request for an extension of time  
Petition Number: 14-AA-104  
Address: 1326 S. College Mall Road  
Petitioner: Shu-Chu Lin

February 16, 2014 – conducted Cycle Inspection  
June 2, 2014 -- compliance date  
June 6, 2014 -- billing sent  
July 1, 2014 -- BHQA appeal received

Petition is requesting an extension of time to discuss the billing statement and management of the unit with the agent. This unit is eligible for a three year permit. The extension of time will delay when the billing statement is due and any subsequent collection action.

The cost of a reinspection in 2014 is \$70. Attached please see a copy of the Schedule of Fees. The Ordinance does outline the 2013, 2014 and 2015 fees. It is possible that the petitioner either looked at the Ordinance or somehow found an old schedule on the internet. I really have no explanation of how this may have occurred.

Staff recommendation: Grant the extension of time

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

Compliance Deadline: September 1, 2014

Attachments: Appeal form, billing statement, Notice of Fees

RECEIVED  
JUN 30 2014

BY: \_\_\_\_\_



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

Property Address: 1326 S. College Mall Road, Bloomington, IN 47401

Petitioner's Name: Shu Chu Lin and Sueann Lin

Address: 86 Lane 7, Mingsen Road

City: Pingtung State: Taiwan Zip Code: 900

Phone Number: 886-8-7214663 Email Address: mmoule@yahoo.com.tw

Property Owner's Name: Shu Chu Lin and Sueann Lin

Address: 1326 S. College Mall Road

City: Bloomington State: IN Zip Code: 47401

Phone Number: 886-955-890333 Email Address: mmoule@yahoo.com.tw

Occupants: Nil

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

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

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY  
Petition Number 14-AA-104

SEE REVERSE

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

THE PETITIONER REQUESTS AN EXTENSION TO THE PAYMENT DUE DATE FOR A CONDOMINIUM RENTAL PERMIT FROM JULY 6 TO SEPTEMBER 15. A COPY OF THE BILLING STATEMENT IS ATTACHED.

In accordance with Chapter 16.10, Enforcement, Penalties, Appeals and Variances,

16.10.020 Penalties and Remedies for Violations, "(d) For purposes of issuing penalties and fines," the petitioner believes the rental agent is responsible for the extra fees.

The petitioner will be in Bloomington in August and intends to use the extension to settle differences with the rental agent in person. The agent has not supplied the petitioner

with: a copy of the permit application, a copy of the inspector's report, the dates of the initial inspection and the first reinspection, explanations for why the property was not

adequately prepared for inspection, why four inspections were necessary, why no one showed for the inspection on 04/07/2014, why the Signed Inventory & Damage List was not supplied.

With regard to the Notice of Fees, (Doc. 18785.pdf, Amended 1/29/13), paragraph one of page two states: "The fee for each subsequent reinspection ... shall be Sixty-Five dollars."

However, at the bottom of the same page, that fee is listed as \$70.00. The petitioner respectfully asks the board for a clarification of the correct fee.

Immediately upon receiving the attached billing statement via email from her rental agent, the petitioner contacted HAND with a request for this extension. The director,

Ms Lisa Abbott, explained that "it is possible to request an extension of time, but the only entity that can grant it is the Board of Housing Quality Appeals," hence this appeal.

Thank you very much for your consideration.

Signature (required):

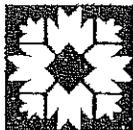


Name (please print):

Sueann Lin

Date: June 18, 2014

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



City of Bloomington  
Housing and Neighborhood Development  
BILLING STATEMENT

DATE: JUN 06 2014

OWNER: Su Chu Lin  
1326 S. College Mall Rd  
Bloomington, IN 47401

AGENT: Kathy Tzeng  
3327 Oaklawn Cir  
Bloomington, IN 47401

RENTAL PROPERTY ADDRESS: , 1326 S College Mall RD

NUMBER OF UNITS: 1

NUMBER OF BUILDINGS: 1

ASSESSMENT

Inspection Fee: \$ 85.00

Reinspection Fee: \$ 140.00 4/28/2014, 6/2/2014

No Show Fee: \$ 50.00 04/07/2014

Failure to Provide Summary of Rights & Responsibilities: \$ 0.00

Failure to Provide Inventory & Damage List: \$ 25.00

Fines: \$ 0.00

TOTAL AMOUNT DUE: \$ 300.00 DUE BY: JUL 06 2014

\* RENTAL PERMIT WILL BE ISSUED UPON RECEIPT OF PAYMENT

Please make your check or money order payable to "HAND". A copy of this statement must be returned with your payment within 30 days to: City of Bloomington, Housing and Neighborhood Development, P.O. Box 100, Bloomington, IN 47402.

If payment is not received within 30 days, any long-term occupancy permit will revert to a three-year permit, and this matter will be referred to the City Legal Department.



## \* NOTICE OF FEES \*

### CITY OF BLOOMINGTON Department of Housing & Neighborhood Development

Each rental unit and its premises within the City shall be inspected and reinspected by the Housing and Neighborhood Development Department (HAND) prior to the expiration of its occupancy permit to establish compliance with the Housing Code. Occupancy permits shall be issued for three, four, or five year periods as follows:

**Three-year permit.** A residential rental unit shall receive a three-year occupancy permit if the criteria listed below apply:

- (A) If the owner fails to schedule a Cycle Inspection prior to the expiration of the residential rental unit's current occupancy permit; or
- (B) If a residential rental unit has had a Cycle Inspection by the HAND Department and said Department has issued a Cycle Inspection Report noting violations of this Title, and the owner fails to have the residential rental unit reinspected and found in compliance with this Title within sixty days after the report citing the violations was mailed to the owner; or
- (C) If the owner fails to satisfy all outstanding fee assessments issued under this Title within thirty days from the date of billing.

**Four-year permit.** A residential rental unit shall receive a four-year occupancy permit if the criteria listed below apply:

- (A) The residential rental unit previously had a three-year occupancy permit and the Cycle Inspection uncovered no violations of this Title, or all violations of this Title cited on a Cycle Inspection Report were satisfactorily corrected within sixty days after the report was mailed to the owner, and the owner satisfies all outstanding fee assessments within thirty days from the date of billing; or
- (B) The residential rental unit is newly registered and the cycle Inspection uncovers no violations of this Title, or all violations of this Title cited on a Cycle Inspection Report were satisfactorily corrected within sixty days after the report was mailed to the owner, and the owner satisfies all outstanding fee assessments within thirty days from the date of billing.

**Five-year permit.** A residential rental unit shall receive a five-year occupancy permit if the criteria listed below apply:

- (A) The residential rental unit is new construction and the Cycle Inspection uncovers no violations of Chapters 16.07, 16.08 and 17.16 of the Bloomington Municipal Code; and the owner satisfies all outstanding fee assessments within thirty days from the date of billing; and the HAND Department has issued an occupancy permit prior to the residential rental unit being occupied; and the owner satisfies all outstanding fee assessments within thirty days from the date of billing; or
- (B) The residential rental unit's prior occupancy permit had been a four-year permit, and the Cycle Inspection uncovered no violations of this Title, or all violations of this Title cited on a Cycle Inspection Report were satisfactorily corrected within sixty days after the report was mailed to the owner; and the owner satisfies all outstanding fee assessments within thirty days from the date of billing.

Fines shall be assessed in addition to the inspection fee for any rental properties operating without a valid Rental Occupancy Permit. First Reinspections, and reinspections necessary to obtain information for appeals to the Board of Housing Quality Appeals shall not be charged an inspection fee. The fee for each subsequent reinspection that requires entry to the rental unit after the first reinspection shall be Sixty-Five dollars (\$65.00) per rental unit.

The failure of a property owner, agent, or appointed representative to meet the inspector at a confirmed scheduled appointment resulting in the inspector being unable to complete the inspection, shall be charged a No-Show fee of Fifty dollars (\$50.00) per unit. Inspectors shall remain at the property until fifteen (15) minutes past the appointed time. All fees shall be paid by the owner or his agent prior to the issuance of an Occupancy Permit. All fees are to be paid within thirty (30) days of assessment/billing statement, or any long term Occupancy Permit will revert to a three-year permit, and this matter will be referred to the City of Bloomington Legal Department. You may then be subject to court costs in addition to the unpaid fees.

