PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
October 22, 2014, 4:00 P.M.

ALL PETITIONS ARE ON THE CONSENT AGENDA

I. **ROLL CALL**

II. **REVIEW OFSUMMARY** – August 20, 2014; September 17, 2014 not included

III. **OLD BUSINESS**

(1) 14-TV-61 **1706-1708 S. Olive Street**, James Gronquist. Request for an extension of time to complete repairs. Previously heard May 21, 2014. pp. 3-18

(2) 14-TV-70 **125 N. Washington Street**, Henry Berman (Janet Trimble). Request for an extension of time to complete repairs. Previously heard June 18, 2014. pp. 19-25

(3) 14-TV-98 **401 S. Patterson Drive West**, Trinitas-Ventures (Jeff Cepela). Request for an extension of time to complete repairs. Previously heard August 20, 2014. pp. 26-30

IV. **NEW BUSINESS**

(4) 14-RV-135 **1003 N. Madison Street**, H.A.N.D. Request for rescission of a variance. pp. 31-36

(5) 14-TV-136 **830 W. 7th Street**, John Jeffries. Request for an extension of time to complete repairs. pp. 37-43

(6) 14-TV-137 **1213 S. Lincoln Street**, Kevin Schick (Action Property Management & Realty). Request for an extension of time to complete repairs. pp. 44-50

(7) 14-TV-138 **101 S. Roosevelt Street**, Gornall Eubanks 101, LLC. Request for an extension of time to complete repairs. pp. 51-57

(8) 14-RV-139 **707-707 ½ N. Lincoln Street**, H.A.N.D. Request for rescission of a variance. pp. 58-64

(9) 14-RV-140 **830 W. 7th Street**, H.A.N.D. Request for rescission of a variance. pp. 65-67

(10) 14-RV-141 **1213 S. Lincoln Street**, H.A.N.D. Request for rescission of a variance. pp. 68-70

(11) 14-RV-142 **608 S. Washington Street**, H.A.N.D. Request for rescission of a variance. pp. 71-73

(12) 14-TV-144 **1001 S. Sugar Maple Circle West**, Orchard Glen Cooperative, Inc. (PGPM). Request for an extension of time to complete repairs. pp. 74-79

(13) 14-TV-146 **425 N. Roosevelt Street**, John Mackey (GT Rental Group). Request for an extension of time to complete repairs. pp. 80-88

(14) 14-RV-147 **303 E. 10th Street**, H.A.N.D. Request for rescission of a variance. p. 89

(15) 14-TV-148 **2424 S. Madison Street**, Cindy Dutton. Request for an extension of time to complete repairs. pp. 90-95

(16) 14-TV-149 **401 S. Patterson Drive East**, Trinitas-Ventures (Jeff Cepela). Request for an extension of time to complete repairs. pp. 96-127

(17) 14-TV-150 **1400 N. Lincoln Street**, Abram Schultz. Request for an extension of time to complete repairs. pp. 128-134

V. **GENERAL DISCUSSION**

VI. **PUBLIC COMMENT**

VII. **ADJOURNMENT**

City of Bloomington
H.A.N.D.

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

Meeting Date:	October 15, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-61 (Old Business)
Address:	1706 – 1708 S. Olive St.
Petitioner:	James Gronquist
Inspector:	Norman Mosier
Staff Report:	**October 24, 2013** – Conducted Cycle Inspection **February 27, 2014** – Conducted Re-inspection **April 14, 2014** – Received BHQA Appeal for Unit 1706, Scheduled Re-inspection for Unit 1708 **May 5, 2014** – Conducted Re-inspection for Unit 1708 **August 11, 2014** – Met w/Owner to re-inspect unit 1706, not ready and vacant **August 15, 2014** – Called Owner to let him know to apply for extension of time to complete repairs **August 25, 2014** – Received BHQA Appeal under old business 14-TV-61 (Old Business)

It was noted during the cycle inspection that there are several repairs to be completed. Petitioner is requesting an extension of time to complete the repairs in unit 1706 when the tenant moves out. At the second re-inspection it was discovered the unit was vacant and the floors in unit 1706 had been removed, and the owner is in the process of installing new flooring.

Staff recommendation: Grant the request.

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

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Compliance Deadline: January 19, 2015

Attachments: Cycle Report, Remaining Violations Report, BHQA Appeal. Petitioner's Letter, BHQA Appeal (Old Business)

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

RECEIVED
AUG 2 5 2014
BY:

Property Address: 1706 S. OLIVE ST

Petitioner's Name: JAMES GRONQUIST

Address: 1414 S. LINCOLN ST

City: BLOOMINGTON State: IN Zip Code: 47401

Phone Number: 812 219 0135 Email Address: jgronq@indiana.edu

Property Owner's Name: "

Address:

City: State: Zip Code:

Phone Number: Email Address:

Occupants: unoccupied currently

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-134~~
14-TV-61
(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.

Unit is getting new flooring

Signature (required): [signature]

Name (please print): James Grinquist Date: 8/22/14

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
Housing and Neighborhood Development

AUG 1 9 2014

REMAINING VIOLATIONS REPORT

3481

OWNERS

Gronquist, James M.
P.O. Box 1131
Bloomington, IN 47402

Prop. Location: 1708 S Olive ST, 1706 S Olive ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: 2/3/3

Date Inspected: 10/24/2013
Primary Heat Source: Other
Property Zoning: RS
Number of Stories: 2

Inspectors: Norman Mosier
Foundation Type: Crawl Space
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.

NOTE: Unit 1708 is complied, Unit 1706 has outstanding violations.

7

INTERIOR:

UNIT 1706
MAIN LEVEL

Kitchen:

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

Living Room 20-8 x 14:

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

2nd LEVEL

E Bedroom 15 x 8-4:

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

Middle Bedroom 10-9 x 9:

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

Hall Bath:

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

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

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:	May 21, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-61
Address:	1706 – 1708 S. Olive St.
Petitioner:	Jim Gronquist
Inspector:	Norman Mosier
Staff Report:	October 24, 2013 – Conducted Cycle Inspection February 27, 2014 – Conducted Re-inspection April 14, 2014 – Received BHQA Appeal, Scheduled Re-inspection for Unit 1708

It was noted during the cycle inspection that there are several repairs to be completed. Petitioner is requesting an extension of time to complete the repairs in unit 1706 when the tenant moves out.

Staff recommendation: Grant the request.

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

Compliance Deadline: July 21, 2014

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

RECEIVED
APR 1 4 2013
BY: _____

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

Property Address: 1706 S. OLIVE

Petitioner's Name: JAMES GRONQUIST

Address: 1414 S. LINCOLN ST

City: BLOOMINGTON State: IN Zip Code: 47401

Phone Number: 812 2190135 Email Address: jgronquist@yahoo.com

Property Owner's Name: JAMES GRONQUIST

Address: " 1414 S. LINCOLN ST

City: BLOOMINGTON State: IN Zip Code: 47401

Phone Number: 8122190135 Email Address: jgronquist@yahoo.com

Occupants: DAVID ~~ST~~ SCHALK

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-61

SEE REVERSE

10

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.

Resident in process of moving.
I will paint + patch walls ceilings
as soon as he moves.

All other items on HAND inspection
are done

Signature (required): [signature]

Name (please print): JAMES GRONQUIST Date: 4/14/14

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 VIOLATIONS REPORT

MAR 10 2014

-3481

OWNERS

Gronquist, James M.
P.O. Box 1131
Bloomington, IN 47402

Prop. Location: 1708 S Olive ST, 1706 S Olive ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: 2/3/3

Date Inspected: 10/24/2013
Primary Heat Source: Other
Property Zoning: RS
Number of Stories: 2

Inspectors: Norman Mosier
Foundation Type: Crawl Space
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.

INTERIOR:

UNIT 1706
MAIN LEVEL

Kitchen:

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

Living Room 20-8 x 14:

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

12

2nd LEVEL

E Bedroom 15 x 8-4:

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

Middle Bedroom 10-9 x 9:

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

Hall Bath:

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

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

UNIT 1708

MAIN LEVEL

Kitchen:

C 5-5-14

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)

OTHER REQUIREMENTS:

Required documentation:

N/C PAST 60 DAYS

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector **within 60 days of the date of the inspection or a $25.00 fine will be levied. BMC 16.03.060(c) and BMC 16.10.030(b)**

Required documentation:

N/C PAST 60 DAYS

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

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

This is the end of this report.

City of Bloomington
Housing and Neighborhood Development

CYCLE REPORT

3481

OWNERS

Gronquist, James M.
P.O. Box 1131
Bloomington, IN 47402

Prop. Location: 1706 - 1708 S. Olive St.
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: 2/3/3

Date Inspected: 10/24/2013
Primary Heat Source: Other
Property Zoning: RS
Number of Stories: 2

Inspectors: Norman Mosier
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: None

The Monroe County assessor's records indicate that this structure was built in 1991.
Minimum egress requirements for a one and two family dwelling built at the time of construction.
Openable area: 4.75 Sq. Ft.
Clear height: 24 inches
Clear width: 18 inches
Sill height: Not more than 44 inches above finished floor.

GENERAL VIOLATION:

C

Repair all smoke detectors in this unit (**1706**) to be interconnected and to function as intended. BMC 16.04.060(b)

GENERAL STATEMENT:

Egress window measurements for structure are as follows:

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1991
Height: 24 inches
Width: 34 inches
Sill Height: 28 inches
Openable Area: 5.66 sq. ft.

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

14

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INTERIOR:

UNIT 1706
MAIN LEVEL

C Entry Hallway:
Repair the hole in the closet door. BMC 16.04.060(a)

C ½ Bath:
Repair the toilet not use water unnecessarily, possible defective flapper valve. BMC 16.04.060(c)

C Kitchen:
Secure the loose sink faucet. BMC 16.04.060(c)

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)

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

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

C Replace the missing roller for the right side top pin of the bi-fold door. BMC 16.04.060(a)

Laundry Closet:
No violations noted.

Furnace Closet:
No violations noted.

C Living Room 20-8 x 14: See general violation.
Replace the broken receptacle cover plate on the east wall. BMC 16.04.060(b)

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

2nd LEVEL

C Stairway/Hallway: See general violation.

E Bedroom 15 x 8-4: See general statement.

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

N/C Middle Bedroom 10-9 x 9: See general statement.
Replace the missing receptacle cover plate on the west wall. BMC 16.04.060(b)

Hall Bath:

C Repair the leaking toilet at base, causing damage to the living room ceiling. BMC 16.04.060(c)

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

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

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

W. Bedroom 15 x 9-9: See general statement.
No violations noted.

UNIT 1708
MAIN LEVEL
Entry Hallway, ½ Bath, Furnace Closet, Laundry Closet:
No violations noted.

