PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
March 18, 2015, 4:00 P.M.

ALL PETITIONS ARE ON THE CONSENT AGENDA

I. **ROLL CALL**

II. **REVIEW OFSUMMARY** – no minutes to approve

III. **OLD BUSINESS**

(1) 14-TV-98 **401 S. Patterson Drive West**, Student Housing SPE-Patterson, LLC (The Dillon, Letter 9 Management Company, LLC). Request for an extension of time to complete repairs. Previously heard August 20, 2014 and October 22, 2014.

(2) 14-TV-149 **401 S. Patterson Drive East**, Student Housing SPE-Patterson, LLC (The Dillon, Letter 9 Management Company, LLC). Request for an extension of time to complete repairs. Previously heard August 20, 2014 and October 22, 2014.

(3) 14-TV-175 **1109 W. 8th Street**, Karen Cherrington. Request for an extension of time to complete repairs. Previously heard December 17, 2014.

(4) 15-TV-25 **703 W. Gourley Pike**, Abbey Road, LLC (Scott Gilbert). Request for an extension of time to complete repairs. Previously heard February 18, 2014.

IV. **NEW BUSINESS**

(5) 15-TV-50 **1213 S. High Street**, High Street Ventures. Request for an extension of time to complete repairs.

(6) 15-RV-51 **219-219 ½ E. 8th Street**, H.A.N.D. (Lucy Khairy). Request for rescission of a variance.

(7) 15-RV-52 **112 E. 12th Street**, H.A.N.D. (Fred & Shirley Demshar). Request for rescission of a variance.

(8) 15-RV-53 **534 S. Lincoln Street**, H.A.N.D. (Atlantis Properties Asset Management Company, LLC). Request for rescission of a variance.

(9) 15-TV-55 **2673 S. McCartney Lane**, Hyde Park Partnership. Request for an extension of time to complete repairs.

(10) 15-TV-56 **215 E. 9th Street**, GMS Enterprises. Request for an extension of time to complete repairs.

(11) 15-TV-57 **1150 S. Clarizz Boulevard**, American Campus Communities (Brittany Lutgring). Request for an extension of time to complete repairs.

(12) 15-TV-58 **1001 W. 6th Street**, Roderick Stark. Request for an extension of time to complete repairs.

(13) 15-RV-59 **403 S. Jordan Avenue**, H.A.N.D. (Deborah & Allen Rosenberg). Request for rescission of a variance.

(14) 15-TV-60 **1812 W. Sunstone Drive**, Brian Kirk (Mark Wynalda). Request for an extension of time to complete repairs.

(15) 15-TV-61 **1115 N. College Avenue**, B. Venturas, LLC (Parker Real Estate Management). Request for an extension of time to complete repairs.

(16) 15-TV-62 **2301 S. Milton Drive**, Donna Deckard. Request for an extension of time to complete repairs.

(17) 15-TV-63 **2429-2433 W. Marlene Drive**, JK Development Group, LLC. Request for an extension of time to complete repairs.

(18) 15-TV-64 **2708 S. Rogers Street**, Kelly Harding. Request for an extension of time to complete repairs.

(19) 15-TV-65 **113-113 ½ S. Grant Street**, U.S. Assets, LLC. Request for an extension of time to complete repairs.

(20) 15-TV-66 **828 E. University Street**, Matt Wisen. Request for an extension of time to complete repairs.

(21) 15-TV-67 **430 E. 2nd Street**, Maurice Garnier (GT Rental Group). Request for an extension of time to complete repairs.

(22) 15-TV-68 **612 E. 1st Street**, Deborah & Allen Rosenberg. Request for an extension of time to complete repairs.

(23) 15-TV-69 **501 S. Highland Avenue**, Deborah & Allen Rosenberg. Request for an extension of time to complete repairs.

(24) 15-TV-70 **403 S. Jordan Avenue**, Deborah & Allen Rosenberg. Request for an extension of time to complete repairs.

(25) 15-RV-71 **601 E. Maxwell Lane**, H.A.N.D. (Philip & Paula Linnemier). Request for rescission of a variance.

(26) 15-RV-72 **715 W. Kirkwood Avenue**, H.A.N.D. (Tom Gallagher). Request for rescission of a variance.

(27) 15-TV-73 **330 S. Dunn Street**, Burnham Rentals. Request for an extension of time to complete repairs.

(28) 15-RV-74 **515 S. Woodlawn Avenue**, H.A.N.D. (Kristen U. Starzyk). Request for rescission of a variance.

(29) 15-TV-75 **401 S. High Street**, Gerald Rhoade. Request for an extension of time to complete repairs.

(30) 15-TV-76 **2721 N. Kinser Pike**, Michael Rucker (Phil R. Deckard). Request for an extension of time to complete repairs.

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: March 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-98(old)

Address: 401 S. Patterson St. West

Petitioner: IN-IU Holdings, LLC

Inspector: Maria McCormick

Staff Report: The petitioner is requesting an additional extension of time to complete the new construction landscaping requirements of the City of Bloomington Planning Dept. All HAND inspection items have been re-inspected and complied with the exception of meeting the requirements of Planning and a temporary permit has been issued.

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: May 1, 2015

Attachments: Application for Appeal

RECEIVED
JAN 23 2015
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: 401 Patterson ~~Drive~~ West.

Petitioner's Name: IN-IU HOLDINGS LLC

Address: 201 E. Main St.

City: Lafayette **State:** IN **Zip Code:** 47901

Phone Number: 812-320-0766 **Email Address:** TVenced@trinitas.Ventures

Property Owner's Name: IN-IU HOLDINGS LLC

Address: 201 E. Main St.

City: Lafayette **State:** IN **Zip Code:** 47901

Phone Number: 8123200766 **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 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.

Additional time to complete title 20 requirements. Please put on March agenda.

Signature (required): [signature]

Name (please print): Travis Venel **Date:** 1-23-15

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: March 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-149(old)

Address: 401 S. Patterson St. East

Petitioner: IN-IU Holdings. LLC

Inspector: Maria McCormick

Staff Report: The petitioner is requesting an additional extension of time to complete the new construction landscaping requirements of the City of Bloomington Planning Dept. All HAND inspection items have been re-inspected and complied with the exception of meeting the requirements of Planning and a temporary permit has been issued.

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: May 1, 2015

Attachments: Application for Appeal

RECEIVED
JAN 23 2015

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 Patterson East ~~Street~~.

Petitioner's Name: IN-IU HOLDINGS LLC

Address: 201 E. Main St.

City: Lafayette **State:** IN **Zip Code:** 47901

Phone Number: 812-320-0765 **Email Address:** TVencel@trinitasventures

Property Owner's Name: IN-IU HOLDINGS LLC

Address: 201 E. Main St.

City: Lafayette **State:** IN **Zip Code:** 47901

Phone Number: 8123200765 **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

(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.

Additional Time to complete title 20 requirements. Please put on March agenda.

Signature (required): [signature]

Name (please print): Travis Verell **Date:** 1-23-15

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:	March 18, 2015
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-175 (old business)
Address:	1109 W. 8th Street
Petitioner:	Karen Cherrington
Inspector:	Dee Wills
Staff Report:	July 09, 2014 Completed Cycle Inspection October 24, 2014 Completed Reinspection October 24, 2014 Received 1st Application for Appeal February 10, 2015 Received 2nd Application for Appeal Petitioner has a hired a contractor to replace the roof and to have other repairs done in the spring. Her contractor is also going to make the repairs for the remaining violations listed in the Cycle Report. She is requesting an extension of time so that all of these repairs can be made at the same time.
Staff recommendation:	Grant the extension of time.
Conditions:	All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	June 01, 2015
Attachments:	2nd Application for Appeal; Remaining violations report; contractor's bid

RECEIVED
FEB 10 2015
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: 1109 W. 8th ST

Petitioner's Name: Karen Cherrington

Address: 1211 W. 6th St

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-334-3473 Email Address: laplume88@aol.com

Property Owner's Name: Karen Cherrington

Address: Same

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: 1

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

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

Please circle the petition type that you are requesting:

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

B) A modification or exception to the 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-175

(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.

After talking & paying for opinions from Kevin Potter & Coffman Construction I realize the need for a whole new roof & new support beams which I have contracted to be done in the Spring after weather breaks - precisely it will be done in May as that is when Tenant will be away & with the construction it is best he not be there. It is just the soffit & fascia that is not done & since I'm doing the whole roof at great expense I don't want to replace wood & then have to remove it

Signature (required): Karen Cherrington

Name (please print): Karen Cherrington Date: 2-10-11

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

OCT 29 2014

Remaining Violations Report

5672

OWNERS

Cherrington, Karen L.
1211 West 6th Street
Bloomington, IN 47404

Prop. Location: 1109 W 8th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3
Date Inspected: 07/09/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

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

REINSPECTION REQUIRED

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

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

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.

EXTERIOR

Properly repair ceiling siding on the front porch 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 of front porch 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)

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

Properly repair or replace damaged/deteriorated and missing soffit/fascia in a manner that seals all openings. 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.

FEB 10 2015
BY:.....