All cycle inspections and complete off-cycle inspections will be charged an inspection fee according to the Fee Schedule as follows:

In recognition of the importance of ensuring affordable housing, the Board of Public Works shall ensure that the City continues to subsidize the inspection of certain types of low-income housing units by providing the following discounts to any inspection fees said Board establishes:

Public housing units owned and operated by the Bloomington Housing Authority shall be provided free inspections and shall not be assessed a fee;

Section 8 dwelling units, Low Income Tax Credit dwelling units, HAND Department subsidized dwelling units and dwelling units that have a monthly rent in accordance with the United States Department of Housing and Urban Development's Low Rent Rates shall receive a 30% discount on any fee. A copy of the lease showing the unit's rental rate shall be provided in order to receive the discounted fee. A copy of the HUD Low Rent Rates is available on HAND's website; said rates are updated annually.

There shall be a 25% fee reduction for any residential rental unit that has no violations on the initial Cycle Inspection.

Effective January 1, 2014, the fees for inspections shall be as follows:

Single-family detached homes	\$85.00
Rooming houses – each building + each bathroom	\$60.00 \$25.00
Condominiums	\$85.00
Multi-family dwellings – each building + each unit	\$60.00 \$25.00
Lodging establishments	Complaint Only
2 <sup>nd</sup> & subsequent reinspection fee	\$70.00

Check or money order shall be made payable to: "City of Bloomington",  
Housing & Neighborhood Development Department,  
P.O. Box 100, Bloomington, Indiana 47402.



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 20, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-105

Address: 1301 S. Madison

Petitioner: Jeanne Walters Real Estate

Inspector: John Hewett

Staff Report: May 30, 2014      Cycle Inspection conducted  
June 11, 2014      Report sent  
July 7, 2014      Received appeal form

The Cycle Report cites egress windows that do not meet the minimum requirement in place at the time the structure was built in 1992. The petitioner has requested additional time to secure a variance from the State of Indiana. The minimum requirements and existing sizes are as follows:

Openable area required:	5.7 sq. ft.	Existing area:	4.6 sq. ft.
Clear width required:	20"	Existing width:	34"
Clear height required:	24"	Existing height:	19.5"
Maximum sill height:	44" above finished floor	Existing sill:	30"

Staff recommendation: Grant the extension of time on the windows.

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

Compliance Deadline: October 20, 2014

Attachments: Cycle report, petitioner's appeal

RECEIVED  
JUL 07 2014



Application for Appeal <sup>BY: \_\_\_\_\_</sup>  
To The  
Board of Housing Quality Appeals  
P.O. Box 100  
Bloomington, IN 47402  
812-349-3420  
[hand@bloomington.in.gov](mailto:hand@bloomington.in.gov)

Property Address: 1301 S Madison

Petitioner's Name: Jeannette Walters Real Estate

Address: 107 E. 6th St.

City: Bloomington State: IN Zip Code: 47408

Phone Number: (812) 331-8951 Email Address: rentals@jeannettewalters.com

Property Owner's Name: LeAnn Lipe

Address: 4400 E. Sheffield Dr.

City: Bloomington State: IN Zip Code: \_\_\_\_\_

Phone Number: (812) 325-0507 Email Address: leannlipe@gmail.com

Occupants: Sasha Christopher, Kelsey Theotonia, Michael Wallis, Ian Yarbrough

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

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

Please circle the petition type that you are requesting:

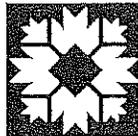
- (A) An extension of time to complete repairs (Petition type TV)
- (B) A modification or exception to the Housing Property Maintenance Code (Petition type V)
- (C) Relief from an administrative decision (Petition type AA)
- (D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY  
Petition Number 14-TV-105



JUN 11 2014



City of Bloomington  
Housing and Neighborhood Development

Cycle Report

3759

OWNERS

Lipe, Leann A.  
4400 E. Sheffield Dr.  
Bloomington, IN 47408

AGENT

Jeanne Walters Real Estate, Llc  
107 E. 6th St.  
Bloomington, IN 47408

Prop. Location: 1301 S Madison ST  
Number of Units/Structures: 3/1  
Units/Bedrooms/Max # of Occupants: 3/3/4

Date Inspected: 05/30/2014  
Primary Heat Source: Electric  
Property Zoning: RC  
Number of Stories: 2

Inspectors: John Hewett  
Foundation Type: Basement  
Attic Access: Yes  
Accessory Structure:

Monroe County Assessor's records indicate this structure was built in 1992.  
The egress requirements at the time of construction are as follows:

Openable height: 24 inches  
Openable width: 20 inches  
Sill height: Not more than 44 inches above finished floor  
Openable area: 5.7 square feet

Interior

Unit A

Living room

18-8 x 11-6

Repair the ceiling on the bulkhead where there is water damage. BMC 16.04.060(a)

Kitchen

8-4 x 10-1

Repair the faucet to eliminate the constant dripping when in the off position. BMC 16.04.060(c)

2<sup>nd</sup> Floor

W bedroom

13-0 x 10-3

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1992. The relevant code is the 1992 Indiana Building Code, section: 1204.

Openable area required:	5.7 sq. ft.	Existing area:	4.6 sq. ft.
Clear width required:	20"	Existing width:	34"
Clear height required:	24"	Existing height:	19.5"
Maximum sill height:	44" above finished floor	Existing sill:	30"

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

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

Hallway

No violations noted.

Hall bathroom

No violations noted.

E bedroom

13-6 x 13-0

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1992. The relevant code is the 1992 Indiana Building Code, section: 1204.

Openable area required:	5.7 sq. ft.	Existing area:	4.6 sq. ft.
Clear width required:	20"	Existing width:	34"
Clear height required:	24"	Existing height:	19.5"
Maximum sill height:	44" above finished floor	Existing sill:	30"

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

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

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an improved location. If wall mounted, it shall be located

between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Paint the water damaged portion of the ceiling. BMC 16.04.060(a)

Attic

No violations noted.

Basement

Entry/study

No violations noted.

Hall, bathroom

No violations noted.

W bedroom

12-7 x 9-8

Existing Egress Window Measurements:

Height: 32.5 inches

Width: 26 inches

Sill Height: 43 inches

Openable Area: 5.8 sq. ft.

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

Unit B

Living room

18-8 x 11-6

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

Kitchen

8-4 x 10-1

No violations noted.

2<sup>nd</sup> Floor

W bedroom

13-0 x 10-3

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1992. The relevant code is the 1992 Indiana Building Code, section: 1204.

Openable area required:	5.7 sq. ft.	Existing area:	4.6 sq. ft.
Clear width required:	20"	Existing width:	34"
Clear height required:	24"	Existing height:	19.5"
Maximum sill height:	44" above finished floor	Existing sill:	30"

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to

meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

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

Hallway

No violations noted.

Hall bathroom

No violations noted.

E bedroom

13-6 x 13-0

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

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1992. The relevant code is the 1992 Indiana Building Code, section: 1204.

Openable area required:	5.7 sq. ft.	Existing area:	4.6 sq. ft.
Clear width required:	20"	Existing width:	34"
Clear height required:	24"	Existing height:	19.5"
Maximum sill height:	44" above finished floor	Existing sill:	30"

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

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

Hallway

No violations noted.

Attic

No violations noted.

Basement

Entry/study

No violations noted.

Hall, bathroom

No violations noted.

W bedroom

12-7 x 9-8

Existing Egress Window Measurements:

Height: 32.5 inches  
Width: 26 inches  
Sill Height: 43 inches  
Openable Area: 5.8 sq. ft.

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

Unit C

Living room

18-8 x 11-6

No violations noted.

Kitchen

8-4 x 10-1

Repair the faucet to eliminate the constant dripping when in the off position. BMC 16.04.060(c)

2<sup>nd</sup> Floor

W bedroom

13-0 x 10-3

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1992. The relevant code is the 1992 Indiana Building Code, section: 1204.