Kitchen:

N/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)

Living Room 20-8 x 14:

C Repair the exterior door to latch without the use of the deadbolt. BMC 16.04.060(a)

2nd LEVEL
Stairway/ Hallway:

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

C Secure the loose receptacle and replace the broken cover plate. BMC 16.04.060(a)

Hall Bath:

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

E Bedroom 15 x 8-4, Middle Bedroom 10-9 x 9, W. Bedroom 15 x 9-9: See general statement.
No violations noted.

C

EXTERIOR:

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

C

Secure the handrail so it is capable of withstanding normally imposed loads, **north handrail for UNIT 1706.** BMC 16.04.050(b) and BMC 16.04.060(b)

Crawlspace:

No violations noted.

OTHER REQUIREMENTS:

Required documentation:

N/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 16.03.060(c) and BMC 16.10.030(b)**

Required documentation:

N/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 16.03.050(e) and BMC 16.10.030(b)**

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

This is the end of this report.

City of Bloomington
Housing and Neighborhood Development

May 14, 2014

James Gronquist
1414 S. Lincoln Street
Bloomington, IN 47401

RE: Petition to the Board of Housing Quality Appeals for the property located at 1706-1708 S. Olive Street

Dear James Gronquist:

Enclosed is a copy of the May 21, 2014 agenda at which your petition will be considered. The meeting will take place in the McCloskey Conference Room at the City Hall Building located at 401 N. Morton Street, Bloomington, Indiana, beginning at 4:00 P.M.

If you would like to attend the meeting and participate in the public hearing, you are more than welcome to do so. Although it is not required, we would appreciate it if you would let us know if you were planning to attend so that we can make necessary arrangements. Our mailing address and phone numbers are listed below.

Sincerely

Lisa Abbott
Director

Enclosure
cc:

18

401 N. Morton Street
Bloomington, IN 47404
Fax: (812) 349-3582

City Hall

www.bloomington.in.gov

Rental Inspections: (812) 349-3420
Neighborhood Division: (812) 349-3421
Housing Division: (812) 349-3401

City of Bloomington
Housing and Neighborhood Development

City of Bloomington
H.A.N.D.

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

Meeting Date:	15 October 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-070
Address:	125 N. Washington St.
Petitioner:	Lisa Trimble
Inspector:	Michael Arnold

Staff Report:		
	06 March 2014	Cycle Inspection with agent
	28 March 2014	Sent Inspection Report
	17 April 2014	Site visit to verify window measurements
	24 April 2014	Sent amended report with measurements
	07 May 2014	Received Appeal
	19 June 2014	Board Granted Extension of Time
	08 September 2014	Spoke to agent Re: deadline
	08 September 2014	Request for additional time

During the cycle inspection it was noted that many windows had issues with opening or functioning properly. The first request for time was because management had problems getting replacement parts needed more to complete these repairs. BHQA granted an extension of time to repair or replace the windows until 18 September 2014. Spoke with agent 08 September 2014. She stated there was a delay from the window manufacturer and the windows they ordered would not be in until 18 September 2014. She is asking for additional time to get the windows installed. They will also need additional time to correct the common space smoke detection. The detectors that were installed were battery operated only and not hard-wired inter-connected smoke detectors as required by the Indiana Building Code at the time of construction. Year of construction was 1998. They also need additional time to address the variance for the exhaust fan requirement for the bathroom in unit 13.

401 N. Morton Street
Bloomington, IN 47404
Fax: (812) 349-3582

City Hall
www.bloomington.in.gov

Rental Inspections: (812) 349-3420
Neighborhood Division: (812) 349-3421
Housing Division: (812) 349-3401

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: 08 November 2014

Attachments: Cycle Inspection report, Application

RECEIVED
SEP 08 2014
BY: [signature]

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: 125 N. Washington

Petitioner's Name: Janet Thimble

Address: 126 E. 6th St.

City: Bgtn State: IN Zip Code: 47408

Phone Number: (812) 336-2009 Email Address: smithhouseinfo@comcast.net

Property Owner's Name: Henry Berman

Address: 1005 S. Meadowbrook Lane

City: Bgtn State: IN Zip Code: 47401

Phone Number: (812) 330-9822 Email Address: h.berman@comcast.net

Occupants: _____

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

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

Please circle the petition type that you are requesting:

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

B) A modification or exception to the 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-70 (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.

11 windows have to be replaced. (The entire window) The original company went out of business making it impossible to get replacement parts. We had the job contracted out with Tommy D's, who promised to meet our deadline of Sept 17th. When it came closer to the start day of replacement they notified us that they couldn't begin until the beginning of November because they were too busy. We had to find another installer to remove the windows and give us an estimate. We hired an individual and they ordered the windows through Black's Lumber. The windows are scheduled to arrive on Sept. 17th the day of the inspection. We are requesting at least a couple of extra weeks. Thank you.

Signature (required): Jenee Trimble

Name (please print): Jenee Trimble **Date:** 9/8/14

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

SEP 26 2014

Remaining Violation Report

5759

OWNERS
======
Berman, Henry
1005 Meadowbrook
Bloomington, IN 47401

AGENT
=====
Lisa J. Trimble
124 E. 6th St.
Bloomington, IN 47408

Prop. Location: 125 N Washington ST
Number of Units/Structures: 14/1
Units/Bedrooms/Max # of Occupants: 1/Eff/5 3/1/5 6/2/5 4/3/5

Date Inspected: 03/06/2014
Primary Heat Source:
Property Zoning: CD
Number of Stories:

Inspectors: Mike Arnold
Foundation Type:
Attic Access:
Accessory Structure:

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.

23

401 N. Morton Street
Bloomington, IN 47404
Fax: (812) 349-3582

City Hall
www.bloomington.in.gov

Rental Inspections: (812) 349-3420
Neighborhood Division: (812) 349-3421
Housing Division: (812) 349-3401

This property was previously granted a variance to the minimum ceiling height and bathroom exhaust requirements 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 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 1997 Indiana Building Code Section 103.3.3.4 Headroom and Section 1203.3 Ventilation for the requirements at the time of construction.

Interior:
General:
Each unit shall have a smoke detector in each sleeping room, in the corridor or area giving access to each separate sleeping area and on each story. **All detectors shall receive the primary power from the building wiring.** Because this structure may have been released for construction by the State before the 1998 Indiana Building Code, the reference information is also listed for the 1993 Indiana Building Code. 1993 – IBS Section 1210 or 1998 – Section 310.9 BMC 16.04.020(b) **Verify and test common area smoke detectors in each unit at reinspection).**

Unit 3:
Main Level:
Bedroom (13-0 x 11-0):
Repair window to latch securely. BMC 16.04.060(b)

Unit 4:
Main Level:
Living Room (13-0 x 12-0):
Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b) (Right window).

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

Bedroom (12-0 x 11-0):
Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Upper Level:
Bedroom (11-0 x 10-0):
Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Unit 5:
Upper Level:
NE Bedroom (12-4 x 10-9):
Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Unit 7:
Main Level:
Living Room (13-0 x 12-0):
Every window shall be capable of being easily opened and held in position by its own hardware and shall be able to latch as intended. BMC 16.04.060(b) (Right window).

Unit 11:
Main Level:
Living Room (17-0 x 16-0):
Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Unit 13:
Bathroom:
Install an exhaust fan. BMC 16.04.020(a) (1993 Indiana Building Code).

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

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:	October 15, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-98(old)
Address:	401 S. Patterson Dr. West
Petitioner:	Jeff Cepela
Inspector:	Maria McCormick
Staff Report:	09/16/2014 Completed Re-inspection

This multi-building new construction complex is seeking an additional extension of time to complete the exterior site work and obtain final certificate's of occupancy from the City of Bloomington Planning Dept. which requires all landscaping to be complete. All but 3 interior violations have been complied.

Staff recommendation:	Grant the extension
Conditions:	All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	Interior Violations & Fire Suppression/Alarm documents- November 15, 2014 Exterior and Other requirements – April 1, 2015
Attachments:	Application for Appeal, Remaining Violations Report,

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: 401 S. PATTERSON DR. - WEST

Petitioner's Name: JEFF CEPELA - VIZOR LLC

Address: 401 S. PATTERSON DR.

City: BLOOMINGTON State: IN Zip Code: 47403

Phone Number: (812) 322-5665 Email Address: JCEPELA@VIZORLLC.COM

Property Owner's Name: TRINITAS VENTURES

Address: 201 MAIN ST., 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(old)

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.

VIZOR LLC IS REQUESTING AN EXTENSION OF TIME FOR PARCEL # 015-4342-05, BLDG. PERMIT #20130713. ADDITIONAL TIME IS REQUIRED TO RECIEVE FINAL APPROVAL FROM CITY PLANNING (COMPLETE LANDSCAPING)

Signature (required): _____

Name (please print): JEFF CEPELA Date: 9/16/14

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
Housing and Neighborhood Development

Remaining Violation Report

10198

OWNERS

In-Iu Holdings, Llc
201 Main Street, Suite 1000
Lafayette, IN 47901

AGENT

Collegiate Communities, Llc C/O Karen Caprarella
Trinitas Ventures 450 E. 96th St., Suite
Indianapolis, IN 46240

Prop. Location: 401 S Patterson ST W
Number of Units/Structures: 97/15
Units/Bedrooms/Max # of Occupants: Bld 16: 6/4/5, Bld 17: 5/1/5 5/2/5, Bld 18: 3/4/5 2/1/5 2/2/5, Bld 19: 4/4/5, Bld 20: 5/1/5 5/2/5, Bld 21: 5/1/5 5/2/5, Bld 22: 5/1/5 5/2/5, Bld 23: 2/1/5 2/2/5, Bld 24: 1/1/5 4/2/5 1/4/5, Bld 25: 5/4/5, Bld 26: 1/1/5 1/2/5 2/4/5, Bld 27: 4/4/5, Bld 28: 4/4/5, Bld 29: 5/4/5, Bld 30: 8/4/5

Date Inspected: 08/06/2014
Inspectors: McCormick/Swinny
Primary Heat Source: Electric
Foundation Type: Slab
Property Zoning: PUD
Attic Access: No
Number of Stories: 3
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 16.10.040

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.