Estimate

Licenced
Insured
Bonded

Since 1995

Attention:	**Coffman Roofing/Construction Inc.** **3311 S.Walnut Street Pike** **Bloomington, IN 47401** **(812) 325-7006**	**Address:**
Karen Cherington 12-1-14		1109 West 6th st Bloomington, In

1. Remove old roof and sagging rafters. 2. Remove dormer on east side of house. 3. Cut out drywall and pull in outside wall. 4. Re build new rafters and install new plywood on main roof. 5. Install new Owens/Corning Oarkridge dimensional shingle roof. 6. Install new fascia boards on front and back. 7. Add a new pier and beam on front porch room as recommended by Kevin Potter. 8. Add seven supports to floor beam as recommended by Kevin Potter. 9. Install a access panel in hallway to attic.	12,100.00
In my opinion this project should be fine to wait until spring, because the wall is stable and should not move any more. It seems to have been the same way for a long time.	
Total	12,100.00

City of Bloomington
H.A.N.D.

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

Meeting Date: 18 March 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-025

Address: 703 W. Gourley Pk.

Petitioner: Erika L. Rogers

Inspector: Michael Arnold, Matt Swinney, Norman Mosier, Dee Wills

Staff Report:

22 August 2014	Cycle Inspection completed
28 October 2014	Inspection Report mailed
22 December 2014	Received Request for Extension of Time
13 February 2015	Re-inspection-most of property
18 February 2015	BHQA granted Ext. of Time

Petitioner is requested additional time to complete tuck pointing, concrete repairs and repairs that will require painting. Property was re-inspected on 13 February 2015 with approximately 190 of 208 units. On 15 February 2015, management cancelled the inspection on the remaining 18 units due to weather. To date, no exterior repairs have been made. Therefore this request for additional time needs to include all exterior repairs and the remaining units for interior 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:

31 March 2015	Life Safety violations, including all smoke detectors violations in the remaining units.
18 April 2015	All remaining interior violations
28 October 2015	All exterior repairs concrete repairs

Attachments: Application, Remaining Violations Report

10

RECEIVED
FEB 16 2015

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: 703 W Gourley Pike, Bloomington IN 47404

Petitioner's Name: Erika L Rogers

Address: 703 W Gourley Pike

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-332-6540 Email Address: erogers@cbeech.com

Property Owner's Name: Copper Beech Townhome Communities twenty Two LLC

Address: 2590 Park Center Blvd suite 200

City: State College State: PA Zip Code: 16801

Phone Number: 814-861-8100 Email Address: info@cbeech.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 15-TV-25

(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.

We are requesting an exstention for the 2/16/15 inspection

This request is due to snowy weather and so we are not tracking the weatehr and wet debris from outside into our residents homes.

Signature (required): Erika Rogers

Name (please print): Erika Rogers Date: 2/16/15

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

City of Bloomington
Housing and Neighborhood Development

Remaining Violation Report
Re-inspected 02/13/2015

416

OWNERS

Copper Beach Townhome Communities Twelve, Llc
2590 Park Center Blvd. Suite 200
State College, PA 16801

AGENT

Erika Rogers
703 W. Gourley Pike
Bloomington, IN 47404

Prop. Location: 703 W Gourley PIKE
Number of Units/Structures: 208/15
Units/Bedrooms/Max # of Occupants: 32/1/5 154/2/5 22/3/5

Date Inspected: 09/22/2014
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

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

VARIANCE

02/12/2008 NOTE: This permit does not cover unit #129 & #130. These units must remain vacant until such time that the structural repairs have been made and the units re-inspected. This is not a variance to the City of Bloomington Property Maintenance Code.

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

City Hall

www.bloomington.in.gov

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

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.

INTERIOR

Unit # 4
Living Room

Repair the smoke detector in this unit to be interconnected. IC 22-11-18-3.5

Unit # 23
Main Level
Dining Room

Properly repair the sliding screen door to function as intended. (off track) BMC 16.04.060(a)

Kitchen

Properly secure the loose GFCI receptacle adjacent to the left side of sink. BMC 16.04.060(b)

Unit # 30
Kitchen

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

Unit # 40
Main Level
½ Bathroom

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)
Repair sink drain to function as intended. BMC 16.04.060(b)

Unit # 50

Finish the Turn Over of unit (Complete all repairs to this unit caused by water damage). BMC 16.04.060(a)

Unit # 51

Kitchen

Replace the missing cabinet front for the water heater. BMC 16.04.060(c)

Unit # 55A

Kitchen

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

Bathroom

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

Unit # 55B

Living Room

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

Kitchen

Replace non-functioning GFCI electrical receptacle on the west wall with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5) and IEC 406.3(d)(2)

Replace/ repair the loose grommet for the garbage disposal. BMC 16.04.060(c)

Unit # 87

Main Level

Laundry Closet

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

Unit # 92

Upper Level

Bathroom

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5) and IEC 406.3 (d)(2)

Unit # 95
Main Level
Dining Room

This unit has 3 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.*

½ Bathroom

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

Unit # 98
Main Level
Dining Room

This unit has 3 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.*

Unit # 105
Main Level
Utility Closet

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater. 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 the GFCI outlet to function as intended. BMC 16.04.060(b)

½ Bathroom

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

Unit # 107 B

Entryway

Affix a unit identification number to the front entry door of this unit.

- Numbers shall be a minimum of 4 inches tall.
- Numbers shall contrast with their background. BMC 16.04.100

Kitchen

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

Bathroom

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

Unit # 108

Main Level

Living Room

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

Utility Closet

The closet was not accessible at the time of this inspection. (due to clutter) This closet must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property**. BMC 16.03.040

Kitchen

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

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

Stairway

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

Upper Level

Install/replace all batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

Bathroom

Secure toilet to its mountings. BMC 16.04.060(a)

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

Unit # 109
Main Level
Kitchen

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

Repair the GFCI outlet (right side of stove) to function as intended. BMC 16.04.060(b)

½ Bathroom

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

Unit # 110
Main Level
½ Bathroom

Replace the broken towel rack. BMC 16.04.060(a)

Kitchen

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.

Stairway

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

Upper Level
Hallway

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

Unit # 111
Main Level
Utility Closet

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

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

½ Bathroom

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

Stairway

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

Upper Level

Bathroom

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

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

Unit # 112

Main Level

Living Room

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

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

Kitchen

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.

Stairway

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

Upper Level

Bathroom

Properly clean and surface coat stained ceiling area. BMC 16.04.060(a)

Unit # 113

Main Level

Utility Closet

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

½ Bathroom

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

Properly replace the damaged/ cracked sink. BMC 16.04.060(a)

Kitchen

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.

Unit # 114

Main Level

Living Room

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

Kitchen

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

Utility Closet

The closet was not accessible at the time of this inspection. (due to clutter) This closet must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

½ Bathroom

Properly seal along edge of floor covering and trim board. BMC 16.04.060(a)

Stairway

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

Upper Level

Bathroom

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

Rear Bedroom

The windows in this room were not inspected at the time of the cycle inspection as there was no access to them. (Blocked) The windows in this room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

BLDG. 10

Common Hallway

Install a smoke detector in an approved location. (adjacent to units 122 A & B) If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

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

Unit # 115
Upper Level
Back Bedroom

Repair/replace the door latch properly and function as intended. BMC 16.04.060(a)

Unit # 116
Main Level
Living Room

Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

Unit # 117
Main Level
Stairway

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

Unit # 118
Main Level
Utility Closet

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

Unit # 120
Main Level
Stairway

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

Upper Level
Hallway

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

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Unit # 122A
Bathroom

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

Unit # 122B
Living Room

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

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

Kitchen

Replace the missing stove burners. BMC 16.04.060(c)

Unit # 123
Living Room

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

Unit # 124
Main Level
Kitchen

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

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)

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.

½ Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Upper Level

Bathroom

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

Front Bedroom

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

Unit # 125

Upper Level

Bathroom

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

Unit # 127

This unit was not inspected at the time of the cycle inspection. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

BLDG. 11

Common Hallway

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials (adjacent to units 139 A & B). BMC 16.04.060(a)

Install a smoke detector in an approved location. (adjacent to unites 139 A & B) If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit # 131

Main Level

Utility Room

Properly replace/ repair the damaged/ broken panel box cover. BMC 16.04.060(b)

Upper Level

Hallway

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

Unit # 132

Main Level

½ Bathroom

Replace the damaged/ cracked sink. BMC 16.04.060(a)

Unit # 133
Upper Level
Hallway

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

Unit # 135
Main Level
½ Bathroom

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

Upper Level
Bathroom

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

Unit # 136
Main Level
\Stairway

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

Unit # 137
Main Level
Utility Closet

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

Upper Level
Bathroom

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

Unit # 140
Main Level
½ Bathroom

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

Unit # 142
Main Level
½ Bathoom

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

Upper Level
Bathroom

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

Unit # 143
Main Level
Living Room

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

½ Bathroom

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

Upper Level
Bathroom

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

Unit # 144
Main Level
Kitchen

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

Unit # 145
Main Level
Stairway

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

Unit # 146
Main Level
Kitchen/ Dining Area

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

Unit # 147
Main Level
Living Room

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

Utility Closet

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

Unit # 148
Main Level
Kitchen

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

Stairway

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

Unit # 149

Kitchen/ Dining Room

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

Unit # 150

Main Level

Kitchen

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

Unit # 153 Utility Closet

The closet was not accessible at the time of this inspection. (due to clutter) This closet must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Upper Level