Openable area required:	5.7 sq. ft.	Existing area:	4.6 sq. ft.
Clear width required:	20"	Existing width:	34"
Clear height required:	24"	Existing height:	19.5"
Maximum sill height:	44" above finished floor	Existing sill:	30"

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

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

Hallway

No violations noted.

Hall bathroom

No violations noted.

E bedroom

13-6 x 13-0

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1992. The relevant code is the 1992 Indiana Building Code, section: 1204.

Openable area required:	5.7 sq. ft.	Existing area:	4.6 sq. ft.
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Clear width required:	20"	Existing width:	34"
Clear height required:	24"	Existing height:	19.5"
Maximum sill height:	44" above finished floor	Existing sill:	30"

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

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

Hallway

No violations noted.

Attic

No violations noted.

Basement

Entry/study

No violations noted.

Hall, bathroom

No violations noted.

W bedroom

12-7 x 9-8

Existing Egress Window Measurements:

Height: 32.5 inches

Width: 26 inches

Sill Height: 43 inches

Openable Area: 5.8 sq. ft.

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

Exterior

Unit C

Deck: Replace the top rail of the East guard rail, south board. The corner upright appears to have warped and now the board is too short to span the space between uprights. BMC 16.04.050(a)

Install lag bolts where the main support for the deck is in contact with the house and the upright posts. The nails alone do not provide adequate support. BMC 16.04.050(a)

Other requirements

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection **or a \$25.00 fine will be levied.** BMC 16.12.050 (d) and 16.10.030(b)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied.** BMC16.12.040 and 16.10.030(b)

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

This is the end of this report.



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 20, 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-107

Address: 803 N. Lincoln Street

Petitioner: HAND

Inspector: Maria McCormick

Staff Report: This property built in 1925, was previously granted a variance by this board for the ceiling height in the southeast basement bedroom. There was no ceiling height requirements in the building code at the time this structure was built, therefore this variance needs to be rescinded.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 20, 2014  
Petition Type: An extension of time to complete repairs.  
Petition Number: 14-TV-108  
Address: 1014 E Thornton  
Petitioner: Thomas Stanley  
Inspector: John Hewett  
Staff Report: June 09, 2014      Cycle Inspection conducted  
                  June 24, 2014      Report sent  
                  July 9, 2014      Received appeal form

The Cycle Report cites egress windows that do not meet the minimum requirement in place at the time the structure was built in 1992. The petitioner has requested additional time to secure a variance from the State of Indiana. The minimum requirements and existing sizes are as follows:

Openable area required:	5.7 sq. ft.	Existing area:	4.84sq. ft.
Clear width required:	20"	Existing width:	31"
Clear height required:	24"	Existing height:	22.5"
Maximum sill height:	44" above finished floor	Existing sill:	32"

Staff recommendation: Grant the extension of time on the windows.

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

Compliance Deadline: October 20, 2014

Attachments: Cycle report, petitioner's appeal

RECEIVED  
JUL 09 2014



Application for Appeal <sup>BY</sup> \_\_\_\_\_  
To The  
Board of Housing Quality Appeals  
P.O. Box 100  
Bloomington, IN 47402  
812-349-3420  
[hand@bloomington.in.gov](mailto:hand@bloomington.in.gov)

Property Address: 1014 E. Thornton Drive  
Petitioner's Name: Thomas Stanley  
Address: 2710 W. Iola Lane  
City: Bloomington State: IN Zip Code: 47403  
Phone Number: 812-325-0081 Email Address: TomStanley68@gmail.com  
Property Owner's Name: same as above  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Occupants: None currently - 3 in August

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

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

Please circle the petition type that you are requesting:

- (A) An extension of time to complete repairs (Petition type TV)
- (B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- (C) Relief from an administrative decision (Petition type AA)
- (D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY

Petition Number 14-TV-108

SEE REVERSE

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

I have applied for a variance because of an egress violation on three windows in my Rental House. I am not sure how long it will take to get such a variance and I would appreciate additional time to get an answer. Replacing three windows in my rental would be very costly (\$3,000) and then none of the existing windows next to those replaced would match.

Signature (required):

*Thomas D. Stanley*

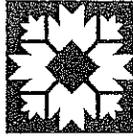
Name (please print):

Thomas D. Stanley

Date:

7/8/14

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



City of Bloomington  
Housing and Neighborhood Development

Cycle Report

3835

OWNERS

Stanley, Thomas  
2710 Ida Lane  
Bloomington, IN 47403

Prop. Location: 1014 E Thornton DR  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 06/09/2014  
Primary Heat Source: Gas  
Property Zoning: RS  
Number of Stories: 1

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

The Monroe County Assessors records indicate that this structure was built in 1992. These are the minimum egress requirements for One and two Family Dwellings built or altered between 1990 and 1996.

Clear opening height: 24"

Clear opening width: 18"

Sill height: 44" above finished floor

Openable area: 4.75 sq. ft.

Interior

Entry

No violations noted.

Upper Level

Living room

15-8 x 14-4

No violations noted.

Kitchen

15-8 x 11-5

No violations noted.

SE bedroom

12-0 x 11-1

The emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 1992. The relevant code is the 1990 Indiana One and Two Family Dwelling Code, section: 210.2.

Openable area required:	4.75sq. ft.	Existing area:	4.84 sq. ft.
Clear width required:	18"	Existing width:	31"
Clear height required:	24"	Existing height:	22.5"
Maximum sill height:	44" above finished floor	Existing sill:	32"

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

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

Bathroom

No violations noted.

NE bedroom

11-10 x 10-6

The window measurements are the same as noted above.

Lower Level

Family Room

21-0 x 13-8

No violations noted.

Mechanical room

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

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

Laundry, Bathroom

No violations noted.

E bedroom

11-4 x 21-10

The window measurements are the same as noted above.

Exterior

Repair the concrete stoop where the concrete is deteriorated. BMC 16.04.050(a)

Other requirements

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection **or a \$25.00 fine will be levied.** BMC 16.12.050 (d) and 16.10.030(b)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied.** BMC16.12.040 and 16.10.030(b)

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

This is the end of this report.



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 20, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-109

Address: 504 S. Eastside Drive

Petitioner: Jamie Schmiechen

Inspector: Jo Stong

Staff Report: April 4, 2014: Conducted cycle inspection  
April 17, 2014: Sent report  
July 10, 2014: Received appeal  
July 14, 2014: Conducted reinspection. All but furnace complied.

During a cycle inspection it was noted that the property had a gas furnace. The cycle report cited the furnace for service and inspection, including a carbon monoxide test. The owner replaced the furnace and the air conditioner; however the contractor did not complete the installation of the flue gas pipes to the exterior of the structure. The petitioner is requesting an additional two months to have the furnace completely installed.

Staff recommendation: Grant the request for an extension of time

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

Compliance Deadline: August 30, 2014

Attachments: Remaining violations report, appeal, photo



RECEIVED  
JUL 10 2014

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

Property Address: 504 Eastside Dr.

Petitioner's Name: Jamie Schmiedchen

Address: 1908 Arden Dr.

City: Bloomington State: IN Zip Code: 47401

Phone Number: (812) 327-5225 Email Address: jschmiedchen@gmail.com

Property Owner's Name: Jamie Schmiedchen

Address: 1908 Arden Dr.

City: Bloomington State: IN Zip Code: 47401

Phone Number: (812) 327-5225 Email Address: jschmiedchen@gmail.com

Occupants: \_\_\_\_\_

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

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

Please circle the petition type that you are requesting:

- (A) An extension of time to complete repairs (Petition type TV)
- (B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- (C) Relief from an administrative decision (Petition type AA)
- (D) Rescind a variance (Petition type RV)

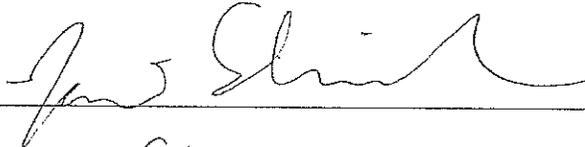
REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY  
Petition Number 14-TV-109

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

I completed the majority of repairs detailed in the inspection. I also installed a new furnace + AC but the contractor was unable to install the exhaust of the furnace in time. I would request that I get a 2 month extension on the furnace inspection to give me time to have the installation completed at a carbon monoxide test completed. I hope that I can still receive a 4 year permit. Thank you.