29

INTERIOR:

21201 –

Bedroom/Bath A:

Repair or replace the exhaust fan to function as intended. BMC 16.04.060(c)

29103 –

Bedroom/Bath D:

Properly secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(c)

29107 –

Living Room:

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

23101 –

Complete the installation of the fire caulk. BMC 16.04.020 & BMC 16.04.060(b)

EXTERIOR:

Complete the installation of the handrails and guardrails. BMC 16.04.060(b)

Complete all exterior finishes on the buildings, roads, walkways and landscaping. BMC 16.04.040(a) & 16.04.050(a)

OTHER REQUIREMENTS:

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

Provide a final certificate of occupancy for the property from the Monroe County Building Dept. BMC 16.01.060(f)

Provide documentation from that City of Bloomington Planning Dept. that all requirements have been met. BMC 16.01.060(f)

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:	October 15, 2014
Petition Type:	Rescind a variance
Petition Number:	14-RV-135
Address:	1003 N. Madison
Petitioner:	HAND
Inspector:	Dee Wills
Staff Report:	May 22, 2014 Cycle Inspection Completed August 15, 2014 Re-inspection Completed August 25, 2014 Application for Appeal

This property built in 1940, was previously granted a variance to the pass through requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a pass through 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: None

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: 1003 N Madison

Petitioner's Name: HAND

Address: 401 N. Morton

City: Bloomington State: IN Zip Code:

Phone Number: Email Address:

Property Owner's Name: JOHN VAN METER

Address: 9504 HANSON CEMETERY RD

City: BEDFORD State: IN. Zip Code: 47421

Phone Number: 360-5098 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-135

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.

RESCIND VARIANCE FOR
PASSING THROUGH A BEDROOM

Signature (required): Dee Wills

Name (please print): DEE WILLS Date: 8/25/14

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

3725

OWNERS

Van Meter, John
9504 Hanson Cemetery Road
Bedford, IN 47421

Prop. Location: 1003 N Madison ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/2/3
Date Inspected: 05/20/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

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

VARIANCE

09/10/1992 Granted variance to allow passing through a bedroom to get to a bathroom.

This property was previously granted a variance to the passing through requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a passing through requirement and the Building Code in place at the time of construction did not address passing through; 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

34

Living Room (17-10 x 13)
No violations noted.

Kitchen (11-5 x 9-6)
No violations noted.

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

NE Bedroom (9-5 x 8-8)
No violations noted.

Existing Egress Window Measurements:
Height: 48.50 inches
Width: 26.25 inches
Sill Height: 27.75 inches
Openable Area: 8.84 sq. ft.

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

NW Bedroom (13-3 x 11-4)
No violations noted.

Existing Egress Window Measurements:
Height: 48.50 inches
Width: 26.25 inches
Sill Height: 28.25 inches
Openable Area: 8.84 sq. ft.

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

Bathroom
No violations noted.

Basement
No violations noted.

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)

EXTERIOR

C Properly repair/ replace north west downspout in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

C Properly repair or replace damaged soffit on the north side of structure in a manner that seals all openings. BMC 16.04.050(a)

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

C Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b)

Other requirements

Required documentation:

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:

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.** 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:	October 15, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-136
Address:	830 W. 7th Street
Petitioner:	John Jeffries
Inspector:	Dee Wills
Staff Report:	June 06, 2014 Completed Cycle Inspection August 25, 2014 Received Application for Appeal Petitioner is requesting an extension of time for roof repairs. In process of working on ceiling repairs the petitioner has discovered that he still has a leak in the roof that needs to be completed. He is requesting more time to complete the work.
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:	December 15, 2014
Attachments:	Application for Appeal, Cycle Report

RECEIVED
AUG 25 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

Property Address: 830 W 7th St

Petitioner's Name: John Jeffries

Address: 2822 S walnut St PK

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812 320 9358 Email Address: jjeffrie@mccsc.edu

Property Owner's Name: John Jeffries + Elizabeth Weiss-Jeffries

Address: 2822 S walnut St PK

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812 320 9358 Email Address: jjeffrie@mccsc.edu

Occupants: Adam Smart alicia Smart + Two Children

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-136

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 fixed the roof & repaired the ceiling & walls only to discover that the leak was not repaired. I need to have the work redone

also the new tenants want to use the fireplace & they must pay for the inspections.

Most of the work is finished, but this roof problem has set me back

Signature (required): _____

Name (please print): John Jeffries **Date:** 8/25/14

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

3138

OWNERS

Jeffries, John
2822 S. Walnut Street Pike
Bloomington, IN 47401

Prop. Location: 830 W 7th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/4/3
Date Inspected: 06/06/2014
Primary Heat Source:
Property Zoning: RC
Number of Stories:

Inspectors: Dee Wills
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: Attached Shed

VARIANCE

05/30/1991 Granted a variance to the minimum ceiling height requirement in the Northwest bedroom.

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

Main Level

Living Room (13 x 13)
No violations noted.

Kitchen (Measure at Re-inspection)

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

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

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

NE Bedroom (11 x 16-6)

Properly repair or replace damaged or missing piece of drywall on the north side. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Note: A door leading directly to the exterior serves as the emergency egress for this sleeping room.

Dining Room (10-4 x 14)

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

Show documentation that the fireplace has been inspected within the last twelve months, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. BMC 16.01.060(f)

Bathroom

No violations noted.

Utility Room

Properly cover open slot/s in electrical panel. BMC 16.04.020 and 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)

NW Bedroom (17 x 9)

Properly repair/ replace the hinge to the exterior door so that it may function as intended. BMC 16.04.060(a)

Note: A door leading directly to the exterior serves as the emergency egress for this sleeping room.

SW Bedroom (13 x 9)

No violations noted.

Existing Egress Window Measurements:

Height: 27 inches
Width: 25.50 inches
Sill Height: 38 inches
Openable Area: 4.78 sq. ft.

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

Upper Level

Bedroom (12 x 12)

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

Existing Egress Window Measurements:

Height: 19.50 inches
Width: 30 inches
Sill Height: 43.50 inches
Openable Area: 4.06 sq. ft.

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

EXTERIOR

Clean debris from the roof, gutters and downspouts. 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)

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:

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:	October 15, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-137
Address:	1213 South Lincoln
Petitioner:	Action Property Mgmt. & Realty
Inspector:	Dee Wills
Staff Report:	June 23, 2014 Completed Cycle Inspection August 26, 2014 Received Application for Appeal Petitioner is requesting an extension of time to complete repairs. There is extensive glazing compound needed on all windows. The owner has decided to replace all of the windows. He is also asking for more time to find a contractor to do the exterior tuck point work.
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:	December 15, 2014
Attachments:	Application for Appeal, Cycle Report

RECEIVED
AUG 26 2014
BY:

CITY OF BLOOMINGTON, INDIANA

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: 1213 South Lincoln

Petitioner's Name: Action Property Mgmt. & Realty

Address: 714 North Walnut

City: Bloomington **State:** IN **Zip Code:** 47404

Phone Number: (812) 332-8870 **Email Address:** action@bluemarble

Property Owner's Name: Kevin Schick

Address: 7817 Gabacho Street

City: Carlsbad **State:** CA **Zip Code:** 92009

Phone Number: 760-445-5811 **Email Address:** Kevin@science2u.com

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-137

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.

WE ARE Replacing ALL the WINDOWS IN the House.
AND FINDING someone to tuckPoint the Block wall outside

Signature (required): Linda Quillen Property Mgr.

Name (please print): LINDA QUILLEN Date: 8/26/14

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

1298

OWNERS

Schick, Kevin W.
7817 Gabacho St.
Carlsbad, CA 92009

AGENT

Action Property Mgmt. & Realty
714 N Walnut Street
Bloomington, IN 47404

Prop. Location: 1213 S Lincoln ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3
Date Inspected: 06/23/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

Inspectors: Dee Wills
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: Garage

VARIANCE

09/29/1988 Granted variance to the minimum ceiling height requirement in all habitable rooms upstairs.

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.

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

INTERIOR

Main Level

Living Room (14-6 x 12-6)

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

NW Bedroom (12-6 x 11-6)

No violations noted.

Note: A door leading directly to the exterior serves as the emergency egress for this sleeping room.

Dining Room (12-6 x 11)

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

NE Bedroom (12-6 x 9-3)

Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b)

Existing Egress Window Measurements:

Height: 24.25 inches
Width: 26.25 inches
Sill Height: 21.50 inches
Openable Area: 4.42 sq. ft.

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

Kitchen (measure at reinspection)

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)

Back Entry

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

Bathroom

No violations noted.

Basement

Stairway

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

Upper Level

East Room (14 x 15-3)

Secure the banisters so they are capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

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)

West Bedroom (13-6 x 11-9)

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

Repair the surface of the ceiling in the closet to be free of holes. BMC 16.04.060(a)

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)

Existing Egress Window Measurements:

Height: 33.50 inches
Width: 23 inches
Sill Height: 38 inches
Openable Area: 5.35 sq. ft.

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

EXTERIOR

Replace the missing and deteriorated (cracked and peeling) glazing compound on the windows. BMC 16.04.050(a)

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

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

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

Properly tuck point all missing or defective mortar joints of front retaining wall. BMC 16.04.040(a) and BMC 16.04.050(a)

Other requirements

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

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:	October 22, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-138
Address:	101 S. Roosevelt St.
Petitioner:	Dan Gornall
Inspector:	Dee Wills
Staff Report:	Petitioner is requesting an extension of time to finish repairs. The petitioner has expanded the repairs requested into a bigger project which includes replacing all of the floors with laminate flooring, adding new metal floor supports, seal coating the basement walls and floor and adding ceiling lights to the main level. He is asking for an additional 30 days 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:	November 22, 2014
Attachments:	Application for Appeal, Cycle Report

RECEIVED
AUG 2 0 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

Property Address: 101 S. Roosevelt St

Petitioner's Name: DAN GORNALL

Address: 9100 S. Chapel Hill Rd.

City: Heltonville State: IN Zip Code: 47436

Phone Number: 812 322 1577 Email Address: DAN@Shreddingunlimited.com

Property Owner's Name: GORNALL Eubanks 101 LLC

Address: PO Box 41

City: Bloomington State: IN Zip Code: 47402

Phone Number: 812 361 5472 Email Address: Christy@ShreddingUnlimited.com

Occupants: 3

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-138

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.

Needing an additional 30 days to complete project. Have several of the items needing attention completed. Have expanded the project and additional time to comply is needed.

Signature (required): Dan G

Name (please print): DAN GORNALC Date: 8/27/14

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

1721

OWNERS

Gornall Eubanks 101, Llc
P.O. Box 41
Bloomington, IN 47402

AGENT

Christina L. Gornall
9100 S. Chapel Hill Rd.
Heltonville, IN 47436

Prop. Location: 101 S Roosevelt ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/2/4
Date Inspected: 05/23/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspectors: Dee Wills
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: Garage

Monroe County Assessor's records indicate this structure was built in 1928.
There are no minimum requirements for emergency egress at the time of construction.

This unit has 2 approved sleeping rooms. During the cycle inspection, conditions were noted that indicate that this property may be in violation of Bloomington Municipal Code Title 20 with regard to sleeping rooms and density. This unit needs to be brought into compliance with Title 20 within sixty (60) days from the date of this inspection to avoid possible legal action by the City of Bloomington Legal Department. *The City's Planning Department will be the Department which decides whether or not a violation of Title 20 has occurred and whether or not any violation of Title 20 has been remedied.* For more information, please contact the Planning Department at 349-3423. *Please note that the City of Bloomington Housing and Neighborhood Development Department will not issue a residential rental occupancy permit for any property that is not compliance with Title 20 of the Bloomington Municipal Code.*

54

INTERIOR

Living Room (24-3 x 12-2)

No violations noted.