Bathroom

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

Unit # 154B

Bedroom

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

Unit # 156

Main Level

½ Bathroom

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

Unit # 158

Main Level

Utility Closet

The closet was not accessible at the time of this inspection. (due to clutter) This closet must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Upper Level
Hallway

Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

Unit # 159
Main Level
½ Bathroom

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

Unit # 165
Upper Level
Bathroom

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

Unit # 166
Main Level
Utility Closet

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

Unit # 172
Kitchen

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

Unit # 174
Kitchen

Secure loose electrical GFCI receptacle. BMC 16.04.060(b)

Unit # 175
Living Room

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

Unit # 176
Living Room

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

Unit # 178
Bathroom

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

Unit # 180
Upper Level
Bathroom

Properly seal the entire perimeter of the tub/shower including the floor, remove the moldy caulk first. BMC 16.04.060(a)

Unit # 181
Main Level
Kitchen

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

Unit # 182
Main Level
Kitchen

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

Upper Level
Rear Bedroom

Repair/replace the door to close and latch as intended. BMC 16.04.060(a)

Unit # 183
Main Level
Living Room

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

Utility Closet

Provide a complete directory of all circuits in the electrical service panel. BMC 16.04.020(a) IEC 408.4

Unit # 184
Main Level
Utility Closet

The closet was not accessible at the time of this inspection. (blocked) This closet must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property**. BMC 16.03.040

Unit # 187
Main Level
½ Bathroom

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

Upper Level
Bathroom

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(a)

Unit # 188
Main Level
Utility Closet

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

Unit # 191
Main Level
Kitchen

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

Unit # 192
Main Level
Utility Closet

Provide a complete directory of all circuits in the electrical service panel. BMC 16.04.020(a) IEC 408.4

Unit # 193
Main Level
Living Room

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

Stairway

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

Upper Level
Front Bedroom

Repair/replace the door to close and function as intended. BMC 16.04.060(a)

Unit # 194
Main Level
Utility Closet

The closet was not accessible at the time of this inspection. (blocked) This closet must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Unit # 195
Main Level
Living Room

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

Utility Room

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

Unit # 196

Main Level

Utility Closet

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

Unit # 197

Main Level

Living Room

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

Properly repair or replace loose, damaged, or missing floor covering adjacent to the entry door. BMC 16.04.060(a)

Kitchen/ Dining Room

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

½ Bathroom

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

Properly repair/ replace the missing or deteriorated baseboard. BMC 16.04.060(a)

Upper Level

Bathroom

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

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

Back Bedroom

Properly repair/ replace the deteriorated window frame. BMC 16.04.060(a)

Unit # 199

Main Level

Living Room

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

Kitchen

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

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

Unit # 201
Main Level
Living Room

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

Properly finish the repairs to wall adjacent to the utility closet doors. BMC 16.04.060(a)

Kitchen

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

Upper Level
Bathroom

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

Front Bedroom

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

Unit # 202
Main Level
Living Room

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

EXTERIOR

General Conditions:
These conditions apply to all structures:

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

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

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

Replace the missing/deteriorated A/C coolant line insulation. BMC 16.04.050(a)

Building 1:

Properly seal/caulk the openings/gaps around the sliding doors. BMC 16.04.050) (All sliding doors).

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

Replace the missing protective cover for the light fixture. BMC 16.04.060(c) (at sliding door of unit 2).

Repair/replace the deteriorated/missing trim adjacent to unit 3 & 4 doors. BMC 16.04.050(a)

Replace the missing siding on the gable end above unit 4. BMC 16.04.050(a)

Properly tuck point west wall of unit 11 adjacent to the back door light. BMC 16.04.050(a)

Building 2:

Repair/replace the damaged/missing gutter at the NW corner of the structure. BMC 16.04.050(a) (Sagging)

Properly tuck point the wall adjacent to the meters and sliding door of unit 14. BMC 16.04.050(a)

Properly tuck point the west wall between units 15 & 16. BMC 16.04.050(a)

Replace the deteriorated landscape timber adjacent to unit 17. BMC 16.04.040(d)

Replace the missing protective cover for the light fixture. BMC 16.04.060(c) (At the sliding door of unit 19).

Replace the missing protective cover for the light fixture. BMC 16.04.060(c) (At the sliding door of unit 22).

Properly tuck point the crack in the wall between units 22 & 23. BMC 16.04.050(a)

Properly caulk/seal around the east side second level window of unit 24. BMC 16.04.050(a)

Properly caulk/seal around the west side main level window of unit 24. BMC 16.04.050(a)

Properly tuck point the wall adjacent to the west side main level window of unit 24. BMC 16.04.050(a)

Properly repair/replace the damaged/deteriorated fencing between units 23 & 24. BMC 16.04.040(g)

Building 3:

Secure the loose soffit above unit 27. BMC 16.04.050(a)

Properly seal/caulk the openings/gaps around the entry door of unit 25. BMC 16.04.050) (All sliding doors).

Repair/replace the deteriorated trim around the sliding door of unit 25. BMC 16.04.050(a)

Properly tuck point the east wall between units 25 & 26. BMC 16.04.050(a)

Replace the missing protective cover for the light fixture. BMC 16.04.060(c) (Unit 27 entry).

Repair/replace the deteriorated trim around the sliding door of unit 27. BMC 16.04.050(a)

Replace the deteriorated fascia above unit 28. BMC 16.04.060(a)

Properly tuck point the east wall between the window and door of unit 28. BMC 16.04.050(a)

Properly seal/caulk the openings/gaps around the sliding doors of unit 29. BMC 16.04.050) (All sliding doors).

Replace/remove the broken shutter by the door to unit 30. BMC 16.04.050(a)

Properly tuck point the west wall between units 34 & 35. BMC 16.04.050(a)

Properly caulk/seal the top of the sliding door unit 35. BMC 16.04.050(a)

Repair/replace the deteriorated trim around the sliding door of unit 36. BMC 16.04.050(a)

Building 4:

Secure the loose fascia trim on the south side of the structure. BMC 16.04.050(a)

Properly tuck point the SE corner of the structure at the lower level of unit 37. BMC 16.04.050(a)

Remove the trees growing at the foundation and around the A/C at unit 37. BMC 16.04.040 (e)

Repair/replace the failing fence at unit 37. BMC 16.04.040(g)

Properly tuck point the west wall of the structure between the window and sliding door of unit 37. BMC 16.04.050(a)

Properly seal/caulk the openings/gaps around the sliding doors of unit 37. BMC 16.04.050) (All sliding doors).

Properly tuck point the east wall of the structure between the lower level windows of units 38 & 39. BMC 16.04.040(e)

Remove the trees growing at the foundation and around the A/C at unit 40. BMC 16.04. 040(e)

Properly tuck point the west wall at the meters on unit 45. BMC 16.04.050(a)

Properly tuck point the west wall of the structure at unit 46. BMC 16.04.050(a)

Properly tuck point the east wall of the structure between the lower level windows of units 46 & 47. BMC 16.04.050(a)

Replace the missing fascia trim above unit 47. BMC 16.04.050(a)

Properly seal/caulk the openings/gaps around the sliding doors. BMC 16.04.050) (All sliding doors).

Building 5:

Repair/secure the brick façade to the structure –North wall – east corner. BMC 16.04.050(a)

Replace the missing soffit pieces at the SW corner. BMC 16.04.050(a)

Secure the loose outlet (J-boxes) to the structure for outlets on the balconies. BMC 16.04.050(b)

Replace the deteriorated window sill at unit 57. BMC 16.04.050(A)

Secure the shutter adjacent to unit 65. BMC 16.04.060(a)

Building 6:

Replace the missing cap on the drain at the SE corner of the building. BMC 16.04.050a)

Re-label electric meters and shut-off switches where missing or peeling. BMC 16.04.050(b)

Re-attach the downspout turn out at the SW corner. BMC 16.04.050(a)

Repair/replace the damaged/missing siding trim at the SW corner. BMC 16.04.050(a)

Replace the deteriorated entry door trim and frame at entry 66/71. BMC 16.04.050(a)

Replace the deteriorated entry door trim and frame at entry 77/82. BMC 16.04.050(a)

Replace the deteriorated entry door trim and frame at entry 77/82. BMC 16.04.050(a)

Properly repair the sidewalk for entry to door to 77-82. BMC 16.04.050(a)

Building 7:

Remove the downed portion of the tree between buildings 6 and 7. BMC 16.04.040(e)

Repair/secure the wing wall at the SW corner of the structure. BMC 16.04.050(a)

Replace the damaged light fixture above the laundry room entry. BMC 16.04.050(a)

Repair/replace the deteriorated door trim at units 83 and 84. BMC 16.04.050(a)

Repair/replace the damaged/deteriorated concrete patio for units 83 and 84. BMC 16.04.040(c)

Repair/secure the fence between units 84 and 85. BMC 16.04.040(g)

Repair the brick façade under the living room window of unit 88. BMC 16.04.050(A)

Replace the missing brick/patch the whole adjacent to the door at unit 89. BMC 16.04.050(A)

Repair/replace the deteriorated door trim at units 89 and 90. BMC 16.04.050(a)

Properly secure the brick façade and repair the cracks in the wall at unit 90. BMC 16.04.050(A)

Building 8:

Replace the deteriorated door trim at unit 94. BMC 16.04.050(a)

Building 9:

Repair the curb/sidewalk in front of the bus shelter opposite of the pool. BMC 16.04.050 (a)

Properly seal/caulk the openings/gaps around the sliding doors. BMC 16.04.050) (All sliding doors).