Signature (required):



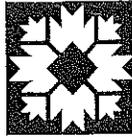
Name (please print):

Jamie Schmiechen

Date:

2/10/14

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



**City of Bloomington  
Housing and Neighborhood Development**

**Remaining Violation Report  
Property was reinspected on July 14, 2014**

3639

**OWNERS**

Schmiechen, Jamie  
1908 Arden Drive  
Bloomington, IN 47401

Prop. Location: 504 S Eastside DR  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 04/14/2014  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 2

Inspector: Jo Stong  
Foundation Type: Basement  
Attic Access: No  
Accessory Structure: None

**REINSPECTION REQUIRED**

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

It is noted that you have applied to the Board of Housing Quality Appeals for an extension of time to complete repairs.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.03.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

**INTERIOR:**

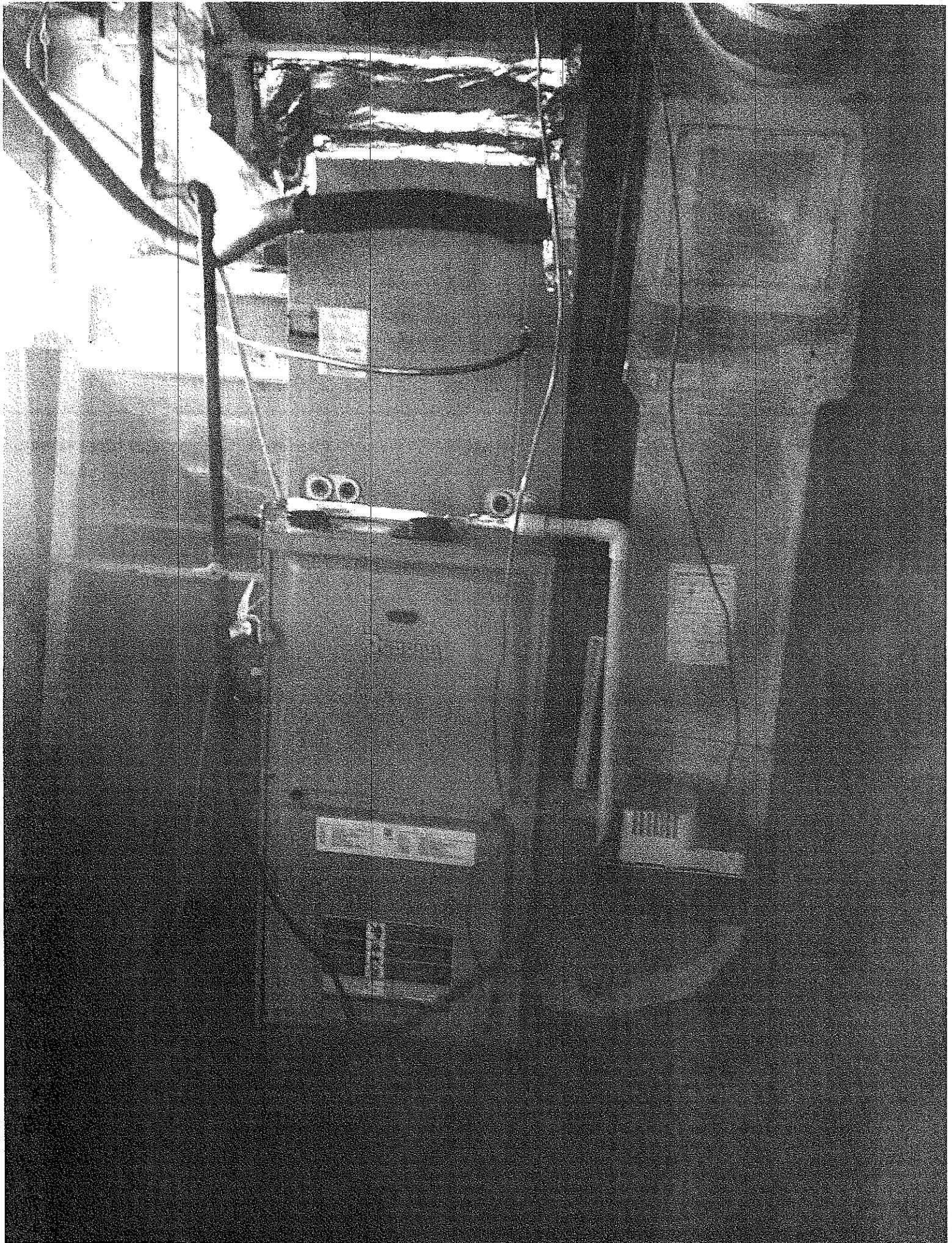
**BASEMENT**

Complete the installation of the new furnace, ensuring that it is properly vented to the exterior.

BMC 16.04060(b), (c)

(at the reinspection a new furnace and air conditioner had been installed but the furnace exhaust had not been installed).

This is the end of this report.





City of Bloomington  
H.A.N.D.

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

Meeting Date: August 20, 2014  
Petition Type: Rescind a variance  
Petition Number: 14-RV-110  
Address: 1420 S. Monon Drive  
Petitioner: HAND  
Inspector: Dee Wills  
Staff Report: March 20, 2014 Completed Cycle Inspection  
June 30, 2014 Completed Reinspection

This property built in 1925, was previously granted a variance to the room width requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a room width requirement and the Building Code in place at the time of construction did not address room widths; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Application for Appeal



RECEIVED  
JUL 16 2014

Application for Appeal By: \_\_\_\_\_  
To The  
Board of Housing Quality Appeals  
P.O. Box 100  
Bloomington, IN 47402  
812-349-3420  
[hand@bloomington.in.gov](mailto:hand@bloomington.in.gov)

Property Address: 1420 S. Morton Drive

Petitioner's Name: HAND

Address: 401 N. Morton

City: Bloomington State: IN Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Property Owner's Name: Morton Rentals LLC

Address: 1412 S. Morton Dr.

City: Bloomington State: IN Zip Code: 47403

Phone Number: 333-9233 Email Address: dsmaintenanceinc.yahoo.com

Occupants: \_\_\_\_\_

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

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

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY  
Petition Number 14-RV-110

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

REQUEST TO RESCIND THE VARIANCE  
FOR MINIMUM ROOM WIDTH

Signature (required):

Dee Wills

Name (please print):

DEE WILLS

Date:

7-16-14

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



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 20, 2014  
Petition Type: An extension of time to complete repairs.  
Petition Number: 14-TV-111  
Address: 211, 211 ½ N. Madison St.  
Petitioner: Linnell Schur  
Inspector: Dee Wills  
Staff Report: September 11, 2013 Completed Cycle Inspection  
March 03, 2014 Completed Reinspection  
April 07, 2014 Completed Reinspection

Petitioner is requesting an extension of time to complete the exterior repairs. The petitioner states that she misunderstood the deadline of one year. Petitioner thought this applied to all exterior violations. She has started the process of installing a handicap ramp and needs more time to finish all of the repairs.