SW Bedroom (12-4 x 10-5)

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

Existing Egress Window Measurements:

Height: 23.50 inches
Width: 26.50 inches
Sill Height: 25 inches
Openable Area: 4.32 sq. ft.

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

West Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

SE Bedroom (12-3 x 10-4)

No violations noted.

Existing Egress Window Measurements:

Height: 23.50 inches
Width: 26.50 inches
Sill Height: 25 inches
Openable Area: 4.32 sq. ft.

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

Kitchen (9-0 x 6-0)

Properly secure the GFCI outlet so that it may function as intended. BMC 16.04.060(b)

Properly repair the window to be openable. BMC 16.04.060(b)

Kitchen Pantry

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

Rear East Bathroom

No violations noted.

Rear East Room (10-0 x 9-3) – Currently being used as a bedroom.

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

Note: A door leading directly to the exterior serves as the emergency egress for this sleeping room.

Basement

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

Properly secure all support posts at the top to eliminate the possibility of movement. BMC 16.04.060(b)

Properly tuck point all missing or defective mortar joints. BMC 16.04.040(a) and BMC 16.04.050(a)

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

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)

EXTERIOR

Properly reconnect downspout on the north side of structure in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Properly repair or replace all damaged/deteriorated, soffit and fascia in a manner that seals all openings. BMC 16.04.050(a)

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

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

Garage

Properly repair or replace all damaged/deteriorated, soffit and fascia in a manner that seals all openings. BMC 16.04.050(a)

Properly repair or replace all damaged or deteriorated siding 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)

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:
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:	October 15, 2014
Petition Type:	Rescind a variance
Petition Number:	14-RV-139
Address:	707 & 707 ½ N. Lincoln Street
Petitioner:	HAND
Inspector:	Jo Stong
Staff Report:	August 18, 2014: Conducted cycle inspection August 22, 2014: Mailed cycle report August 26, 2014: Turned in request for appeal

This property was previously granted a variance to the minimum ceiling height requirements 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 (1925) did not address minimum ceiling height; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Cycle Report

RECEIVED
AUG 26 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

Property Address: 707 & 707 ½ N. Lincoln Street

Petitioner's Name: HAND

Address: 401 N. Morton Street

City: Bloomington **State: Indiana** **Zip Code: 47404**

Phone Number: 349-3420 **Email Address:**

Property Owner's Name: Larry L. Williams

Address: 815 Ralston Drive

City: Bloomington **State :Indiana** **Zip Code: 47403**

Phone Number: **Email Address:**

Occupants:

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

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

Please circle the petition type that you are requesting:

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

B) A modification or exception to the Housing Property Maintenance Code (Petition type **V**)

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

D) Rescind a variance (Petition type **RV**)

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

OFFICE USE ONLY
Petition Number 14-RV-139

SEE REVERSE

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

This property was 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.

Signature (required): _____

Name (please print): Jo Story **Date:** 8-26-2014

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 Inspection Report

2054

OWNERS

Williams, Larry L.
815 Ralston Dr.
Bloomington, IN 47403

Prop. Location: 707 1/2 N Lincoln ST, 707 N Lincoln ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: 2/3/5

Date Inspected: 08/18/2014
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 1

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

VARIANCE

02/21/1991 Granted a variance to the minimum ceiling height requirements in the North bedroom at 707 N. Lincoln.

This property was previously granted a variance to the minimum 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.

Monroe County Assessor's records indicate this structure was built in 1925.
There were no requirements for emergency egress at the time of construction.

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INTERIOR:

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

UNIT 707

Living Room, Mechanical/Laundry Room:
No violations noted.

Northeast Bedroom:
No violations noted.

Existing Egress Window Measurements (double-hung; both sashes removable):
Height: 37 inches
Width: 26 ½ inches
Sill Height: 29 ¼ inches
Openable Area: 6.81 sq. ft.

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

South Center Bedroom:
No violations noted.

Existing Egress Window Measurements (double-hung; both sashes removable):
Height: 45 inches
Width: 34 ½ inches
Sill Height: 29 ¼ inches
Openable Area: 10.78 sq. ft.

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

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:
No violations noted.

Northwest Bedroom:
No violations noted.
Note: A door leading directly to the exterior serves as the emergency egress for this sleeping room.

Kitchen (13-3 x 13-1):
No violations noted.

UNIT 707 ½

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)

Southeast Bedroom:

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 25 inches
Width: 27 ½ inches
Sill Height: 25 inches
Openable Area: 4.77 sq. ft.

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

Bathroom:

Repair the hot water faucet on the sink to function as intended. BMC 16.04.060(c)

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

North Bedroom:

No violations noted.

Existing Egress Window Measurements (double-hung; both sashes removable):

Height:45 ¼ inches
Width: 33 inches
Sill Height: 27 inches
Openable Area: 10.37 sq. ft.

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

Southeast Bedroom:

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 24 inches
Width: 43 inches
Sill Height: 25 inches
Openable Area: 7.17 sq. ft.

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

EXTERIOR:

No violations noted.

Crawlspace:
No violations noted.

OTHER REQUIREMENTS:

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

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

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date:	October 15, 2014
Petition Type:	Rescind a variance
Petition Number:	14-RV-140
Address:	830 W. 7th Street
Petitioner:	HAND
Inspector:	Dee Wills
Staff Report:	June 06, 2014 Completed Cycle Inspection August 26, 2014 Application for Appeal

This property built in 1940, 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 we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

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: 830 N 7th St

Petitioner's Name: HAND

Address: 401 N Morton

City: Bloomington State: IN Zip Code: 47404

Phone Number: — Email Address: —

Property Owner's Name: John Jeffries

Address: 2822 S. Walnut St Pk

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-320-9358 Email Address: jjeffrie@mccsc.edu

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-140

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.

RESCIND VARIANCE FOR
CEILING HEIGHT REQUIREMENT

Signature (required): Dee Wills

Name (please print): DEE WILLS Date: 8/26/14

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:	October 15, 2014
Petition Type:	Rescind a variance
Petition Number:	14-RV-141
Address:	1213 S. Lincoln St.
Petitioner:	HAND
Inspector:	Dee Wills
Staff Report:	June 23, 2014 Completed Cycle Inspection August 26, 2014 Application for Appeal

This property built in 1920, 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 we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Application for Appeal

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: 1213 South Lincoln

Petitioner's Name: HAND

Address: 401 N. Morton

City: Bloomington State: In Zip Code: _____

Phone Number: _____ Email Address: _____

Property Owner's Name: Kevin Schick

Address: 7817 Gobacho St

City: Carlsbad State: CA Zip Code: 92009

Phone Number: 760-445-5811 Email Address: Kevin@science2u.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-141

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.

RESCIND VARIANCE FOR CEILING HEIGHT

Signature (required): Dee Wills

Name (please print): DEE WILLS Date: 8/26/14

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: October 15, 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-142

Address: 608 S. Washington St.

Petitioner: HAND

Inspector: Norman Mosier

Staff Report:

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 we are asking the Board to rescind this variance. This structure was built in 1930.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

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: 608 S. WASHINGTON ST.

Petitioner's Name: HAND

Address: 401 N. MORTON ST. P.O. BOX 100

City: BLGTN. State: IN. Zip Code: 47402

Phone Number: 349-3420 Email Address:

Property Owner's Name: MICHAEL JACKSON

Address: 4390 E. BETHEL LN.

City: BLGTN. State: IN. Zip Code: 47408

Phone Number: 339-3825 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-142

SEE REVERSE

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

THIS PROPERTY WAS GRANTED A VARIANCE ON 5-13-99 FOR THE CEILING HEIGHT REQUIREMENT IN THE WEST BEDROOM WITH THE CONDITION THAT NO CEILING HEIGHT OBSTRUCTION BE INSTALLED LESS THAN 6'8", 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 (HAMS) ARE ASKING THE BHQA TO RESCIND THIS VARIANCE.

Signature (required): Norman Mosier

Name (please print): NORMAN MOSIER **Date:** 9-10-14

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
H.A.N.D.

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

Meeting Date:	October 22, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-144
Address:	1001 S. Sugar Maple Circle W.
Petitioner:	Orchard Glen Cooperatives, Inc.
Inspectors:	Maria McCormick, Jo Stong, Dee Wills
Staff Report:	May 12, 2014: Conducted cycle inspection May 22, 2014: Sent inspection report August 25, 2014: Conducted reinspection September 5, 2014: Sent remaining violations report and received appeal

During a reinspection of the above property documents for the carbon monoxide tests on the gas furnaces were inspected. Several furnaces failed the CO test. The petitioner is requesting an extension of time to repair or replace the failing units, and to complete other 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:	Life Safety Violations (Furnaces): November 01, 2014 All Other Violations: December 15, 2014
Attachments:	Remaining violations report, appeal

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: 1001 S. Sugar Maple Circle.

Petitioner's Name: Orchard Glen Cooperative Inc.

Address: 1001. S. Sugar Maple Circle

City: Bloomington. **State:** In **Zip Code:** 47403

Phone Number: 812-332-9177 **Email Address:** LethaRoberts1001@aol.com

Property Owner's Name: Park Square Coop/DBA Orchard Glen Cooperative Inc.

Address:

City: SAME **State:** **Zip Code:**

Phone Number: **Email Address:**

Occupants: See attached Rental permit

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:

An issue was discovered while doing a follow-up regarding furnaces we must correct.

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-144

10-15

SEE REVERSE

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

An issue was discovered while doing the follow up inspection regarding furnaces we must correct, even though all furnaces are currently being replaced. We are currently correcting the needed items & would gladly appreciate if the extension was granted.

Thank you for your time.

Respectfully - Letha Roberts

Signature (required): Letha A Roberts S. Manager

Name (please print): Letha S. Roberts **Date:** 9-2-14

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.