Properly tuck point crack west of the kitchen window of unit 99. BMC 16.04.050(a)

Properly tuck point crack at NE corner under living room window of unit 99. BMC 16.04.050(a)

Properly tuck point above the kitchen window of unit 100. BMC 16.04.050(a)

Remove the vines/vegetation from the A/C at unit 102. BMC 16.04.040(g)

Properly tuck point crack in the wall between unites 102 and 103. BMC 16.04.050(a)

Repair/replace the deteriorated patio at unit 108. BMC 16.04.040(c)

Repair/replace the deteriorated patio at unit 109. BMC 16.04.040(c)

Repair the crack/trip hazard in the patio at unit 112. BMC 16.04.040(c)

Repair the crack/trip hazard in the patio at unit 113. BMC 16.04.040(c)

Building 10:

Patch the hole at slider of unit 123. BMC 16.04.050)

Re-set the RR tie that is lying in the sidewalk. BMC 16.04.050(c)

Tuck point the crack between the window and the slider of unit 125. BMC 16.04.050(a)

Repair/replace the damaged/hanging gutter, drip edge and fascia above unit 127. BMC 16.04.050(a)

Repair/replace the deteriorated patio at unit 128. BMC 16.04.040(c)

Repair/replace the deteriorated trim between entries 128. BMC 16.04.050(a)

Properly tuck point and secure the loose brick at the window of unit 129. BMC 16.04.050(a)

Repair/replace the deteriorated trim between entries 129 and 130. BMC 16.04.050(a)

Tuck point the crack and seal around the living room window at the SE corner of unit 130. BMC 16.04.050(a)

Building 11:

Tuck point the crack under the living room window/NE corner of the structure of unit 131. BMC 16.04.050(a)

Repair the concrete at the entry to unit 133. BMC 16.04.040(c)

Repair the concrete at the entry to unit 134. BMC 16.04.040(c)

Properly seal/caulk the openings/gaps around the sliding door of unit 135. BMC 16.04.050)

Repair/replace the patio for unit 136. BMC 16.04.040(c)

Replace the broken fence boards between units 137 and 138. BMC 16.04.040(g)

Eliminate the trip hazard in the patio for units 138 and 139. BMC 16.04.040(c)

Seal the crack at the entry door to unit 141. BMC 16.04.040(c)

Seal the crack at the entry door to unit 142. BMC 16.04.040(c)

Repair the concrete patio and properly seal the cracks for unit 143. BMC 16.04.040(c)

Repair the concrete patio and properly seal the cracks for unit 143. BMC 16.04.040(c)

Building 12:

Properly seal/caulk the openings/gaps around the sliding door of unit 147. BMC 16.04.050).

Patch the concrete patio at the slider of unit 149. BMC 16.04.040(c)

Eliminate the trip hazard at the slide of unit 150. BMC 16.04.040(c)

Repair the loose concrete and cracks in the patio at the slider of unit 152. BMC 16.04.040(c)

Eliminate the source and repair the wash out under the patio and AC pad for unit 153. BMC 16.04.050(c)

Repair/replace the deteriorated door trim of unit 154. BMC 16.04.050(a)

Repair the loose concrete and cracks in the patio at the slider of unit 156. BMC 1 6.04.040(c)

Repair the loose concrete and cracks in the patio at the slider of unit 157. BMC 16.04.040(c)

Repair/replace the deteriorated door trim of unit 159. BMC 16.04.050(a)

Seal the crack at the entry door to unit 159 and 160. BMC 16.04.040(c)

Repair/replace the deteriorated door trim of unit 160. BMC 16.04.050(a)

Eliminate the trip hazard in the sidewalk at the entry of unit 160. BMC 16.04.040(c)

Repair the brick at the lower NE corner of the slider of unit 162. BMC 16.04.050(a)

Building 13

Tuck point the crack above the living room window of unit 163. BMC 16.04.050(a)

Repair/replace the deteriorated trim around entry of unit 165. BMC 16.04.050(a)

Repair/replace the deteriorated trim around entry of unit 166. BMC 16.04.050(a)

Properly seal/caulk the openings/gaps around the sliding door of unit 166. BMC 16.04.050).

Eliminate the source and repair the wash out under the patio and AC pad for unit 166. BMC 16.04.050(c

Remove the vines/vegetation from the A/C unit of unit 166. BMC 16.04.040(e)

Building 14:

Tuck point the crack and secure the loose bricks under the living room window of unit 183. BMC 16.04.050(a)

Replace the missing downspout east of unit 186. BMC 16.04.050(a)

Repair the seal between the gable and the brick façade above entry to 187 and 188. BMC 16.04.050(a)

Building 15:

Properly seal/caulk the openings/gaps around the sliding doors and windows on the north side of the structure. BMC 16.04.050).

Secure the gable vent on the east end of the structure. BMC 16.04.050(a)

Repair the seal between the gable and the brick façade above entry to 195 and 196 BMC 16.04.050(a)

Repair the cracks in the patio of unit 199. BMC 16.04.040(c)

Repair the seal between the gable and the brick façade above entry to 199 and 200 BMC 16.04.050(a)

Other requirements

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

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

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date:	March 18, 2015
Petition Type:	Extension of time to complete repairs.
Petition Number:	15-TV-50
Address:	1213 S. High St.
Petitioner:	High Street Ventures C/O David Haeberle
Inspector:	Norman Mosier
Staff Report:	February 14, 2014 – Conducted Cycle Inspection April 24, 204 – Scheduled Re-inspection June 2, 2014 – Conducted Re-inspection, issued temporary permit December 16, 2014 – Sent EE reminder report January 27, 2015 – Received March BHQA Appeal

The owner of this property is requesting an extension of time to complete the exterior painting as his employee that was taking care of the H.A.N.D. inspection has left his company. Petitioner is requesting an extension of time until June 30, 2015 to complete the painting of the front porch columns and all trim around the front door.

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: June 30, 2015

Attachments: Cycle Report, Temporary Permit, Exterior Extension Reminder, BHQA Appeal

RECEIVED
JAN 23 2015
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: 1213 South High Street

Petitioner's Name: High Street Ventures / David Haeberle

Address: 1213 South High Street

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812.322.9002 Email Address: dhaeberle@commandequity.com

Property Owner's Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

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 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 15-TV-50

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 Employee that was Administering this Activity left my company. I did not learn about this repair issue until I received the report in the mail late December. The repair requiring painting which is not possible in the winter months. I request an extension until June 30, 2015 when the weather warms up.

Thank you

Signature (required): [signature]

Name (please print): David C. Haeberle Date: 1/23/15

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

DEC 19 2014

EXTERIOR EXTENSION REMINDER REPORT

10318

OWNERS

High Street Ventures
1213 S. High Street
Bloomington, IN 47401

AGENT

David C. Haeberle
1213 S. High St.
Bloomington, IN 47401

Prop. Location: 1213 S High ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/4/3

Date Inspected: 02/13/2014
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 2

Inspectors: Norman Mosier
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

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 02/13/2015.

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.

EXTERIOR:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed, front porch columns and all trim around the front door. BMC 16.04.050(e)

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 1213 S. High St.

This Temporary Permit indicates that the interior violations listed on the Cycle Inspection Report dated 2-13-14, 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 2-13-14; 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, 2-13-15.

Director: [signature] Date 6/6/14

City of Bloomington
Housing and Neighborhood Development

RENTAL PERMIT INFORMATION

FEB 2 4 2014

High Street Ventures
1213 S. High St.
Bloomington, In. 47401

Property Location: 1213 S. High St.

Please find enclosed the Cycle Inspection Report which detail recommendations and violations found during the recent inspection of your rental property. You have sixty (60) days from the date of this letter to correct the violations listed on the report.

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office by APR 2 6 2014 to schedule a re-inspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

This report is issued in accordance with BMC 16.10.020(a) and 16.10.040(a) of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Please be advised that non-compliance by the deadlines listed in this letter can limit the permit period to a maximum of three (3) years. A copy of the Notice of Fees can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 349-3420 and a form will be provided.

If your address has changed since your last inspection, please submit a new registration form to the HAND Department. You can find the registration form online at the website listed above. If you do not have internet access, you may contact HAND at 812-349-3420 and a form will be mailed.

If you have any questions regarding the permit process, please call weekdays between 8:00 a.m. and 5:00 p.m., at (812) 349-3420.