Staff recommendation: Grant the extension of time.  
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.  
Compliance Deadline: September 30, 2014  
Attachments: Application for Appeal, Remaining Violations Report

*JS*



RECEIVED  
JUL 17 2014

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

Property Address: 211 h. madison  
Petitioner's Name: hinnell Schur  
Address: 405 W. Hillside Ave  
City: Spencer State: In Zip Code: 47460  
Phone Number: 812 829 3706 Email Address: hinnellSchur@aol  
Property Owner's Name: same  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Occupants: Tim Phyll

The following conditions must be found in each case in order for the Board to consider the request:  
1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.  
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY  
Petition Number 14-TV-111

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

Handicap ramp to be premitted  
an built

Please extend to  
9-30-14

Signature (required):

*Kinnell Schur*

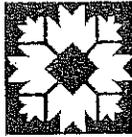
Name (please print):

Kinnell Schur

Date:

7-17-14

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



City of Bloomington  
Housing and Neighborhood Development

APR 08 2014

Remaining Violation Report

2782

OWNERS

Schur, Linnell K.  
405 W. Hillside Ave.  
Spencer, IN 47460

Prop. Location: 211 1/2 N Madison ST, 211 N Madison ST, 209 N Madison ST

Number of Units/Structures: 3/2

Units/Bedrooms/Max # of Occupants: 1/4/5 1/2/5 1/eff/5

Date Inspected: 09/11/2013

Primary Heat Source: Gas

Property Zoning: CD

Number of Stories: 1

Inspectors: Dee Wills

Foundation Type: Other

Attic Access: No

Accessory Structure: None

**REINSPECTION REQUIRED**

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.03.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

**209, 211 1/2 N. Madison**

**EXTERIOR**



Secure both handrails in the back of deck so they are capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

Secure the handrail in front of structure so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and 16.04.060(b)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)  
**(the painting violation has a one-year deadline from the date of the cycle inspection)**

#### OTHER REQUIREMENTS:

**The following documents were not provided to the office or reviewed by the inspector within 60 days of the date of the inspection, and as such a fine will be levied:**

- A completed copy of the Tenants & Owners Rights and Responsibilities Summary BMC16.03.060(c)
- Inventory & Damage List: The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement BMC16.03.050(c)

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

**This is the end of this report.**



City of Bloomington  
H.A.N.D.

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

Meeting Date: 20 August 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-112

Address: 200 S. Madison St.

Petitioner: HAND

Inspector: Michael Arnold

Staff Report: 11 July 2014                      Cycle Inspection  
                  21 July 2014                      Rescind Variance Application

This property was previously granted a variance to the minimum square footage per occupant requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum square footage per occupant requirement and the Building Code in place at the time of construction did not address minimum square footage per occupant, only minimum square footage per unit. All units at this location are in compliance with that requirement, therefore the variance must be rescinded by the Board of Housing Quality Appeals. Monroe County records show building D was built in 1985 and building A, B, C and E were built in 1996.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

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

Meeting Date: 20 August 2014  
Petition Type: Rescind a variance  
Petition Number: 14-RV-113  
Address: 343 S. Rogers St.  
Petitioner: HAND  
Inspector: Michael Arnold  
Staff Report: 02 July 2014      Cycle Inspection  
                  21 July 2014      Rescind Variance Application

This property was previously granted a variance to the minimum ceiling height requirement of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height requirement and the Building Code in place at the time of construction did not address minimum ceiling height; therefore the variance must be rescinded by the Board of Housing Quality Appeals. Monroe County records show this structure was built in 1920.

Staff Recommendation:      Rescind the variance.

Conditions:      None

Attachments:      None

*Handwritten mark*



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 20, 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-114

Address: 816 N. Grant

Petitioner: HAND

Inspector: Dee Wills

Staff Report: This property built in 1959, was previously granted a variance to the light ventilation and ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a light ventilation and ceiling height requirement and the Building Code in place at the time of construction did not address light ventilation and ceiling height; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Application for Appeal

*Handwritten initials*



RECEIVED  
JUL 22 2014

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

Property Address: 816 N. Grant

Petitioner's Name: HAND

Address: 401 N. Martine

City: Bloomington State: IN Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Property Owner's Name: Elkins Apartments

Address: 940 N. Walnut

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-339-2859 Email Address: rentinfo@elkinsapts.com

Occupants: \_\_\_\_\_

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

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

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY  
Petition Number 14-RV-114

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

Rescind the Variance to the Light,  
ventilation and ceiling height  
requirements

Signature (required):

*Dee Wills*

Name (please print):

DEE WILLS

Date:

7-22-14

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



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 20, 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-115

Address: 1000 W. Country Club Dr.

Petitioner: HAND

Inspector: John Hewett

Staff Report: April 24, 2014      Cycle Inspection conducted  
May 29, 2014      Re-inspection, not complied  
July 14, 2014      Re-inspection, all complied

This property was previously granted a variance to the Minimum room size requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum room size requirement and the Building Code in place at the time of construction did not address minimum room size; therefore we are asking the Board to rescind this variance. This property was built in 1940.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

RECEIVED  
JUL 23 2014



Application for Appeal BY: \_\_\_\_\_  
To The  
Board of Housing Quality Appeals  
P.O. Box 100  
Bloomington, IN 47402  
812-349-3420  
[hand@bloomington.in.gov](mailto:hand@bloomington.in.gov)

Property Address: 1000 W. COUNTRY CLUB DRIVE

Petitioner's Name: H.A.W.O

Address: PO Box 100

City: BLOOMINGTON State: IN Zip Code: 47402

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

Property Owner's Name: CROWN & CARMON MGMT., LLC

Address: 2501 E. MANOR CT.

City: BLOOMINGTON State: IN Zip Code: 47401

Phone Number: 317-376-2186 Email Address: CROWN.CARMON@gmail.com

Occupants: \_\_\_\_\_

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

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

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY

Petition Number 14-RV-115

SEE REVERSE





City of Bloomington  
Housing and Neighborhood Development

Cycle Report

7117

OWNERS

Cream & Crimson Management Llc  
2501 E. Manor Court  
Bloomington, IN 47401

Prop. Location: 1000 W Country Club DR  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/2/3

Date Inspected: 04/24/2014  
Primary Heat Source: Gas  
Property Zoning: RS  
Number of Stories: 1

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

VARIANCE

03/02/2009 A variance to minimum room dimensions in the front bedroom is granted.

This property was previously granted a variance to the minimum room size requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum room size requirement and the Building Code in place at the time of construction did not address minimum room size; therefore the variance should be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit.

Monroe County Assessor's records indicate this structure was built in 1940.  
There were no requirements for emergency egress at the time of construction.

Interior

Living room

19-7 x 9-6

No violations noted.

Dining room

11-6 x 11-0

No violations noted.

Kitchen

11-6 x 7-5

No violations noted.

W bedroom

10-8 x 11-7

Repair the right window to open and close fully. There is a board screwed to the sill which keeps the window from closing and latching. BMC 16.04.060(b)

Repair the left window to open and stay open using its own hardware. BMC 16.04.060(b) (painted shut)

Inspector to measure a window at re-inspection

25 ISH 23 W X 23 SILC

Front hall (south)

Repair/replace the damaged door. The door is deteriorated at the bottom and is not weather tight.

BMC 16.04.060(a)

SW Bathroom

Repair the loose bathtub faucet nozzle. BMC 16.04.060(c)

E bedroom

17-0 x 11-7

Existing Egress Window Measurements:

Height: 26.25 inches

Width: 26 inches

Sill Height: 20.5 inches

Openable Area: 4.7 sq. ft.

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

Repair the east window to stay up and to latch. BMC 16.04.060(b)

E Bathroom

No violations noted.

Exterior

Basement

Repair the broken SE window. BMC 16.04.060(b)

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

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

BMC 16.01.060(f) and 16.04.060 (c)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):

All rental units shall be required to have a current occupancy permit displayed in an accessible location

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

This is the end of this report.



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 20, 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-116

Address: 103 E. Driscoll Dr.

Petitioner: HAND

Inspector: John Hewett

Staff Report: April 8, 2013            Cycle Inspection conducted  
                         August 27, 2013            Re-inspection, interior complied  
                         July 9, 2014                    Exterior complied.

This property has 2 unnecessary variances; one is for ceiling height and light, ventilation in the basement apartment and the ceiling height in the kitchen of Apartment 3, and the other is for the bathroom ventilation requirement in apartment 1. The Residential Rental and Lodging Establishment Inspection Program does not include these requirements and the Building Code in place at the time of construction did not address these items; therefore we are asking for these variances to be rescinded by the Board of Housing Quality Appeals. This structure was built in 1956.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None





City of Bloomington  
H.A.N.D.