Orchard Glen Cooperative, Inc.
Garden & Townhouse Cooperative
1001 Sugar Maple Circle
Bloomington, IN 47403
(812) 332-9177
Fax (812) 332-1712 Email: LethaRoberts1001@aol.com
Letha Roberts
Office Manager

City of Bloomington
Housing and Neighborhood Development

SEP 05 2014

Remaining Violations Report
Property reinspected August 25, 2014

414

OWNERS
======

Orchard Glen Cooperative, Inc
1001 Sugar Maple Circle
Bloomington, IN 47403

AGENT
+=====

PGPM, Inc.
350 E. Essex Place
Fort Wayne, IN 46825

Prop. Location: 1001 S Sugar Maple CIR W
Number of Units/Structures: 156/21
Units/Bedrooms/Max # of Occupants: Bld 1: 1/1/5 3/2/5 1/3/5 1/4/5, Bld 41: 1/1/5 5/2/5 2/3/5, Bld 42: 1/1/5 3/2/5 1/3/5 1/4/5, Bld 43: 6/2/5 2/4/5, Bld 44: 4/2/5 2/3/5, Bld 45: 1/1/5 5/2/5 2/3/5, Bld 46: 1/1/5 5/2/5 2/3/5, Bld 47: 1/1/5 3/2/5 4/3/5, Bld 8: 2/1/5 4/2/5 2/3/5, Bld 9: 1/1/5 2/2/5 1/3/5 2/4/5, Bld 40: 1/1/5 3/2/5 1/3/5 1/4/5, Bld 39: 1/1/5 5/2/5 2/3/5, Bld 38: 4/2/5 2/3/5, Bld 19: 1/1/5 5/2/5 2/3/5, Bld 36: 1/1/5 5/2/5 2/3/5, Bld 37: 1/1/5 3/2/5 4/3/5, Bld 32: 2/1/5 4/2/5 2/3/5, Bld 34: 1/1/5 3/2/5 4/3/5, Bld 35: 6/2/5 2/4/5, Bld 33: 2/1/5 4/2/5 2/3/5, Bld 31: 2/1/5 4/2/5 2/3/5

Date Inspected: 05/14/2014
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 2

Inspectors: Maria McCormick, Jo Stong, Dee Wills
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: None

VARIANCE
=========

02/18/2009 This permits covers West Side Buildings: #1, #8, #9, and 31-47

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.

77

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.

Woodside Drive
Building 9
1108
Second Floor Bath:
Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Willow Tree Place
Building 40
1207
Second Floor Bath:
Properly repair the floor (it is soft). This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

General Statement for units listed below:
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)

Note: At the reinspection conducted on August 25, 2014 furnace CO test results for each unit were reviewed. The following units failed the CO test:

On Paper Birch Court
1100, 1101, 1102, 1104, 1105, 1111, 1112, 1131

On Cherry Orchard Court
4202, 4204, 4206, 4208

On Willow Tree Place
1104, 1112, 1119

On Woodside Drive
1100, 1104, 1106, 1108, 1110

OTHER REQUIREMENTS:

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

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

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date:	October 15, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-146
Address:	425 N. Roosevelt St.
Petitioner:	GT Rental Group
Inspector:	Norman Mosier
Staff Report:	September 9, 2013 – Conducted cycle inspection January 9, 2014 – Conducted re-inspection, issued temporary permit. July 17, 2014 – Sent EE reminder report September 8, 2014 – Received October BHQA Appeal

It was noted during the cycle inspection that the some of the exterior of the structure needed to be painted. A one year extension was given to paint the property outside the normal 60 day time period. Petitioner is requesting an extension of time to complete the exterior painting. All violations are complied and the petitioner is requesting approval to keep their 5 year permit in force.

Staff recommendation: Grant the request.

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

Compliance Deadline: December 15, 2014

Attachments: Cycle Report, Exterior Extension Reminder Report, Temporary Permit, BHQA Appeal, Petitioner's Letter

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: 425 N Roosevelt

Petitioner's Name: GT Rental Group- agent for John Mackey

Address: PO Box 1841

City: Bloomington State: IN Zip Code: 47402

Phone Number: 8123301501 Email Address: office@GTrentalgroup.com

Property Owner's Name: John Mackey

Address:

City: State: Zip Code:

Phone Number: 812-327-5180 Email Address: johnwestx@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 ~~EV~~ 14-TV-146

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 exterior scraping & painting is being done, was to be done by the deadline, but is taking longer than expected

Signature (required): Taram White

Name (please print): Taram White **Date:** 9-8-14

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

1720

OWNERS

Mackey, John C.
Po Box 5446
Bloomington, IN 47407

AGENT

Gt Rental Group
P.O. Box 1841
Bloomington, IN 47402

Prop. Location: 425 N Roosevelt ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 09/09/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspectors: Norman Mosier
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: Shed

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

GENERAL STATEMENT:

Egress window measurements for structure are as follows:

Existing Egress Window Measurements: Dbl hung pop outs: Const. Yr. - 1950

Height: 25 inches
Width: 23.5 inches
Sill Height: 27.5 inches
Openable Area: 4.08 sq. ft.

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

83

INTERIOR:

Living Room 16-6 x 15-6:
No violations noted.

C Kitchen 11-6 x 8:
Replace the broken knob on the stove. BMC 16.04.060(c)

Hallway:
No violations noted.

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

NE Bedroom 10 x 8: See general statement.
No violations noted.

C SE Bedroom13 x 8-6: See general statement.
Repair the door to latch properly. BMC 16.04.060(a)

SW Bedroom 13-6 x 8: See general statement.
No violations noted.

Attic:
No violations noted.

Crawlspace:
C VIA RECD E-MAIL 8-FLUE & SUPPLY 10-2-13 NM

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)

EXTERIOR:

C Shed:
Repair the broken door handle, left door. BMC 16.04.050(a)

N/C Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(This violation has a one-year deadline from the date of the Cycle Inspection.)

C Trim all tree branches away from the siding and roofline to maintain a 3' clearance.
BMC 16.04.040(e)

C Remove and properly dispose of all accumulated or scattered trash on property. BMC 16.04.040(d)

OTHER REQUIREMENTS:

C
REC'D VIA E-MAIL 9-26-13 NM
C

Required documentation:
A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector **within 60 days of the date of the inspection or a $25.00 fine will be levied. BMC 16.03.060(c) and BMC 16.10.030(b)**

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

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

This is the end of this report.

CITY OF BLOOMINGTON
HAND
Housing and Neighborhood Development
Improving our neighborhoods

401 N. Morton St.
Suite 130
Bloomington, IN 47404
(812) 349-3420

TEMPORARY RENTAL OCCUPANCY PERMIT

Address 425 N. ROOSEVELT

This Temporary Permit indicates that the interior violations listed on the Cycle Inspection Report dated 9-9-2013, are now in compliance, and the only remaining violations are not life-safety in nature.

The remaining violations are noted in the CYCLE REPORT dated 9-9-2013; this document is incorporated by reference into the Temporary Permit.

All remaining violations shall be in compliance and the owner or agent shall call HAND to schedule a re-inspection of the property prior to the expiration of this Temporary Permit.

This Temporary Permit expires, 9-9-2014.

Director: Lisa Abbott Date 1/9/14

Revised 02/10

JUL 17 2014

City of Bloomington
Housing and Neighborhood Development

EXTERIOR EXTENSION REMINDER REPORT

1720

OWNERS

Mackey, John C.
Po Box 5446
Bloomington, IN 47407

AGENT

Gt Rental Group
P.O. Box 1841
Bloomington, IN 47402

Prop. Location: 425 N Roosevelt ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 09/09/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspectors: Norman Mosier
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: Shed

This report is your reminder from the Housing and Neighborhood Development Office that this rental property is operating under a Temporary Permit that expires on 09/09/2014.

If you have made all of the repairs on this report, contact our office immediately to schedule the required drive-by 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 Section 16.10.030 of the Bloomington Municipal Code.

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.

87

59

EXTERIOR:

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

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:	October 15, 2014
Petition Type:	Rescind a variance
Petition Number:	14-RV-147
Address:	303 E. 10th St.
Petitioner:	HAND
Inspector:	Matt Swinney
Staff Report:	August 28, 2014 – Conducted Cycle Inspection September 10, 2014 - Hand applied to BHQA to rescind variance

This property was previously granted a variance to the light and ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a light and ventilation requirement and the Building Code in place at the time of construction did not address light and ventilation; therefore we are asking the Board to rescind this variance. This structure was built in 1920.

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:	October 15, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-148
Address:	2424 & 2424 ½ S. Madison St.
Petitioner:	Cindy Dutton
Inspector:	John Hewett

Staff Report:	February 28, 2014	Cycle Inspection
	March 18, 2014	Report re-sent
	August 6, 2014	Sent RV report
	September 15, 2014	Received Appeal

The owner's husband passed away and she is requesting additional time for completion of 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:	December 15, 2014
Attachments:	Cycle report, petitioner's letter.

RECEIVED
SEP 15 2014
BY:

CITY OF BLOOMINGTON INDIANA

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: 2424 S. Madison St.

Petitioner's Name: Cindy Dutton

Address: 4230 W. Fall Creek Rd.

City: Spencer State: IN Zip Code: 47460

Phone Number: 317-501-7883 Email Address: CUBythelake@gmail.com

Property Owner's Name: Cindy Dutton

Address: Same as above

City: State: Zip Code:

Phone Number: Email Address:

Occupants: Mary Craft / Craig Hanon

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-148

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.

My husband who managed our rentals passed away last month and I am just going through all of his paperwork.

Signature (required): Cindy Dutton

Name (please print): Cindy Dutton Date: 9/15/14

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

Cycle Report

6685

OWNERS

Cindy Dutton
425 W. Fall Creek
Spencer, IN 47460

Prop. Location: 2424 S Madison ST, 2424 1/2 S Madison ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: 2/1/3

Date Inspected: 02/28/2014
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

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

Monroe County Assessor's records indicate this structure was built in 1958.
There were no requirements for emergency egress at the time of construction.

Interior

2424 S Madison
Living room
20-0 x 12-0
No violations noted.

Kitchen
12-5 x 8-0
Replace the missing drawer front on the cabinet. BMC 16.04.060(a)

Bedroom
12-2 x 9-0
Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Bathroom
No violations noted.

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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)

2424 ½ S. Madison
Living room
12-4 x 10-9
Locks on egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort. BMC 16.04.020 and 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
8-11 x 11-4
Replace the loose, broken and missing floor tiles. BMC 16.04.060 (a)

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

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

Bedroom
8-11 x 11-8
Repair window to latch securely. BMC 16.04.060(b)

Existing Egress Window Measurements:
Height: 28 inches
Width: 30 inches
Sill Height: 47 inches
Openable Area: 5.8 sq. ft.

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

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

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
East window frame

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:	October 15, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-149
Address:	401 S. Patterson Dr. East
Petitioner:	Jeff Cepela
Inspector:	Maria McCormick
Staff Report:	This multi-unit new construction complex is requesting an extension of time to be complete all of the items on the initial cycle inspection reports. As well as complete the requirements of the City of Bloomington Planning Dept to obtain a certificate of occupancy. They have scheduled a re-inspection for December 5, 2014.
Staff recommendation:	Grant the extension
Conditions:	All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	Interior Violations & Fire Suppression/Alarm documents- December 5, 2014 Exterior and Other requirements – April 1, 2015
Attachments:	Application for Appeal, Remaining Violations Report,

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: 401. S. PATTERSON DR. - EAST

Petitioner's Name: JEFF CEPELA

Address: 401 S. PATTERSON DR.