Sincerely,

Housing and Neighborhood Development Department

Enclosures: Inspection Report

Xc: David C. Haeberle

City of Bloomington
Housing and Neighborhood Development

CYCLE REPORT

10318

OWNERS

High Street Ventures
1213 S. High Street
Bloomington, IN 47401

AGENT

David C. Haeberle
1213 S. High St.
Bloomington, IN 47401

Prop. Location: 1213 S High ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/4/3

Date Inspected: 02/13/2014
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 2

Inspectors: Norman Mosier
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1951.
There were no requirements for emergency egress at the time of construction.

GENERAL VIOLATION:

Conditions were noted during the cycle inspection that may indicate this property is over occupied and in violation of the Bloomington Municipal Code (BMC) Title 20. This property shall be brought into compliance with Title 20 requirements within 60 days of the date of this inspection to avoid possible legal action by the City of Bloomington Legal Department.

GENERAL STATEMENT:

Egress window measurements for structure are as follows:

Existing Egress Window Measurements: Dbl hung: Const. Yr. - 1951
Height: 22 inches
Width: 33 inches
Sill Height: 27.5 inches
Openable Area: 5.04 sq. ft.

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

INTERIOR:

MAIN LEVEL

Entryway:

C Properly install a weather strip on the entrance door to exclude air infiltration as completely as possible, lower south side. BMC 16.04.060(a)

Living Room 28-6 x 14-5:

C 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)

Kitchen 17-3 x 13-6, Office 17-3 x 11, Hallway, Hall Bath, Office 14-10 x 10-8:

No violations noted.

Garage:

C Repair the garage door opener to function as intended, won't raise or lower door. BMC 16.04.060(a)

BASEMENT

N & S Stairways:

No violations noted.

Family Room 41-2 x 13-11:

C 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)

½ Bath:

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

Utility Room:

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

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:

C-SUPPLY

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)**

Utility Room: (continued)

C & SUPPLY Thoroughly clean and service the 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)

Storage Closet:

No violations noted.

2nd LEVEL

Stairway/Hallway:

No violations noted.

NW Bedroom 13-2 x 11-8: See general statement.

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

Closet, Attic:

No violations noted.

Hall Bath:

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

Master Bedroom 18-11 x 16: See general statement.

C Repair the north and east doors to latch properly. BMC 16.04.060(a)

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

Dressing Room 15-8 x 5-5 + 7-8 x 5-10:

No violations noted.

Master Bath:

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

SE Bedroom 15-8 x 13-5: See general statement.

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

NE Bedroom 15-10 x 13-6: See general statement.

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

EXTERIOR:

N/C Scrape and paint exterior surfaces where paint is peeling or wood is exposed, front porch columns and all trim around the front door. BMC 16.04.050(e)

(This violation has a one-year deadline from the date of the Cycle Inspection.)

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 16.03.060(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.

City of Bloomington
H.A.N.D.

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

Meeting Date:	18 March 2015	
Petition Type:	Rescind a variance	
Petition Number:	15-RV-51	
Address:	219-219½ E. 8th St.	
Petitioner:	HAND	
Inspector:	Michael Arnold	
Staff Report:	19 December 2014	Cycle Inspection Report
	23 December 2014	Sent Inspection Report
	26 January 2015	Processed Application for Repeal

This property was previously granted a variance to allow access to a furnace through a bedroom and for combustion air to be taken from a bedroom and minimum handrail requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not address access to a furnace through a bedroom and for combustion air to be taken from a bedroom and minimum handrail requirements and the building code in place at the time of construction did not address access to a furnace through a bedroom and combustion air to be taken from a bedroom and minimum handrail requirements; therefore, the variance must be rescinded by the Board of Housing Quality Appeals. This structure was built in 1960.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

City of Bloomington
H.A.N.D.

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

Meeting Date: March 18, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-52

Address: 112 E. 12th St.

Petitioner: HAND

Inspector: Norman Mosier

Staff Report:

This property was previously granted a variance to the ceiling height requirements in the SW Bedroom, of the Property Maintenance Code . The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling heights; therefore we are asking the Board to rescind this variance. This structure was built in 1950.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

RECEIVED
JAN 27 2015
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: 112 E. 12TH ST.

Petitioner's Name: HAND

Address: P.O. BOX 100

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

Phone Number: 349-3420 Email Address: _____

Property Owner's Name: FRED + SHIRLEY DEMSHAR

Address: 5580 W. ST. RD. 48

City: BLGTN. State: IN. Zip Code: 47404

Phone Number: 812-332-9132 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 15-RV-52

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 TO THE CEILING HEIGHT REQUIREMENTS OF THE PROPERTY MAINT. CODE ON 3-19-92. 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 AND QUALITY APPEALS.

Signature (required): Norman Mosier

Name (please print): NORMAN MOSIER Date: 1-27-15

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: March 18, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-53

Address: 534 S Lincoln ST

Petitioner: HAND

Inspector: Matt Swinney

Staff Report:

This property was previously granted a variance to the minimum ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ventilation requirement and the Building Code in place at the time of construction did not address minimum ventilation requirements; therefore we are asking the Board to rescind this variance. The structure was built in 1899.

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:	18 March 2015	
Petition Type:	An extension of time to complete repairs.	
Petition Number:	15-TV-055	
Address:	2673 S. McCartney Ln.	
Petitioner:	Hyde Park Partnership	
Inspector:	Michael Arnold	
Staff Report:	09 January 2015	Received Complaint
	12 January 2015	Complaint Inspection
	22 January 2015	Complaint Report Mailed
	03 February 2015	Received Appeal

Staff recommendation: HAND received a complaint regarding doors and windows that do not fit correctly and allow weather infiltration. An inspection was conducted with the tenant and maintenance. It was determined that the door in the bedroom did not fit appropriately in the framing and needed to be weather tight. It was also noted that there was a water leak coming from the exhaust fan in the upstairs bathroom. Both were noted on the complaint inspection report. It was noted that this property does not have a current Rental Permit. This inspection has been scheduled for 27 March 2015.

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: 18 April 2015

Attachments: Application, Complaint Inspection Report

FEB 03 2015

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: 2673 S. McCartney Lane

Petitioner's Name: Hyde Park Partnership

Address: 2909 S. Sare Road

City: Bloomington **State:** In **Zip Code:** 47401

Phone Number: 812-339-2700 **Email Address:** Virgohydepark@yahoo.com

Property Owner's Name: Howard E. Young

Address: 2909 S. Sare Road

City: Bloomington **State:** IN **Zip Code:** 47401

Phone Number: 812-329-2700 **Email Address:** Virgohydepark@yahoo.com

Occupants: 2

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 15-TV-55

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.

Hyde Park Partnership is requesting an extension to make the requested repairs on 2673 S. McCartney Lane. (Patio door and exhaust fan) I have forwarded the complaint report to the Hyde Park Village Homeowners Association board of directors. Due to the cold weather and the fact that a door may need to be ordered I am requesting a February 28, 2015 time frame. We want to comply and weather permitting this would be sufficient. Thank you for your consideration.

Signature (required): X Howard E Young

Name (please print): Howard E. Young Date: 1/29/15

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

Complaint Report

JAN 22 2015 rec'd 26th

5149

OWNERS
======
Young, Howard E.
2909 S. Sare Road
Bloomington, IN 47401

Prop. Location: 2673 S McCartney LN
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/2/3

Date Inspected: 01/12/2015
Primary Heat Source:
Property Zoning: PUD
Number of Stories: 2

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

The following items are the result of a complaint inspection conducted on 01/12/2015. It is your responsibility to repair these items and to schedule a reinspection within fourteen (14) days of the receipt of this report. Failure to comply with this inspection report will result in this matter being turned over to the City Legal Department. If you have questions regarding this report, please contact this office at 349-3420.

Interior:
Main Level:
Bedroom:
Repair/replace the door to the exterior so that it fits appropriately in the framing and is weather tight. BMC 16.04.060(a).

Upper Level:
Bathroom:
Repair the source of the water leaking through the bathroom exhaust fan. BMC 16.04.060(a)

rec'd 1/26 FWD - Andy Hoover 1/26/15

City of Bloomington
H.A.N.D.

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

Meeting Date:	March 18, 2015
Petition Type:	An extension of time to complete repairs.
Petition Number:	15-TV-56
Address:	215 E. 9th Street
Petitioner:	Mark Hoffman
Inspector:	Maria McCormick
Staff Report:	10/17/2015 Completed Cycle Inspection 02/03/2015 Received Application for Appeal 02/19/2015 Completed Interior Re-Inspection

During the cycle inspection it was noted that there were issues with the foundation wall on the west side of the house bowing and deteriorated mortar joints. The petitioner is requesting additional time to make these repairs as a building permit is required for this work. All interior violations have been re-inspected and complied.