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

Meeting Date: 20 August 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-118

Address: 125 N. Washington St

Petitioner: HAND

Inspector: Michael Arnold

Staff Report: 06 March 2014 Cycle Inspection  
17 April 2014 Measure windows and verify exhaust fan in unit 13  
24 April 2104 Sent amended report  
07 May 2014 Received appeal for Extension of Time  
12 June 2014 Reinspection scheduled  
19 June 2014 Appeal granted  
21 July 2014 Appeal to repeal existing exhaust fan variance  
29 July 2014 Reinspection completed

This property was previously granted a variance to the minimum ceiling height requirements, Units 3 and 5, and bathroom exhaust requirements, Unit 13, of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height or bathroom exhaust requirement. The Indiana Building Code in place at the time of construction addresses minimum ceiling height and bathroom exhaust and a variance from these issues is required from Indiana Department of Homeland Security. See 1998 Indiana Building Code Section 103.3.3.4 for ceiling height/headroom and Section 1203.3 for bathroom ventilation for the requirements at the time of construction.

The variance to the Residential Rental and Lodging Establishment Inspection Program must be rescinded by the Board of Housing quality Appeals. This structure was built in 1998.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 20, 2014  
Petition Type: An extension of time to complete repairs.  
Petition Number: 14-TV-106  
Address: 3000 S. Walnut  
Petitioner: Heath May  
Inspector: John Hewett/ Jo Stong  
Staff Report: May 16, 2014 Off Cycle Inspection conducted  
June 22, 2014 Report sent  
July 8, 2014 Received appeal form

The report contains a large number of violations. The maintenance staff has requested additional time to complete repairs.

Staff recommendation: Grant an extension of time.

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

Compliance Deadlines: For smoke detector repairs: September 1, 2014  
For electrical repairs: October 1, 2014  
For window, door and furnace repairs: November 1, 2014  
For all other interior repairs: January 1, 2015  
For Exterior repairs: August 20, 2015

Attachments: Cycle report, petitioner's appeal



RECEIVED  
JUL 08 2014

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

BY: [Signature]

Property Address: 3000 S. Walnut Street Bloomington, IN 47401

Petitioner's Name: Heath May

Address: 2015 N. Dunn Street Bloomington

City: Bloomington State: IN Zip Code: 47408

Phone Number: (812) 345-9198 Email Address: heath08@hotmail.com

Property Owner's Name: Varsity Properties

Address: 2015 N. Dunn street

City: Bloomington State: IN Zip Code: 47408

Phone Number: (812) 334-0333 Email Address: heath08@hotmail.com

Occupants: \_\_\_\_\_

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

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

**Please circle the petition type that you are requesting:**

A) An extension of time to complete repairs (Petition type TV)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)

C) Relief from an administrative decision (Petition type AA)

D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY  
Petition Number 14-TV-106

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

We would like to request a <sup>year to eighteen month</sup> ~~thirteen month~~ extension for all interior repairs. We request this due to our companies August turn over with our other properties. Also the extent of the repairs require more time to be completed in a workman like manner. Also we would like to request an extension of a full calendar year for all exterior repairs.

Signature (required):



Name (please print):

Heath May

Date:

07/08/14

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



City of Bloomington  
Housing and Neighborhood Development

Cycle Inspection Report

10358

OWNERS

Cherry Glen, Llc  
2015 N. Dunn St.  
Bloomington, IN 47408

Prop. Location: 3000 S Walnut ST  
Number of Units/Structures: 49/3  
Units/Bedrooms/Max # of Occupants: Bld 1: 12/Eff/5, Bld 2: 37/Eff/5

Date Inspected: 05/16/2014  
Primary Heat Source: Electric  
Property Zoning: CA  
Number of Stories: 2

Inspectors: Jo Stong, John Hewett  
Foundation Type: Slab  
Attic Access: Yes  
Accessory Structure:

Following complaint inspections of this property conducted on March 25 and April 16, 2014 an inspection of the entire property was conducted in accordance with BMC 16.05.020(a)(2) regarding Lodging Establishments. The violations in this report must be corrected within 60 days of the mailing of the report.

**This structure was built in 1961.**

INTERIOR:

**General Violation #1 for all units:**

This inspection revealed a serious infestation of various insects and rodents including bedbugs, cockroaches, mice and other pests. Provide documentation of professional treatment of the infestation(s), and a treatment plan to eradicate the pests from the property.

**General Violation #2 for all units:**

Every door which connects a lodging unit with any area exterior to the unit shall have a functioning locking device, door hinge, and door latch and shall be maintained in good condition. Door locks in lodging units shall be capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort. BMC 16.04.060(b)

**General Violation #3, E Building**

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. BMC 16.04.060(b)

**Unit 21**

Entry:

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

Replace the torn door screen. BMC 16.04.060(a)

Bath:

Properly repair the ceiling in a workmanlike manner. BMC 16.04.060(a)

Kitchen:

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

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

Repair the hole in the ceiling behind the HVAC grille and PVC pipe. BMC 16.04.060(a)

**Unit 22**

**Note: There were roaches in the kitchen. Eliminate the infestation of roaches in the unit.**

Entry:

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

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

Kitchen:

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

Repair the hole in the wall under the heater. BMC 16.04.060(a)

Bath:

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

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

Properly secure the tub faucet and replace the missing escutcheons. BMC 16.04.060(c)

Properly repair or replace the deteriorated walls (appears to be termite damage). BMC 16.04.060(a)

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

**Unit 23**

**Note: There were mouse feces on the stove as well as a mouse trap. Eliminate the infestation of rodents in this unit.**

Entry:

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

Kitchen:

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

Properly repair the ceiling in a workmanlike manner. BMC 16.04.060(a)

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

Bath:

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

Properly repair the ceiling in a workmanlike manner (it is wet and rotting). BMC 16.04.060(a)  
Eliminate the use of duct tape and toilet paper and properly seal the tub and wall in a workmanlike manner. BMC 16.04.060(a)

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

**Unit 24**

Entry:

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

Properly repair the broken door jamb/frame in a workmanlike manner (there are 3 or 4 latch plates installed on this door frame). BMC 16.04.060(a), (b)

Bath:

Repair the broken window. BMC 16.04.060(b)

Replace the missing window trim. BMC 16.04.060(a)

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

Replace the missing ceiling trim. BMC 16.04.060(a)

Kitchen:

Remove the cardboard from the HVAC supply vent. BMC 16.04.060(c)

Properly secure the ceiling tiles. BMC 16.04.060(a)

### Unit 35

**Note: There were roaches and bedbugs seen in this unit. Eliminate the infestation.**

#### Entry:

Properly secure the threshold. BMC 16.04.060(b)

#### Bath:

Properly repair the ceiling in a workmanlike manner. BMC 16.04.060(a)

### Unit 26

#### Living Room:

Repair the broken window. BMC 16.04.060(b)

Scrape and paint the window frame where paint is peeling or wood is exposed. BMC 16.04.060(f)

Replace the missing smoke detector. IC22-11-18-3.5

Properly secure the doorknob. 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 damaged door jamb and frame in a workmanlike manner. BMC 16.04.060(b)

#### Bath:

Properly repair the ceiling in a workmanlike manner (it is rotted). BMC 16.04.060(a)

Replace the missing window in a workmanlike manner. BMC 16.04.060 (b)

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

Replace the rotted shower surround. BMC 16.04.060 (a), (b)

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

### Unit 27

#### Living Room:

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

Replace the grille on the AC unit. BMC 16.04.060(c)

#### Kitchen:

Properly replace the missing panel on the sink cabinet. BMC 16.04.060(a)

Bathroom:

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

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

Properly repair the rotting wall over the shower in a workmanlike manner. BMC 16.04.060(a)

**Unit 28**

Living Room:

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

Replace the missing smoke detector. IC22-11-18-3.5

Properly seal the wall around the AC unit. BMC 16.04.060(c)

Kitchen:

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

Properly replace the missing panel on the sink cabinet. BMC 16.04.060(a)

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

Eliminate the use of the surge protector, or properly secure it (it is hanging in mid air by cords). BMC 16.04.060(b)

Bath:

Replace the light switches so that they function as intended. BMC 16.04.060(b), (c)

Replace the missing window in a workmanlike manner. BMC 16.04.060 (b)

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

Replace missing tiles in a workmanlike manner. BMC 16.04.060(a)

**Unit 29**

Living Room:

Eliminate the use of foam sealant on the walls, and properly repair damaged walls in a workmanlike manner. BMC 16.04.060(a)

Repair the trim over the front door. BMC 16.04.060(a)

Kitchen:

Repair the cabinets in a workmanlike manner (Panels missing, rails broken). BMC 16.04.060(a)

Replace the damaged HVAC grille. BMC 16.04.060(c)

Bath:

Replace missing tiles in a workmanlike manner. BMC 16.04.060(a)

Replace the missing window in a workmanlike manner. BMC 16.04.060 (b)

Replace the broken rod in the shower. BMC 16.04.060(c)

**Unit 30**

**Note: There were roaches seen in this unit. Eliminate the infestation.**

Living Room:

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

Kitchen:

Properly replace the missing panels on the cabinets. BMC 16.04.060(a)

Properly repair the ceiling in a workmanlike manner. BMC 16.04.060(a)

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

Bath:

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

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

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

Replace the missing window in a workmanlike manner. BMC 16.04.060 (b)

Properly repair the ceiling in a workmanlike manner. BMC 16.04.060(a)

**Unit 31**

**Note: There were roaches seen in this unit. Eliminate the infestation.**

Living Room:

**Note: The tenant reports that something in the walls of the living room pulls on the cables and distorts the TV picture. Eliminate rodents and other pests from the premises.**

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

Eliminate the use of duct tape on the floor and properly repair or replace the floor covering in a workmanlike manner. BMC 16.04.060(a), (b)

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

Kitchen:

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

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

Properly replace the missing panels on the cabinets. BMC 16.04.060(a)

Complete the repair of the ceiling. BMC 16.04.060(a)

Bath:

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

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

Eliminate the tape on the wall and properly repair the wall. BMC 16.04.060(a)

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

Replace the doorknob on the bathroom door. BMC 16.04.060(a)

**Unit 32**

**Note: There were roaches seen in this unit. Eliminate the infestation.**

Living Room:

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

Kitchen:

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

Properly repair the ceiling in a workmanlike manner. BMC 16.04.060(a)

Bath:

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

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

**Unit 33**

**Note: There were roaches seen in this unit. Eliminate the infestation.**

Living Room:

Repair the broken window and frame. BMC 16.04.060(b)

Kitchen:

Properly replace the missing doors on the cabinets. BMC 16.04.060(a)

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

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

Bath:

Replace the doorknob on the bathroom door. BMC 16.04.060(a)

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

Repair the toilet to function as intended and eliminate its constant running. BMC 16.04.060(c)

Replace missing tiles in a workmanlike manner. BMC 16.04.060(a)

Repair the damaged walls. BMC 16.04.060(a)

Repair the broken window frame and replace the missing window in a workmanlike manner. BMC 16.04.060(a), (b)

Replace the broken tub surround. BMC 16.04.060(c)

Properly repair the ceiling in a workmanlike manner. BMC 16.04.060(a)

**Unit 34**

**Note: There were many roaches seen in this unit. Eliminate the infestation.**

Living Room:

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

Kitchen:

Properly replace the missing panels on the cabinets. BMC 16.04.060(a)

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

Properly repair the ceiling in a workmanlike manner. BMC 16.04.060(a)

Repair the broken burner on the stove, or replace the stove. BMC 16.04.060(c)

Bath:

Replace the missing protective covers for the light fixtures. BMC 16.04.060(c)

Eliminate the tape in the corner, and properly repair the wall in a workmanlike manner.

Replace the broken tiles in a workmanlike manner. BMC 16.04.060(a)

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

### **Unit 35**

#### Living Room:

Replace the missing header on the exterior door trim. BMC 16.04.050(a)

Eliminate the use of foam sealant on the walls, and properly repair damaged walls in a workmanlike manner. BMC 16.04.060(a)

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

#### Kitchen:

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

Properly replace the missing panels on the cabinets. BMC 16.04.060(a)

#### Bath:

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

Repair the broken window. BMC 16.04.060(b)

Repair the broken tile around the shower head. BMC 16.04.060(a)

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

Replace the doors on the sink cabinet. BMC 16.04.060(a)

### **Unit 36**

**Note: There were roaches seen in this unit. Eliminate the infestation.**

#### Kitchen:

Repair the broken burner on the stove, or replace the stove. BMC 16.04.060(c)

Properly replace the missing doors on the cabinets. BMC 16.04.060(a)

Replace the missing handle on the oven door. BMC 16.04.060(c)

Eliminate the leak in the sink drain. BMC 16.04.060(b)

Replace the missing panel on the wall under the sink. BMC 16.04.060(a)

Repair the damaged tiles in a workmanlike manner. BMC 16.04.060(a)

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

Bath:

Repair the toilet to function as intended and eliminate its constant running. BMC 16.04.060(c)

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

Replace the missing protective covers for the light fixtures. BMC 16.04.060(c)

Replace the broken wall. BMC 16.04.060 (a)

Replace the missing window in a workmanlike manner. BMC 16.04.060 (b)

Replace the broken tub surround. BMC 16.04.060 (c)

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

**Note:** The floor has settled to the point that the wall is cracked and the door is out of square.

Repair tiles in a workmanlike manner. BMC 16.04.060(a)

Eliminate the electrical tape on the shower head and properly repair the shower head. BMC 16.04.060(c)

Properly repair the cabinet doors. BMC 16.04.060(a)

**Unit 37**

**Note: There were roaches seen in this unit. Eliminate the infestation.**

Living Room:

Replace the worn carpet. The carpet has worn all the way to the pad. BMC 16.04.060(a)

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

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

Bath:

Replace the broken vanity. BMC 16.04.060(a)

Replace the light switch that is not functioning properly. BMC 16.04.060(b)

Repair the broken window. BMC.16.04.060(b)

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

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

### **Unit 38**

#### Living Room:

Properly repair the bowing ceiling. BMC 16.04.060(a)

#### Bathroom:

Replace the missing window in a workmanlike manner. BMC 16.04.060 (b)

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

Replace broken tiles in a workmanlike manner. BMC 16.04.060(a)

Replace the missing protective covers for the light fixtures. BMC 16.04.060(c)

Replace the broken tub surround. BMC 16.04.060(c)

### **Unit 39**

**Note: There were roaches seen in this unit. Eliminate the infestation.**

#### Living Room:

Properly install and support the AC unit. BMC 16.04.060(c)

Repair the doorknob to function as intended and to tightly secure the door. BMC 16.04.060(b)

Eliminate the use of the duct tape on the door. Properly repair the door to function as intended, and to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Repair or replace the damaged and deteriorated carpet. BMC 16.04.060(b)

#### Kitchen:

Replace the stove. It does not work and the tenants report that it shocks them. BMC 16.04.060(b),  
(c)

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

#### Bath:

Properly repair the ceiling in a workmanlike manner. BMC 16.04.060(a)

### **Unit 40**

#### Living Room:

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

Kitchen:

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

Bath:

Repair the hot water supply in the sink to function as intended. BMC 16.04.060(b)

Repair the broken window. BMC 16.04.060(b)

**Unit 41**

Living Room:

Repair the damaged window screen. BMC 16.04.060(a)

Properly make repairs to this unit so that water does not enter the unit during rain. Water comes in the entry and the east wall. BMC 16.04.060(b)

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

Repair the wall inside the entry door. BMC 16.04.060(a)

Kitchen:

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

**Unit 42**

Entry:

Replace the ramp into this unit with one capable of withstanding normally imposed loads. BMC 16.04.060(b)

Living Room:

Properly repair the door to latch securely, and to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

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

Kitchen:

Repair the gas stove to function as intended. BMC 16.04.060(c)

Bath:

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

Properly repair the trim around the door. BMC 16.04.060(a)

Clean and service the exhaust fan so that it functions as intended (it is very loud). BMC 16.04.050(c)

**Unit 43**

**Note: There were roaches seen in this unit. Eliminate the infestation.**

Entry:

Properly repair the step outside the entry door. BMC 16.04.050(b)

Kitchen:

Repair the range burners to function as intended. BMC 16.04.060(c)

Bath:

The gap between the tub and the floor is over one inch. Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Repair the hole in the tile floor. BMC 16.04.060(a)