City: BLOOMINGTON State: IN Zip Code: 47403

Phone Number: (812) 322-5665 Email Address: JCEPELA@VIZORLLC.COM

Property Owner's Name: TRINITAS VENTURES

Address: 201 MAIN ST., SUITE 1000

City: LAFAYETTE State: IN Zip Code: 47901

Phone Number: (765) 464 2860 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-149

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.

VIZOR LLC IS REQUESTING AN EXTENSION OF TIME FOR THE COLLEGIATE ON PATTERSON. ADDITIONAL TIME IS REQUIRED TO COMPLETE REPAIRS & RECEIVE FINAL APPROVAL FROM MONROE COUNTY & CITY PLANNING

Signature (required): _____

Name (please print): JEFF CEPELA Date: 9/16/14

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
Housing and Neighborhood Development

Cycle Report

10458

OWNERS

In-Iu Holdings, Llc
201 Main Street, Suite 1000
Lafayette, IN 47901

AGENT

Collegiate Communities, LLC
c/o Karen Caprarella Trinitas Ventures
450 E. 99th Street Suite 500
Indianapolis, IN 46240

Prop. Location: 401 S Patterson ST E

Number of Units/Structures: 94/19

Units/Bedrooms/Max # of Occupants: Bld 1: 11/4/5, Bld 2: 10/2/5 1/4/5, Bld 3: 4/5/5, Bld 4: 9/1/5 1/2/5 11/4/5, Bld 5: 5/4/5, Bld 6: 7/4/5, Bld 7: 6/4/5, Bld 31: 4/4/5, Bld 32: 5/4/5, Bld 33: 2/5/5, Bld 34: 2/5/5, Bld 35: 2/5/5, Bld 36: 2/5/5, Bld 37: 2/5/5, Bld 38: 1/5/5, Bld 39: 1/5/5, Bld 40: 4/4/5, Bld 41: 2/5/5, Bld 42: 2/5/5

Date Inspected: 08/06/2014

Inspectors: McCormick/Mosier/Swinny

Primary Heat Source: Electric

Foundation Type: Slab

Property Zoning: PUD

Attic Access: No

Number of Stories: 4

Accessory Structure: Club House/Pool

** Please note this report covers buildings 2 & 4 (inspected 8/6/14) Building 6 (inspected 8/7/14) Building 7 (inspected 8/13/14) Buildings 31, 39 & 40 (inspected 8/19/14) Building 32 (inspected 8/20/14). This building has the same 60 compliance deadline as the initial building inspected. There is a BHQA extension of time.

Monroe Count Assessor's records indicate that these structures were built in 2014. These are the minimum requirements for emergency for multi-family structures built at this time:
Clear Height: 24"
Clear Width: 20"
Openable Area: 5.7 sq. ft.
Maximum Sill Height: 44" above the finished floor

**** These structures are fully sprinklered and meet the requirements of IBC Sec. 1026, Exception 1 for emergency egress. Building 2, 4, 6, 7, 31, 32, 40**

Existing Egress Window Measurements:
Height: 28 ¾ inches
Width: 28 inches
Sill Height: 29 inches
Openable Area: 5.59 sq. ft.

99

NM

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

Building 39 –

The emergency egress window does not meet the minimum requirements for a one and two family dwelling 2014. The relevant code is the 2005 Indiana Building Code, section: R310.1.

Openable area required: 5.7 sq. ft.	**Existing area:5.59 sq. ft.**
Clear width required: 20"	Existing width: 28"
Clear height required: 24"	Existing height: 28 ¾ "
Maximum sill height: 44" aff	Existing sill:29" aff

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

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

INTERIOR:

Building 2 –

2201 –

Mechanical Closet:

Complete the installation of the fire caulk. BMC 16.04.060(b)

Half Bathroom:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

2nd Level –

Bedroom/Bath A; Bedroom/Bath B:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

2202 –

Mechanical Closet:

Complete the installation of the fire caulk. BMC 16.04.060(b)

Half Bathroom:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Bedroom/Bath A:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Provide a cover plate for the GFCI outlet in the bathroom: BMC 16.04.060(b)

Bedroom/Bath B:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

2203 –

Mechanical Closet:

Complete the installation of the fire caulk. BMC 16.04.060(b)

Half Bathroom:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Bedroom/Bath A:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Bedroom/Bath B:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

2204 –

Kitchen:

Install the stove. BMC 16.04.060(c)

2nd Level Hallway:

Properly repair the carpeting. BMC 16.04.060(a)

2205 –

Half Bathroom:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Kitchen:

Complete the installation of the appliances. BMC 16.04.060(c)

Mechanical Closet:

Complete the installation of the fire caulk. BMC 16.04.060(b)

Bedroom/Bath A:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Bedroom/Bath B:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

2206 –

This unit was not inspected at the time of initial inspected. It must be inspected and brought into compliance in the same 60 day period.

2207 –

Half Bathroom:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Mechanical Closet:

Complete the installation of the fire caulk. BMC 16.04.060(b)

Bedroom/Bath A:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Bedroom/Bath B:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

2208 -

Half Bathroom:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Kitchen:

Complete the installation of the appliances. BMC 16.04.060(c)

Mechanical Closet:

Complete the installation of the fire caulk. BMC 16.04.060(b)

Bedroom/Bath A:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Complete the installation of the register vents. BMC 16.04.060(a)

Bedroom/Bath B:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Complete the installation of the register vents. BMC 16.04.060(a)

2nd Level Hallway:

Complete the installation of the carpet. BMC 16.04.060(a)

2209 –

Half Bathroom:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Install the plumbing fixtures for the sink. BMC 16.04.060(c)

Kitchen:

Complete the installation of the appliances. BMC 16.04.060(c)

Mechanical Closet:

Complete the installation of the fire caulk. BMC 16.04.060(b)

Bedroom/Bath A:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Bedroom/Bath B:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

2210 –

Half Bathroom:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Kitchen:

Complete the installation of the appliances. BMC 16.04.060(c)

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

Bedroom/Bath A:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Bedroom/Bath B:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

2211 –

Half Bathroom:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Mechanical Closet:

Complete the installation of the fire caulk. BMC 16.04.060(b)

Bedroom/Bath A:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Complete the installation of the register vents. BMC 16.04.060(a)

Bedroom/Bath B:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Building 4 –

4101 –

Kitchen:

Install the missing sprinkler head. BMC 16.04.060(b) & BMC 16.04.060(c)

Living Room:

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

Properly repair the damage to the ceiling from a water leak. BMC 16.04.060(a)

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

4102 –

Kitchen:

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

4103 –

No violation noted.

4104 –

Bedroom:

Complete the installation of the floor covering in the closet. BMC 16.04.060(a)

4105 –

Bathroom:

Repair the leak under the sink. BMC 16.04.060(b)

4106 –

No violation noted.

4107 –

Mechanical Closet:

Complete the installation of the fire caulking. BMC 16.04.060(b)

Kitchen:

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

4108 –

Living Room:

Eliminate the trip hazard at the entry door. BMC 16.04.060(b)

Mechanical Closet:

Complete the installation of the fire caulking. BMC 16.04.060(b)

Bathroom:

Install a diverter valve for the shower. BMC 16.04.060(c)

4109 –

No violation noted.

4110 –

No violation noted.

4201 –

Half Bathroom:

Install the exhaust fan cover. BMC 6.04.060(c)

Bedroom/Bathroom C:

Install the exhaust fan. BMC 16.04.060(c)

4202 –

Living Room:

Properly repair the damage to the ceiling from the water leak. BMC 16.04.060(a)

Bedroom/Bathroom A:

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

Bedroom/Bathroom B:

Install the exhaust fan. BMC 16.04.060(c)

4203 –

Living Room:

Properly repair the damage to the ceiling from the water leak. BMC 16.04.060(a)

Half Bathroom:

Install the exhaust fan cover. BMC 6.04.060(c)

Bedroom/Bathroom D:

Repair the leak under the sink. BMC 16.04.060(b)

Install the exhaust fan. BMC 16.04.060(c)

4204 –

Kitchen:

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

Bedroom/Bathroom B:

Properly repair the ceiling and walls in the bathroom. BMC 16.04.060(a)

2nd Level Hallway:

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

Bedroom/Bathroom D:

Properly repair the hole in the wall behind the toilet. BMC 16.04.060(a)

Complete the installation of the toilet. BMC 16.04.060(c)

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

3rd Floor Hallway:

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

4205 –

Living Room:

Repair the ceiling where there is damage from a water leak. BMC 16.04.060(a)

Repair the hole next to the register vent. BMC 16.04.060(a)

Kitchen:

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

Replace the missing cabinet door. BMC 16.04.060(a)

Bedroom/Bathroom A:

Repair the leak under the sink. BMC 16.04.060(b)

Bedroom/Bathroom B:

Repair the leak under the sink. BMC 16.04.060(b)

Bedroom/Bathroom C:

Repair the leak under the sink. BMC 16.04.060(b)

3rd Floor Hallway:

Replace the missing attic scuttle. BMC 16.04.060(a)

4206 –

Bedroom/Bathroom D:

Repair the wall adjacent to the door. BMC 16.04.060(a)

4207 –

Half Bathroom:

Install the cover for the exhaust fan. BMC 16.04.060(c)

Repair the hole in the wall adjacent to the electrical receptacle. BMC 16.04.60(a)

Kitchen:

Repair or replace the damaged countertop. BMC 16.04.60(a)

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

Bedroom/Bathroom A:

Repair the leak under the sink. BMC 16.04.060(b)

Bedroom/Bathroom C:

Install an exhaust fan. BMC 16.04.060(c)

4208 –

No violation noted.

4209 –

No violation noted.