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:	May 15, 2015
Attachments:	Application for Appeal; Cycle Report

RECEIVED
FEB 03 2015
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: 215 E 9th St Bloomington, IN

Petitioner's Name: Mark Hoffman

Address: 112 E 3rd St

City: Bloomington **State:** IN **Zip Code:** 47401

Phone Number: 812-333-2332 **Email Address:** mark@pavprop.com

Property Owner's Name: Same as above

Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Phone Number: _____ **Email Address:** _____

Occupants: 5

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

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

Please circle the petition type that you are requesting:

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

B) A modification or exception to the 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 15-TV-56

SEE REVERSE

need $20 check

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

1) It was more extensive work than anticipated.
2) The weather held us up.
3) Had to obtain a permit from city

Signature (required): Barbara Hoffman

Name (please print): BARBARA HOFFMAN **Date:** 2/3/15

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

OCT 29 2014

RENTAL PERMIT INFORMATION

GNS Enterprises
112 E. 3rd Street
Bloomington, IN 47401

Property Location: 215 E. 9th Street

Please find enclosed the Cycle Inspection Report which detail recommendations and violations found during the recent inspection of your rental property. You have sixty (60) days from the date of this letter to correct the violations listed on the report.

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office by DEC 29 2014 to schedule a re-inspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

This report is issued in accordance with BMC 16.10.020(a) and 16.10.040(a) of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Please be advised that non-compliance by the deadlines listed in this letter can limit the permit period to a maximum of three (3) years. A copy of the Notice of Fees can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 349-3420 and a form will be provided.

If your address has changed since your last inspection, please submit a new registration form to the HAND Department. You can find the registration form online at the website listed above. If you do not have internet access, you may contact HAND at 812-349-3420 and a form will be mailed.

If you have any questions regarding the permit process, please call weekdays between 8:00 a.m. and 5:00 p.m., at (812) 349-3420.

Sincerely,

Housing and Neighborhood Development Department

Enclosures: Inspection Report

Xc: Mark Hoffman

City of Bloomington
Housing and Neighborhood Development

Cycle Report

3019

OWNERS

Gms Enterprises
112 E. 3rd St.
Bloomington, IN 47401

Prop. Location: 215 E 9th ST
Units/Bedrooms/Max # of Occupants: 1/4/5
Date Inspected: 10/14/2014
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

AGENT

Hoffman, Mark A.
112 E. 3rd St.
Bloomington, IN 47401

Number of Units/Structures: 1/1

Inspectors: Maria McCormick
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

VARIANCE

04/25/1991 Granted an exception to repair the South window in the living room and the two North windows in the kitchen to be easily openable and to remain open on their own hardware.

This property was previously granted a variance for window issues that no longer exist due to the replacement of all the windows in the house, 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 that this structure was built in 1930. At that time there were no minimum requirements for emergency egress.

INTERIOR:

Living Room 14-3 x 19-8:

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

SE Bedroom 14-2 x 14-3:

No violation noted.

This room has a door to the exterior for egress.

Bathroom:

No violation noted.

NE Bedroom 12-6 x 14-3:

No violation noted.

Existing Egress Window Measurements:

Height: 25 ½ inches
Width: 25 ½ inches
Sill Height: 30 inches
Openable Area: 4.51 sq. ft.

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

Dining Room 13-11 x 12-1; Kitchen 9-8 x 6-11:

No violation noted.

Hallway/Laundry Area/Stairway:

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

2nd Level –

Hallway:

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

East Bedroom 14-1 x 14-3:

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

Existing Egress Window Measurements:

Height: 19 ¾ inches
Width: 21 ½ inches
Sill Height: 38 inches
Openable Area: 2.94 sq. ft.

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

Bathroom:

No violations noted.

West Bedroom 14-1 x 14-3:

No violations noted.

Existing Egress Window Measurements:

Height: 19 ¾ inches
Width: 21 ½ inches
Sill Height: 38 inches
Openable Area: 2.94 sq. ft.

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

Basement –

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:

2/3/15 C

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:

BHQ Extension Req

Properly repair northwest basement/foundation wall in a manner that allows it to properly & safely support normally imposed loads. This is to be done in a workmanlike manner and includes but is not limited to tuck pointing missing or deteriorated mortar joints, and properly aligning the basement wall and support pillars. BMC 16.04.050(a) and BMC 16.04.060(a).

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 October 17, 2015.)

OTHER REQUIREMENTS:

2/3/15 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
H.A.N.D.

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

Meeting Date:	March 18, 2015
Petition Type:	An extension of time to complete repairs.
Petition Number:	15-TV-57
Address:	1150 S. Clarizz Blvd.
Petitioner:	American Campus Communities C/O Brittany Lutgring
Inspector:	Mosier, Swinney, Arnold, McCormick, Wills, Stong
Staff Report:	September 8, 2014 – Conducted Cycle Inspection (Cancelled) September 10, 2014 – Conducted Cycle Inspection October 24, 2014 – Hand carried Cycle Report to Office December 9, 2014 – Conducted Re-inspection w/Maintenance February 3, 2015 – Received March BHQA Appeal February 16, 2015 – Sent Amended Cycle Report

It was noted during the cycle inspection that there are numerous violations at this property. The Petitioner is requesting an extension of time to complete the repairs.

Staff recommendation: Grant the request.

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

Compliance Deadline: April 8, 2015 – For all smoke detectors
September 18, 2015 – For all other violations

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

RECEIVED
FEB 03 2015
BY:

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

Property Address: 1150 Clarizz Blvd. Bloom. IN 47401

Petitioner's Name: Brittany Watgring

Address: 1150 Clarizz Blvd.

City: Bloom. State: IN Zip Code: 47401

Phone Number: 812-323-1200 Email Address: blwatgring@studenthousing.com

Property Owner's Name: American Campus Communities

Address: 12700 Hill Country Blvd. Suite T-200

City: Austin State: TX Zip Code: 78738

Phone Number: 512-732-1000 Email Address: helpdesk@americancampus.com

Occupants: 796

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 15-TV-57

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 would like to request 6 months to complete the repairs on our units at Campus Corner Apartments. 6 months is the amount of time that Norm, the inspector, recommend that I ask for. Thank you for your time and understanding.

Signature (required): [signature]

Name (please print): Brittany Wagring Date: 2/3/2015

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

Amended Cycle Report

FEB 16 2015

5291

OWNERS

American Campus Communities
805 Las Cimas Parkway Suite 400
Austin, TX 78746

AGENT

Joseph Windsor
1150 Clarizz Blvd
Bloomington, IN 47401

Prop. Location: 1150 S Clarizz BLVD
Number of Units/Structures: 254/22
Units/Bedrooms/Max # of Occupants: Bld A: 12/4/4, Bld B: 12/4/4, Bld C: 12/4/4, Bld D: 12/4/4, Bld E: 12/4/4, Bld F: 12/4/4, Bld G: 12/4/4, Bld H: 12/4/4, Bld I: 12/4/4, Bld J: 12/4/4, Bld K: 12/4/4, Bld L: 12/4/4, Bld M: 12/2/4, Bld N: 12/2/4, Bld O: 12/2/4, Bld P: 12/2/4, Bld Q: 12/2/4, Bld R: 12/2/4, Bld S: 12/2/4, Bld T: 12/2/4, Bld U: 12/2/4, Bld Duplex: 2/2/4

Date Inspected: 09/08/2014	Inspectors: Swinney, Mosier, McCormick, Stong, Arnold, Wills
Primary Heat Source: Electric	Foundation Type: Slab
Property Zoning: PUD	Attic Access: Yes
Number of Stories: 3	Accessory Structure:

Monroe County Assessor's records indicate this structure was built in 1997.
Minimum emergency egress requirements for the time of construction:
Openable area required: 5.7sq. ft.
Clear width required: 20"
Clear height required: 24"
Maximum Allowable Sill Height: 44" above finished floor

General Statements

Existing Egress Window Measurements:
Height: 45 inches
Width: 20 inches
Sill Height: 35.25 inches
Openable Area: 5.94 sq. ft.

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

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)

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
- Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
  6" clearance for other combustibles
- Double-wall vent connectors: 1" clearance for all combustibles
- Draft hood: 6" clearance for all combustibles

BMC 16.04.060(c), 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)

INTERIOR

Building A

101
Furnace Closet
Repair the HVAC unit to function as intended (ice on the AC lines). BMC 16.04.060(b),(c)

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

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

102
Furnace Closet:
Change the filter in the furnace to ensure proper operation. BMC 16.04.060(c)

104
Bedroom C
Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

201
Water Heater Closet
Install a TPR valve discharge tube. BMC 16.04.060(c)

Kitchen
Properly secure the loose electrical outlet on the side of the island. BMC 16.04.060(b)

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

C/D Bathroom
Secure toilet to its mountings. BMC 16.04.060(c)

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

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

202
Bedroom C
Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

203
Bedroom D
Provide operating power to smoke detector. IC 22-11-18-3.5

204
Water Heater Closet
Install a TPR valve discharge tube. BMC 16.04.060(c)

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

302
Water Heater Closet
Install a TPR valve discharge tube. BMC 16.04.060(c)

C/D Hallway
Provide operating power to smoke detector. IC 22-11-18-3.5

304
Water Heater Closet
Install a TPR valve discharge tube. BMC 16.04.060(c)

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

C/D Hallway
Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

Building B
105
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

A/B Bathroom
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

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

106
A/B Bathroom
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

C/D Hallway
Repair/replace the hardwired smoke detector to function as intended. Replacement shall be with a hardwired interconnected smoke detector). IC 22-11-18-3.5