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

Replace the toilet tank lid. BMC 16.04.060(c)

**Unit 44**

Kitchen:

Provide electrical power to the GFI receptacle so that it functions as intended. BMC 16.04.060(c)

Bath:

Properly repair the threshold. BMC 16.04.060(b)

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

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

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

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

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

**Unit 45**

Kitchen:

Properly replace the missing door on the cabinet. BMC 16.04.060(a)

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

Bath:

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

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

**Unit 46**

Living Room:

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

Replace the missing cover plate for the junction box on the east wall. BMC 16.04.060(a)

Bath:

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

The gap between the tub and the floor is over one inch. Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Properly secure the sink top. BMC 16.04.060(c)

Repair the hole in the wall where the doorknob hits the wall. BMC 16.04.060(a)

Properly repair the broken door trim. BMC 16.04.060(a)

**Unit 47**

Kitchen:

Repair the range burners to function as intended. BMC 16.04.060(c)

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

Replace the missing control knob on the stove. BMC 16.04.060(c)

Bath:

The gap between the tub and the floor is over one inch. Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

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

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

**Unit 48**

Living Room:

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

Properly repair the ceiling in a workmanlike manner. BMC 16.04.060(a)

Properly repair the window to function as intended (it is off track). BMC 16.04.060(b)

Kitchen:

Repair the stove to function as intended, or replace it. BMC 16.04.060(c)

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

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

Bath:

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

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

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

**Unit 49**

**Note: There were roaches seen in this unit. Eliminate the infestation.**

Living Room:

Properly repair the sagging ceiling. BMC 16.04.060(a)

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

Kitchen:

Repair the left range burners to function as intended. BMC 16.04.060(c)

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

Provide power to the GFCI receptacle so that it functions as intended. BMC 16.04.060(c)

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

Bath:

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

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

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

**Unit 50**

Living Room:

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

Properly repair the ceiling in a workmanlike manner. BMC 16.04.060(a)

Kitchen:

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

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

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

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

Bath:

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

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

Properly secure the light fixture. BMC 16.04.060(b)

Replace the damaged door. BMC 16.04.060(a)

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

**Unit 51**

**Note: This unit was vacant and in the process of being painted and turned.**

Living Room:

Repair the broken window. BMC 16.04.060(b)

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

Kitchen:

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

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

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

Bath:

Reinstall the toilet. BMC 16.04.060(c)

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

**Unit 52**

**Note: There were roaches seen in this unit. Eliminate the infestation.**

Living Room:

Properly repair the hole in the wall where the smoke detector was. BMC 16.04.060(a)

Kitchen:

Repair the range hood to function as intended (no fan or light). BMC 16.04.060 (c)

Properly replace the missing doors and panels on the cabinets. BMC 16.04.060(a)

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

Bath:

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

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

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

**Unit 53 (Vacant)**

**Note: There were roaches seen in this unit. Eliminate the infestation.**

Living Room:

Repair or replace the damaged carpeting. BMC 16.04.060(a)

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

Repair window to latch securely. BMC 16.04.060(b)

Properly replace all missing parts on the furnace. BMC 16.04.060(c)

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

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

Kitchen:

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

Bath:

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

Repair the hole in the wall where the doorknob hits the wall. BMC 16.04.060(a)

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

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

**Unit 54**

Living Room:

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

**Note: The door has been installed upside down.**

Repair the window to function as intended, and repair the broken frame. BMC 16.04.060(b)

Bath:

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

**Unit 55**

Living Room:

Replace the missing ceiling tile. BMC 16.04.060(a)

Bath:

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

**Unit 56**

Living Room:

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

Replace the missing ceiling tile. BMC 16.04.060(a)

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

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

Bath:

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

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

**Unit 57**

Living Room:

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

Repair the broken door jamb. BMC 16.04.060(b)

Properly repair the ceiling in a workmanlike manner. BMC 16.04.060(a)

Kitchen:

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

Properly replace the missing and broken panels on the cabinets. BMC 16.04.060(a)

Bath:

Replace the broken door on the cabinet. BMC 16.04.060(a)

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

Properly repair the ceiling in a workmanlike manner. BMC 16.04.060(a)

Clean and service the exhaust fan and light so that so that they both function as intended. BMC 16.04.060(c)

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

**E BUILDING (See General Violation #3)**

**Unit 14 (Vacant)**

Living Room:

Repair the broken window. BMC 16.04.060(b)

Provide power to the receptacle on the west wall. BMC 16.04.060(c)

Kitchen:

Properly replace the missing panel on the cabinet. BMC 16.04.060(a)

Repair or replace the damaged floor tile. BMC 16.04.060(a)

Bath:

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

**Unit 13 (Unit is being turned over)**

Living Room:

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

Kitchen:

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

Bath:

Properly repair the ceiling in a workmanlike manner. BMC 16.04.060(a)

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

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

**Unit 12**

Living Room:

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

Kitchen:

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

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

Bath:

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

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

**Unit 11**

Living Room:

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

Kitchen:

Properly replace the missing and broken panels on the cabinets. BMC 16.04.060(a)

**Unit 10**

Living Room:

Properly ground the electrical receptacles on the east 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)

Replace the worn out electrical receptacle. BMC 16.04.060(b)

### **Unit 9**

#### Living Room:

Properly repair the ceiling and roof above the bay window. BMC 16.04.060(a)

#### Kitchen:

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

#### Bath:

Properly seal the top of the tub surround. BMC 16.04.060(a)

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

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

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

Properly repair the ceiling in a workmanlike manner. BMC 16.04.060(a)

### **Unit 8**

#### Living Room:

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

Repair the broken window. BMC 16.04.060(b)

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

#### Kitchen:

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

#### Bath:

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

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

### **Unit 7**

#### Living Room:

Repair the broken window. BMC 16.04.060(b)

#### Kitchen:

Repair the GFCI outlet to function as intended (will not trip, not grounded). BMC 16.04.060(b)

Bath:

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

Properly secure the sink to the vanity and/or the wall. BMC 16.04.060(a)

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

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

Properly set the tub spout and seal it so that water does not enter the wall. BMC 16.04.060(c)

**Unit 6**

Kitchen:

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

Bath:

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

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

**Unit 5**

Living Room:

Provide power to the receptacle on the south wall so that the receptacle functions as intended. BMC 16.04.060(c)

Kitchen:

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

Bath:

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

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

**Unit 4**

Living Room:

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

Kitchen:

Properly repair the ceiling in a workmanlike manner. BMC 16.04.060(a)

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

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

Bath:

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

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

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

**Unit 3 (Vacant)**

Living Room:

Provide operating power to smoke detector on the south wall, or remove it and properly seal the wall behind it. IC 22-11-18-3.5, BMC 16.04.060(a)

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

Kitchen and Bath:

Properly wire the receptacles in these rooms. BMC 16.04.060(b)

**Unit 2**

Kitchen:

Properly seal the sink. BMC 16.04.060(a)

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

Bath:

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

**Unit 1**

Living Room:

Repair the damaged door screen. BMC 16.04.060(a)

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

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

Properly ground the electrical receptacle on the north 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)

Bath:

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

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

**EXTERIOR:**

**General Violation:**

Repair and/or replace all soffits where eaves are deteriorated or have openings to the roof. BMC 16.04.050(a)

Repair the trim over the maintenance room between Units 21 & 22. BMC 16.04.050(a)

Repair or remove the electrical receptacle outside unit 22. BMC 16.04.020(a)(5)

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

Reconnect the gutter downspouts between Units 26 & 27, and between Units 23 & 24. BMC 16.04.050(a)

Secure the handrail on the west end near Unit 30 so it is capable of withstanding normally imposed loads. BMC 16.04.050(b)

Properly secure all stairs in a workmanlike manner. BMC 16.04.060(b)

Replace the missing protective covers for all light fixtures. BMC 16.04.050(a)

Repair all holes in all exterior walls. BMC 16.04.050(a)

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

Remove and properly dispose of all accumulated or scattered trash on property, including mattress and plywood by the dumpster. BMC 16.04.040(d)

This is the end of this report.