4210 –

Kitchen:

Replace the missing window pane. BMC 16.04.060(a)

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

Half Bathroom:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Bedroom/Bathroom D:

Install an exhaust fan. BMC 16.04.060(c)

4211 –

Kitchen:

Replace the missing window pane. BMC 16.04.060(a)

Bedroom/Bathroom B:

Replace the broken window. BMC 16.04.06(a)

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Bedroom/Bathroom D:

Replace the broken window. BMC 16.04.06(a)

Complete the installation of the exhaust fan. BMC 16.04.060(c)

3rd Level Hallway & Stairs:

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

Building 6 –
6101 –
Mechanical Closet:

Complete the installation of the fire caulking. BMC 16.04.060(b)

Half Bathroom:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Kitchen:

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

Repair the damage to the wall to the left of the electrical panel. BMC 16.04.060(a)

Bedroom/Bathroom D:

Repair or replace the broken window lock on the south window. BMC 16.04.060(a)

Repair the hole in the wall next to the light switch. BMC 16.04.060(a)

Complete the installation of the plumbing to provide water service to the bathroom sink. BMC 16.04.060(c)

Repair the wall adjacent to the shower head. BMC 16.04.060(a)

Repair the wall adjacent to the GFCI. BMC 16.04.060(a)

3rd Floor Hallway:

Complete the installation of the vent cover. BMC 16.04.060(a)

Repair the whole in the wall adjacent to the sprinkler head. BMC 16.04.060(a)

Bedroom/Bath C:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Complete the installation of the plumbing to provide water service to the bathroom sink. BMC 16.04.060(c)

Bedroom/Bath B:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Complete the installation of the plumbing to provide water service to the bathroom sink. BMC 16.04.060(c)

Repair the wall adjacent to the exhaust fan. BMC 16.04.060(a)

6102 –

Half Bath:

Repair or replace the toilet to function as intended. BMC 16.04.060(c)

Mechanical Closet:

Complete the installation of the fire caulking. BMC 16.04.060(b)

Bedroom/Bathroom C:

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

6103 –

Mechanical Closet:

Complete the installation of the fire caulking. BMC 16.04.060(b)

Temperature/pressure relief (TPR) valve discharge tubes:

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

Kitchen:

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

Living Room/Stairway:

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

3rd Floor Hallway:

Complete the installation of the vent cover. BMC 16.04.060(a)

Bedroom/Bath C:

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

Bedroom/Bath B:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Bedroom/Bath A:

Complete the installation of the vent above the door. BMC 16.04.060(a)

6104 –

Mechanical Closet:

Complete the installation of the fire caulking. BMC 16.04.060(b)

Living Room:

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

Bedroom/Bath A:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Bedroom/Bath D:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

6105 –

Mechanical Closet:

Complete the installation of the fire caulking. BMC 16.04.060(b)

Half Bathroom:

Complete the installation of the toilet. BMC 16.04.060(c)

2nd Floor Hallway:

Remove the nails sticking up from the carpet on the floor. BMC 16.04.060(a)

Bedroom/Bath B:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Bedroom/Bath C:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Bedroom/Bath D:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

6106 –

Entire Unit:

There was no water service at the time of initial inspection. Check all plumbing at re-inspection.

Mechanical Closet:

Complete the installation of the fire caulking. BMC 16.04.060(b)

Living Room:

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

Half Bathroom:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Bedroom/Bath A:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Bedroom/Bath B:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Bedroom/Bath C:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Bedroom/Bath D:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Repair or replace the south window to function as intended. BMC 16.04.060(a)

3rd Floor Hallway:

Complete the installation of the vent cover. BMC 16.04.060(a)

6107 –

Mechanical Closet:

Complete the installation of the fire caulking. BMC 16.04.060(b)

Half Bathroom:

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

Install the cover for the exhaust fan. BMC 16.04.060(c)

Replace the missing/broken electrical receptacle cover plate. BMC 16.040.060(b)

Bedroom/Bath A:

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

Repair the leak under the sink. BMC 16.04.060(b)

Bedroom/Bath B:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Bedroom/Bath C:

Repair the leak under the sink. BMC 16.04.060(b)

3rd Floor Hallway:

Complete the installation of the vent cover. BMC 16.04.060(c)

Bedroom/Bath D:

Repair the leak under the sink. BMC 16.04.060(b)

6108 –

Living Room:

Repair the surface of the walls to be free of holes, cracks, peeling paint and sagging materials. The north wall and above the laundry closet. BMC 16.04.060(a)

Half Bath:

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

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Repair the leak under the sink. BMC 16.04.060(b)

Kitchen:

Repair the plumbing under the sink to function as intended. BMC 16.04.060(c)

Bedroom/Bath A:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Bedroom/Bath B:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Repair the leak under the sink. BMC 16.04.060(b)

Bedroom/Bath C:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Bedroom/Bath D:

Complete the installation of the exhaust fan. BMC 16.04.060(c)

Building 7 –

7101 –

Kitchen:

Repair the water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(c)

Bedroom/Bath A:

Remove the cap on the sprinkler head above the door. BMC 16.04.060(b)

7102 –

No violation noted.

7103 –

Bedroom/Bath A:

Properly repair the wall in the shower: BMC 16.04.060(a)

7104 –

Kitchen:

Repair or replace the GFCI receptacle to the left of the stove to function as intended. BMC 16.04.060(c)

7105 –

Bedroom/Bath C:

Repair or replace the leaking toilet. BMC 16.04.060(c)

7106 –

Kitchen:

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

Bedroom/Bath B:

Secure toilet to its mountings. BMC 16.04.060(a)

Building 31 –

31101 –

Living Room:

Secure the threshold at the entry door. BMC 16.04.060(a)

31102 –

Kitchen:

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

Bedroom/Bath A:

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

3rd Floor Hallway:

Complete the installation of the closer on the attic scuttle. BMC 16.04.060(a)

31103 –

No violation noted.

31104 –

Half Bathroom:

Repair the leak under the sink. BMC 16.04.060(b)

Bedroom/Bath A:

Repair the leak under the sink. BMC 16.04.060(b)

Complete the installation of the window casing. BMC 16.04.60(a)

Bedroom/Bath B:

Replace the broken window. BMC 16.04.060(b)

Complete the installation of the window casing. BMC 16.04.060(a)

Building 32 –

32101 –

Kitchen:

Repair the leak under the sink. BMC 16.04.060(c)

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

32102 –

Kitchen:

Repair the wall adjacent to the electrical panel. BMC 16.04.060(a)

Half Bath:

Install the vent cover. BMC 16.04.060(a)

Bedroom/Bath C:

Repair all window locks to function as intended. BMC 16.04.060(a)

Complete the installation of the exhaust fan. BMC 16.04.060(c)

32103 –

Bedroom/Bath A:

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

Bedroom/Bath B:

Repair the leak under the sink. BMC 16.04.060(b)

32104 –

Kitchen:

Repair the damaged sprinkler head. BMC 16.04.060(c)

Bedroom/Bath C:

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

Building 33 –

33101 –

Bedroom/Bath A:

Complete the installation of the register covers. BMC 16.04.060(a)

Bedroom/Bath B:

Complete the installation of the register covers. BMC 16.04.060(a)

33102 –

No violation noted.

Building 39 –

39101-

Kitchen:

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

Building 40 –

40101 –

Mechanical Closet:

Complete the installation of the HVAC unit. BMC 16.04.060(c)

Kitchen:

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

40102 –

Kitchen:

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

40103 –

Kitchen:

Complete the installation of the garbage disposal. BMC 16.04.060(c)

40104 –

Kitchen:

Repair the leak under the sink. BMC 16.04.060(b)

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

Bedroom/Bath D:

Install the door to the bathroom. BMC 16.04.060(a)

EXTERIOR:

Complete the installation of handrails and guard rails on all staircases and walkways. BMC 16.04.020

Complete the installation of all sidewalks, curbs and stairs. BMC 16.04.050(c)

Complete the installation of all exterior AC units. BMC 16.04.050(a)

OTHER REQUIREMENTS:

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

Provide the final certificates of occupancy from the Monroe County Building Dept. BMC 16.01.060(f)

Provide documentation from the City of Bloomington Planning Dept. that all requirements have been met. BMC 16.01.060(f)

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
Housing and Neighborhood Development

Cycle Report

10458

OWNERS
======
IN-IU Holdings, LLC
201 Main St. Su. 1000
LaFayette IN 47901

AGENT
=====
Collegiate Communities, LLC
c/o Karen Caparella
450 E. 95th St. Su. 500
Indianapolis IN 46240

Prop. Location: 401 S Pastterson ST E
Number of Units/Structures: 94/19
Units/Bedrooms/Max # of Occupants: Bld 1: 11/4/5, Bld 2: 10/2/5 1/4/5, Bld 3: 4/5/5, Bld 4: 9/1/5 1/2/5 11/4/5, Bld 5: 5/4/5, Bld 6: 7/4/5, Bld 7: 6/4/5, Bld 31: 4/4/5, Bld 32: 5/4/5, Bld 33: 2/5/5, Bld 34: 2/5/5, Bld 35: 2/5/5, Bld 36: 2/5/5, Bld 37: 2/5/5, Bld 38: 1/5/5, Bld 39: 1/5/5, Bld 40: 4/4/5, Bld 41: 2/5/5, Bld 42: 2/5/5

Date Inspected: 07/18/2014
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 4

Inspectors: Mike Arnold
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: none

Monroe County records show this structure was built in 2014. See each building for emergency egress requirements.

<u>Building 1:</u>
This building meets Section 1026.1 Exception 1 of the Indiana Building Code for emergency egress.

<u>Unit 01103</u>
<u>Main Level:</u>
<u>½ Bathroom:</u>
Complete the installation of the sink cabinet. BMC 16.04.060(a)

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Unit 01104:
Third Level:
Bathroom D:
Replace the broken vanity door. BMCm16.04.060(a)

Unit 01106:
Second Level:
Complete the installation of the floor coverings. BMC 16.04.060(a)

Third Level:
Complete the installation of the floor coverings. BMC 16.04.060(a)

Unit 01109:
Third Level:
Bedroom D:
Repair the broken window. BMC 16.04.060(b)

Building 3:
This building meets Section 1026.1 Exception 1 of the Indiana Building Code for emergency egress.

Unit # 3103:
Second Level:
Bathroom A:
Replace the missing toilet cover. BMC 16.04.060(c)

Unit # 3104:
Second Level:
Bedroom B:
Replace the cracked/broken east window pane. BMC 16.04.060(b)

Building 5:
This building meets Section 1026.1 Exception 1 of the Indiana Building Code for emergency egress.

Unit # 5101:
Third Level:
Bedroom D:
Properly repair the window to be openable, to lock securely using its own hardware, and to be weather tight. BMC 16.04.060(b)

Unit # 5102:
Main Level:
Kitchen:
Provide water to the kitchen sink. BMC 16.04.060(b)

Second Level::
Bathroom A:
Provide water to the sink and bathtub. BMC 16.04.060(b)

Unit # 5103:
Second Level:
Bedroom A:
Repair the SE window to remain fully open using hardware that is part of the window. BMC 16.04.060(a)

Building 36:
The second level emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 2014. The relevant code is the 2005 Indiana Residential Code/ Indiana Building Code, section: R310:

Required Egress:		**Existing Egress:**	
Height:	**22 inches**	**Height:**	**28.5 inches**
Width:	**20 inches**	**Width:**	**28.5 inches**
Sill Height:	**44" above finished floor**	**Sill Height:**	**30 inches**
Openabe Area:	**5.7 sq.ft.**	**Openable Area:**	**5.64 sq. ft.**

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

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

Unit # 36101:
Main Level:
Kitchen:
Properly complete the installation of the food preparation equipment (stove). BMC 16.04.060(a)

Repair/replace the circuit breaker for the hardwired smoke detectors so in functions as intended. BMC 16.04.060(b) (trips when smoke detectors are tested).