107
Repair the smoke detectors to be hard-wired and inter-connected and to function as intended. IC 22-11-18-3.5

C/D Bathroom
Properly repair and surface coat the damaged/deteriorated ceiling. BMC 16.04.060(a)

Eliminate the constant running water at the stool. BMC 16.04.060 (c)

205
A/B Bathroom
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

C/D Bathroom
Properly repair and surface coat the damaged/deteriorated ceiling. BMC 16.04.060(a)

206
A/B Bathroom
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

207
Kitchen
Provide documentation that the range is functioning as intended. BMC 16.04.060(c)

307
Kitchen
Repair the range burners to function as intended. BMC 16.04.060(c)

308
Repair the smoke detectors to be hard-wired and inter-connected and to function as intended. IC 22-11-18-3.5

Bedroom A
Replace the missing hard-wired inter-connected smoke detector with same. IC 22-11-18-3.5

C/D Hallway
Replace the missing hard-wired inter-connected smoke detector with same. IC 22-11-18-3.5

Building C
109
A/B Hallway
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Laundry Room
Connect the dryer exhaust so that it vents to the exterior of the building envelope. BMC 16.04.060(c)

Replace/repair service panel door to function as intended. BMC 16.04.060(c)

110
Properly repair or replace loose, damaged, or missing floor covering at threshold. BMC 16.04.060(a)

C/D Bathroom
Repair the stool to eliminate water running continuously. BMC 16.04.060(c)

Bedroom D
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

111
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

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

112
A/B Bathroom
Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 and BMC 16.04.060(b)

Bedroom C
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

209
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Bedroom B
Repair or replace existing smoke detector in a manner so that it functions as intended. It is not loud enough to be heard. IC 22-11-18-3.5

Secure loose electrical receptacle on East wall. BMC 16.04.060(b)

210
Living Room
Secure loose electrical receptacle on North wall. BMC 16.04.060(b)

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

211
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

C/D Bathroom
Properly install/wire (or replace) GFCI protected receptacle so that it functions as intended. (hot neutral reverse) BMC 16.04.060(b)

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

212
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

309
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Living Room
Properly repair or replace loose, damaged, or missing floor covering at front door threshold. BMC 16.04.060(a)

Repair/replace the damaged door to the water heater closet. BMC 16.04.060(a)

A/B Bathroom
Secure toilet to its mountings. BMC 16.04.060(a)

C/D Bathroom
Fix the water leak of the left side sink. BMC 16.04.060(c)

310
C/D Bathroom
Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

311
Bedroom B
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Water Heater Closet
Install a TPR valve discharge tube. BMC 16.04.060(c)

312
A/B and C/D Bathroom
Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Bedroom B
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Kitchen
Properly/tighten install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Building D
113
Living Room
Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

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

Furnace Closet
A minimum clearance of 36" shall be maintained between combustibles and fuel fired appliances. BMC 16.04.060(c)

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

A/B Bathroom
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

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

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

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

114
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Living Room
Repair/replace the damaged door to the water heater utility closet. BMC 16.04.060(a)

Bedroom A
All basement and ground floor windows and all upper windows adjacent to porch roofs, decks or other accessible exterior elements shall be capable of latching securely. Install a locking mechanism to the window. BMC 16.04.060(b)

Properly repair/ replace the damaged window framing. BMC 16.04.060(a)

115
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

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

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

A/B Bathroom
Properly secure the loose GFCI receptacle adjacent to the sink. BMC 16.04.060(b)

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

Bedroom C
The windows in this room were not inspected at the time of the cycle inspection as there was no access to them. The windows in this room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property**. BMC 16.03.040

Bedroom D
The windows in this room were not inspected at the time of the cycle inspection as there was no access to them. The windows in this room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

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

116
Living Room
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Interior walls of the water heater closet shall be free of peeling paint and deteriorated drywall/plaster. BMC 16.04.060(a)

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

Properly repair or replace damaged floor covering adjacent to the water heater closet. BMC 16.04.060(a)

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

Bedroom B
Properly repair/ replace the damaged window framing. BMC 16.04.060(a)

Bedroom D
Properly repair the window frame so that the window may fully open. BMC 16.04.060(b) (Framing is bent)

213
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Bedroom A
Properly repair/replace the damaged window framing. BMC 16.04.060(a)

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

214
Living Room
Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

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

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

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

Properly secure the loose GFCI receptacle east side of sink. BMC 16.04.60(b)

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

215
Kitchen
Repair garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

Bedroom A
Repair the window to be fully openable and to function as intended. BMC 16.04.060(b)

A/B Bathroom
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

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

C/D Hallway
Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Bedroom C
The windows in this room were not inspected at the time of the cycle inspection as there was no access to them. The windows in this room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

216
Living Room
Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Interior walls of the water heater closet shall be free of peeling paint and deteriorated drywall/plaster. BMC 16.04.060(a)

Bedroom B
Properly repair/ replace the damaged window framing. BMC 16.04.060(a)

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

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

313
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

A/B Bathroom
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

C/D Hallway
Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

314
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

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

315
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

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

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

316
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Bedroom B
Properly repair/ replace the damaged window framing. BMC 16.04.060(a)

C/D Bathroom
Properly secure the loose GFCI receptacle adjacent to the sink. BMC 16.04.060(b)

Building E
117
Bedroom A
Properly secure the smoke detector to its mounting hardware. IC 22-11-18-3.5

Bedroom B
Properly secure the smoke detector to its mounting hardware. IC 22-11-18-3.5

A/B Bathroom
Properly repair the ceiling and surface-coat it. BMC 16.04.060(a)

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

C/D Bathroom
Clean and service the exhaust fan so that it functions as intended (dirty and loud). BMC 16.04.060(c)

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

Water Heater Closet
Install a TPR valve discharge tube. BMC 16.04.060(c)

118
This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

120
Furnace Closet
Clean the heating/air conditioning grille. BMC 16.04.060(c)

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

217
Laundry Room
Provide a complete directory of all service panels and circuits. BMC 16.04.020

Kitchen
Properly secure the sprayer on the kitchen sink so that it functions as intended. BMC 16.04.060(c)

C/D Bathroom
Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

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

218
Kitchen
Properly repair the ice maker in the freezer to function as intended (tenant reports it does not work). BMC 16.04.060(c)

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

C/D Bathroom
Repair the door to function as intended (difficult to close). BMC 16.04.060(a)

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

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

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

219

Kitchen

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

Bedroom A

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

220

Laundry Room

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

A/B Hallway

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

A/B Bathroom

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

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

Bedroom A

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

Bedroom B

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

C/D Hallway

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

317

Furnace Closet

Replace the damaged door to the furnace closet room. BMC 16.04.060(a)

318

Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

A/B Hallway

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

Bedroom A

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

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

319
Laundry
Provide a complete directory of all service panels and circuits. BMC 16.04.020

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

A/B Bathroom
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Connect the dryer exhaust so that it vents to the exterior of the building envelope. BMC 16.04.060(c)

C/D Hallway
Provide operating power to smoke detector. IC 22-11-18-3.5

320
Laundry
Provide a complete directory of all service panels and circuits. BMC 16.04.020

A/B Bathroom
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Building F
122
A/B Bathroom
Properly seal the edge of the floor around the perimeter of the room including along the front of the tub. BMC 16.04.060(a)

C/D Bathroom
Properly seal the edge of the floor around the perimeter of the room including along the front of the tub. BMC 16.04.060(a)

124
Repair the smoke detectors to be hard-wired and inter-connected and to function as intended. IC 22-11-18-3.5

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

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

A/B Bathroom
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

C/D Bathroom
Properly seal the edge of the floor around the perimeter of the room including along the front of the tub. BMC 16.04.060(a)

221
Entry
Properly seal the edge of the floor around the perimeter. BMC 16.04.060(a)

A/B Bathroom
Eliminate the constant running water at the stool. BMC 16.04.060(c)

A/B Hallway
Properly secure the return air vent cover. BMC 16.04.060(a)

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

Bedroom D
Replace the missing hard-wired inter-connected smoke detector with same. IC 22-11-18-3.5

222
Repair the smoke detectors to be hard-wired and inter-connected and to function as intended. IC 22-11-18-3.5

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

223
Bedroom B
Replace the missing battery in the smoke detector. IC 22-11-18-3.5

224
Living Room
Properly repair and surface coat the damaged ceiling at the heat vent. BMC 16.04.060(a)

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

C/D Bathroom
Repair/replace the broken sink stopper. BMC 16.04.060(a) (Left Sink).