Hallway:
Provide a complete directory of all circuits in the electrical service panel. BMC 16.04.020

Bathroom A:

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

Properly finish the installation of exhaust fan so that it functions as intended. BMC 16.04.060(c)

Second Level:
Bathroom C:
Replace the broken vanity cabinet door. BMC 16.04.060(a)

Unit # 36102:
Main Level:
Hallway:
Provide a complete directory of all circuits in the electrical service panel. BMC 16.04.020

Upper Level:
Hallway:
Complete the installation of the furnace. BMC 16.04.060(b)

Building 37:
The second level emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 2014. The relevant code is the 2005 Indiana Residential Code/ Indiana Building Code, section: R310:

Required Egress:		**Existing Egress:**	
Height:	**22 inches**	**Height:**	**28.5 inches**
Width:	**20 inches**	**Width:**	**28.5 inches**
Sill Height:	**44" above finished floor**	**Sill Height:**	**30 inches**
Openabe Area:	**5.7 sq.ft.**	**Openable Area:**	**5.64 sq. ft.**

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

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

Unit # 37101:
Main Level:
Kitchen:
Repair garbage disposal to function as intended. BMC 16.04.060(c)

Hallway:
Provide a complete directory of all circuits in the electrical service panel. BMC 16.04.020

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

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

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

Unit # 37102:
Kitchen:
Repair garbage disposal to function as intended. BMC 16.04.060(c)

Hallway:
Provide a complete directory of all circuits in the electrical service panel. BMC 16.04.020

Upper Level:
Bathroom C:
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Complete the installation/repair the exhaust fan to function as intended. BMC 16.04.060(b)

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

Building 38:
The second level emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 2014. The relevant code is the 2005 Indiana Residential Code/ Indiana Building Code, section: R310:

Required Egress:		**Existing Egress:**	
Height:	**22 inches**	**Height:**	**28.5 inches**
Width:	**20 inches**	**Width:**	**28.5 inches**
Sill Height:	**44" above finished floor**	**Sill Height:**	**30 inches**
Openabe Area:	**5.7 sq.ft.**	**Openable Area:**	**5.64 sq. ft.**

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

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

Unit # 38101:
Second Level:
Bedroom C:
Repair the broken window. BMC 16.04.060(b) (upper sash).

Building 39:
The second level emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 2014. The relevant code is the 2005 Indiana Residential Code/ Indiana Building Code, section: R310:

Required Egress:		**Existing Egress:**	
Height:	**22 inches**	**Height:**	**28.5 inches**
Width:	**20 inches**	**Width:**	**28.5 inches**
Sill Height:	**44" above finished floor**	**Sill Height:**	**30 inches**
Openabe Area:	**5.7 sq.ft.**	**Openable Area:**	**5.64 sq. ft.**

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

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

Unit # 39101:
General Condition:
Verify the smoke detectors are interconnected. IC 22-11-18-3.5

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

Bedroom A:
Install the heating/air conditioning supply/return grille. BMC 16.04.060(c)

Bathroom A:
Properly finish the installation of exhaust fan so that it functions as intended. BMC 16.04.060(c)

Bathroom B:
Properly install sink in a manner that secures it to the wall and allows it to support normally imposed loads. BMC 16.04.060(a)

Upper Level:
Bathroom C, Bathroom D, Bathroom E:
Complete the installation of the exhaust fan. BMC 16.04.060©

Bedroom C, Bedroom D, Bedroom E:
Install the vent covers. BMC 16.04.060(a)

Building 41:
The second level emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 2014. The relevant code is the 2005 Indiana Residential Code/ Indiana Building Code, section: R310:

Required Egress:		**Existing Egress:**	
Height:	**22 inches**	**Height:**	**28.5 inches**
Width:	**20 inches**	**Width:**	**26.75 inches**
Sill Height:	**44" above finished floor**	**Sill Height:**	**30 inches**
Openabe Area:	**5.7 sq.ft.**	**Openable Area:**	**5.29 sq. ft.**

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

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

Unit # 41101:
Main Level:
Kitchen:
Repair garbage disposal to function as intended. BMC 16.04.060(c)

Unit # 41102:
Main Level:
Kitchen:
Repair garbage disposal to function as intended. BMC 16.04.060(c)

Second Level:
Hallway:
Install the missing furnace cover. BMC 16.04.060(c)

Building 42:
The second level emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 2014. The relevant code is the 2005 Indiana Residential Code/ Indiana Building Code, section: R310:

Required Egress:		**Existing Egress:**	
Height:	**22 inches**	**Height:**	**28.5 inches**
Width:	**20 inches**	**Width:**	**26.875 inches**
Sill Height:	**44" above finished floor**	**Sill Height:**	**30 inches**
Openabe Area:	**5.7 sq.ft.**	**Openable Area:**	**5.32 sq. ft.**

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

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

Unit # 42101:
Main Level:
Kitchen:
Repair garbage disposal to function as intended. BMC 16.04.060(c)

Hallway:
Provide a complete directory of all circuits in the electrical service panel. BMC 16.04.020

Bathroom B:
Properly finish the installation of exhaust fan so that it functions as intended. BMC 16.04.060(c)

Bedroom B:
Replace the missing west window pane. BMC 16.04.060(b)

Second Level:
Bedroom E:
Repair the broken window. BMC 16.04.060(b)

Unit # 42102:
Main Level:
½ Bathroom:
Properly complete the installation of the toilet. BMC 16.04.060(c)

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

Bedroom A:
Replace the cracked/broken window pane. BMC 16.04.060(b)

Bathroom A:
Properly finish the installation of exhaust fan so that it functions as intended. BMC 16.04.060(c)

Bathroom B:
Properly finish the installation of exhaust fan so that it functions as intended. BMC 16.04.060(c)

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

Exterior:
No violations noted

Required Documentation:
Provide documentation of the fire suppression/fire alarm systems have been inspected and released for use per the Indiana Fire Prevention Code. BMC 16.01.060(f)

All exterior and site work required by City of Bloomington Planning Department shall be competed and approved by the Planning Department before the Occupancy Permit is issued.

No rental permit shall be issued until all inspections are completed by the Monroe County Building Department and a Certificate of Occupancy has been issued. Copies of these documents must be forwarded to the Housing and Neighborhood Development.

City of Bloomington
H.A.N.D.

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

Meeting Date:	October 15, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-150
Address:	1400 N. Lincoln Street
Petitioner:	Abram Schultz
Inspector:	Maria McCormick
Staff Report:	09/16/2013 Completed Cycle inspection 08/12/2014 Sent Exterior Reminder 09/18/2014 Received Application for Appeal

During the cycle inspection it was noted that the exterior of this house needed painting. The petitioner is requesting an extension of time for an additional year as he is planning to extensively remodel this house after the tenants move out in August of 2015. At that point the house will be unoccupied until it has under gone the remodel. The petitioner had originally planned on starting the remodel in August of 2014, however the tenants renewed their lease for an additional year.

Staff recommendation:	Grant the extension
Conditions:	All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	December 1, 2014
Attachments:	Cycle Report, Application for Appeal, Photo

RECEIVED
SEP 18 2014
BY:

CITY OF BLOOMINGTON INDIANA

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: 1400 N. Lincoln St.

Petitioner's Name: Abram J. Schultz

Address: 872 S. Romans Way

City: Bloomington State: IN Zip Code: 47401

Phone Number: (812) 332-7717 Email Address: abeschultz@sbcglobal.net

Property Owner's Name: Abram J. Schultz

Address: 872 S. Romans Way

City: Bloomington State: IN Zip Code: 47401

Phone Number: (812) 332-7717 Email Address: abeschultz@sbcglobal.net

Occupants: Tenants

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-150

SEE REVERSE

I am requesting more time to complete the scraping and painting of the exterior surfaces where paint is peeling or wood is exposed at the property located at 1400 N. Lincoln Street. The main reason for the request is that I am in the planning stages of a major renovation of the property. During which at a minimum the entire exterior will be completely redone with new vinyl siding and metal wrapping any exposed wood. I was planning to start the renovation in August of 2014, but the tenants that are currently living there wanted to sign a lease for another year. Now my plan is to start the renovation in August of 2015. During this renovation the existing structure will be added on to or possibly completely demolished, and a new structure built. Once I leased the property for another year I did get some estimates from painting contractors to have the work done, but I just could not justify paying someone to paint something that I was possibly going to tear down in a year. I understand there are some minor issues that need to be taken care of, but I plan on taking care of them all in one big renovation. I hope that you will see fit to extend my temporary permit for another year, at which time I will let it expire and I will apply for new permits when the renovation is complete. Of course the property will be vacant during the renovation.

1400 N. Lincoln
14-TV-150

City of Bloomington
Housing and Neighborhood Development

Cycle Report

4016

OWNERS

Schultz, Abram J.
872 S Romans Way
Bloomington, IN 47401

Prop. Location: 1400 N Lincoln ST
Units/Bedrooms/Max # of Occupants: 1/4/5
Date Inspected: 09/16/2013
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1/1

Inspectors: Maria McCormick
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: Carport/Shed

Monroe County Assessor's records indicate that this structure was built in 1953. At that time there were no minimum requirements for emergency egress.

INTERIOR:

Main Level –

Living Room 21-0 x 14-0; Bar Room (Previously North Bedroom) 12-0 x 8-0; Kitchen 8-0 x 10-0:

No violation noted.

Upper Level –

West Bedroom 13-0 x 13-0; East Bedroom 12-0 x 12-0:

No violation noted.

Existing Egress Window Measurements:

Height: 40 inches
Width: 29 inches
Sill Height: 35 inches
Openable Area: 8.06 sq. ft.

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

401 N. Morton Street
Bloomington, IN 47404
Fax: (812) 349-3582

City Hall

www.bloomington.in.gov

Rental Inspections: (812) 349-3420
Neighborhood Division: (812) 349-342
Housing Division: (812) 349-340

Bathroom:

No violation noted.

Lower Level –

Main Room 13-0 x 15-0:

11/26/13 C

Thoroughly clean and service the furnace (boiler), 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)

Bathroom:

No violation noted.

Bedroom 15-0 x 19-0:

No violation noted.

This room has a door to the exterior for egress.

12/2/2013 C

EXTERIOR:

Remove the couches from the porch. BMC 16.04.040(f)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (This item only has a compliance deadline of September 16, 2014.)

11/26/13 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 16.03.060(c) and BMC 16.10.030(b)**

Required documentation:

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 16.03.050(e) and BMC 16.10.030(b)**

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

This is the end of this report.