321
Bedroom D
Repair the smoke detectors to be hard-wired and inter-connected and to function as intended. IC 22-11-18-3.5

322
C/D Bathroom
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Bedroom B
Replace the missing hard-wired inter-connected smoke detector with same. IC 22-11-18-3.5
C/D Bathroom
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Building G
125
Kitchen
Properly install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Water Heater Closet
Repair/replace the existing water heater exhaust vent. Exhaust vent must have at least ¼" per foot of rise to vent properly. BMC 16.04.020 and BMC 16.04.060(c)

126
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

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

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

127
Water Heater Closet
Install a TPR valve discharge tube. BMC 16.04.060(c)

Bedroom C
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

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

128
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

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

225
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

A/B Hallway
Provide operating power to smoke detector. IC 22-11-18-3.5

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

226
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

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

Water Heater Closet
Install a TPR valve discharge tube. BMC 16.04.060(c)

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

227
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Water Heater Closet
Install a TPR valve discharge tube. BMC 16.04.060(c)

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

Bedroom A
Repair/replace the door to fit jamb and close and latch properly. BMC 16.04.060(a)

228
Water Heater Closet
Install a TPR valve discharge tube. BMC 16.04.060(c)

Kitchen
Secure loose GFCI electrical receptacle on left side of sink. BMC 16.04.060(b)

325
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Water Heater Closet
Install a TPR valve discharge tube. BMC 16.04.060(c)

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

326
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Bedroom B
Repair/replace the loose/damaged protective cover for the light fixture. BMC 16.04.060(c)

Kitchen
Repair/replace stove to function as intended. Right rear burner does not work. BMC 16.04.060(a)

C/D Bathroom
Eliminate the water leak in sink. BMC 16.04.060(c)

327
Water Heater Closet
Install a TPR valve discharge tube. BMC 16.04.060(c)

328
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Water Heater Closet
Install a TPR valve discharge tube. BMC 16.04.060(c)

A/B Bathroom
Secure loose GFCI electrical receptacle on left side of sink. BMC 16.04.060(b)

Properly seal the entire perimeter of the floor around the toilet. BMC 16.04.060(a)

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

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

Building H

129

Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

A/B Bathroom

Secure toilet to its mountings. BMC 16.04.060(a)

Furnace Closet

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

130

A/B Hallway

Provide operating power to smoke detector, battery needs replaced. IC 22-11-18-3.5

131

Water Heater Closet

The TPR valve discharge tube needs to extend within 6 inches of the floor. BMC 16.04.060(c)

132

Kitchen

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

C/D Bathroom

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

229

A/B Hallway, C/D Hallway

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

231

A/B Hallway

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

232

Living Room

Properly repair or replace loose, damaged, or missing floor covering. Carpet in the living room is torn, and the linoleum is coming up at the entry door. BMC 16.04.060(a)

A/B Hallway

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

Furnace Closet

Clean return air vent in the door to the furnace closet. BMC 16.04.060(c)

A/B Bathroom
Secure toilet to its mountings. BMC 16.04.060(a)

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

329
A/B Bathroom
Clean and service the exhaust fan, repair/replace to function as intended. BMC 16.04.060(c)

C/D Hallway
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

330
Bedroom A
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

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

331
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

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

C/D Bathroom
Repair sink drain to function as intended. BMC 16.04.060(b)

332
Bedroom A
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

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)

Building I
133
C/D Bathroom
Repair/replace the damaged sink stopper. BMC 16.04.060(a) (Right sink).

134
A/B Bathroom
Secure toilet to its mountings. BMC 16.04.060(c)

C/D Hallway
Replace the missing hard-wired inter-connected smoke detector with same. IC 22-11-18-3.5

Bedroom C
Replace the missing hard-wired inter-connected smoke detector with same. IC 22-11-18-3.5

135
Kitchen
Provide a complete directory of all service panels and circuits. BMC 16.04.020

136
Repair the smoke detectors to be hard-wired and inter-connected and to function as intended. IC 22-11-18-3.5

C/D Bathroom
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c) (Very loud).

233
Living Room
Repair the ceiling in the water heater closet. BMC 16.04.060(a)

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

234
Repair the smoke detectors to be hard-wired and inter-connected and to function as intended. IC 22-11-18-3.5

235
Repair the smoke detectors to be hard-wired and inter-connected and to function as intended. IC 22-11-18-3.5

236
Kitchen
Provide a complete directory of all service panels and circuits. BMC 16.04.020

Bedroom C
Replace the missing hard-wired inter-connected smoke detector with same. IC 22-11-18-3.5

333
Kitchen
Provide a complete directory of all service panels and circuits. BMC 16.04.020

335
Kitchen
Provide a complete directory of all service panels and circuits. BMC 16.04.020

336
Living Room
Replace the missing/non-functioning hard-wired inter-connected smoke detectors with same. IC 22-11-18-3.5

Bedroom B
Replace the broken closet door. BMC 16.04.060(a)

Bedroom D
Replace the missing hard-wired inter-connected smoke detector with same. IC 22-11-18-3.5

Building J
137
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

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

Laundry Room
Provide a complete directory of all circuits in the electrical service panel. BMC 16.04.020

138
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Laundry Room
Provide a complete directory of all circuits in the electrical service panel. BMC 16.04.020

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

139
Living Room
Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Laundry Room
Provide a complete directory of all circuits in the electrical service panel. BMC 16.04.020

Bedroom A
Properly repair window to be openable and to function as intended. BMC 16.04.060(b)

A/B Bathroom
Repair/ replace the missing / damaged drain plugs. BMC 16.04.060(c)

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

237
Living Room
Interior walls of the water heater closet shall be free of peeling paint and deteriorated drywall/plaster. BMC 16.04.060(a)

Laundry Room
Provide a complete directory of all circuits in the electrical service panel. BMC 16.04.020

238
Laundry Room
Provide a complete directory of all circuits in the electrical service panel. BMC 16.04.020

A/B Bathroom
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

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

239
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

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

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

Laundry Room
Provide a complete directory of all circuits in the electrical service panel. BMC 16.04.020

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

Bedrooms B, Bedroom C
The windows in this room were not inspected at the time of the cycle inspection as there was no access to them. The windows in this room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

A/B Bathroom
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

240
Laundry Room
Provide a complete directory of all circuits in the electrical service panel. BMC 16.04.020

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

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

A/B Bathroom
Repair the toilet in a manner so that it functions as intended and prevents the water from constantly running. BMC 16.04.060(c)

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

337
Living Room
Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Repair/replace the damaged door to the water heater closet. BMC 16.04.060(a)

Properly secure the manifold door back to the water heater. BMC 16.04.060(b)

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

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

Laundry Room
Provide a complete directory of all circuits in the electrical service panel. BMC 16.04.020

338
A/B Bathroom
This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property**. BMC 16.03.040

Bedroom C
Install/replace battery in smoke detector so that it functions as intended. IC 22-11-18-3.5

339
A/B Hallway
Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

C/D Hallway
Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

A/B Bathroom
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

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

Repair the toilet in a manner so that it functions as intended and prevents the water from constantly running. BMC 16.04.060(c)

Bedrooms A, B, C, D
Replace the missing smoke detectors. The missing smoke detectors were hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

340
Living Room
Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

A/B Bathroom
GFCI outlet shall trip as intended. BMC 16.04.060(b)

Building K
141
Water Heater Closet:
Install a TPR valve discharge tube. BMC 16.04.060(c)

A/B Bathroom
Repair the right sink faucet to function as intended (no stops on handles). BMC 16.04.060(c)

142
A/B Hallway
Provide operating power to smoke detector. IC 22-11-18-3.5

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

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

143
Kitchen
Repair the right GFCI outlet to function as intended. BMC 16.04.060(b)

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

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

A/B Hallway
Provide operating power to smoke detector. IC 22-11-18-3.5

A/B Bathroom
Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

144
C/D Bathroom
Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

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

241
A/B Bathroom
Clean and service the exhaust fan so that it functions as intended (dirty and loud). BMC 16.04.060(c)

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

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

242
Furnace Closet
Clean the heating/air conditioning grille. BMC 16.04.060(c)

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

C/D Bathroom
Properly secure the GFCI outlet. BMC 16.04.060(b)

243
C/D Hallway
Provide operating power to smoke detector. IC 22-11-18-3.5

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

341
A/B Bathroom
Repair the lock/latch on the interior door to function as intended. BMC 16.04.060(c)

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

342
Entry
Scrape and paint the ceiling outside of the entry door. BMC 16.04.050(e)

A/B Bathroom
Clean and service the exhaust fan so that it functions as intended (dirty and loud). BMC 16.04.060(c)

343
Furnace Closet
Clean the heating/air conditioning grille. BMC 16.04.060(c)

A/B Bathroom
Repair the toilet so that it functions as intended (water runs intermittently). BMC 16.04.060(c)

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

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

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

Building L
145
Water Heater Closet
Install a TPR valve discharge tube. BMC 16.04.060(c)

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

A/B Bathroom
Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed on the door jambs. BMC 16.04.060(f)

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

C/D Hallway
Provide operating power to smoke detector, hardwire. IC 22-11-18-3.

146
Bedroom B
Secure loose electrical receptacle. BMC 16.04.060(b)

C/D Bathroom
Secure toilet to its mountings. BMC 16.04.060(a)

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

147
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

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

Furnace Closet
Clean return air vent in the door to the furnace closet. BMC 16.04.060(c)

A/B Hallway
Repair or replace existing smoke detector in a manner so that it functions as intended. The smoke detector is inaudible. IC 22-11-18-3.5

Bedroom D
Secure loose electrical receptacle on East wall. BMC 16.04.060(b)

148
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Furnace Closet
Repair/replace the door to fit jamb and close and latch properly. BMC 16.04.060(a)

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

245
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

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

Kitchen
Properly service the refrigerator. (Is abnormally loud) BMC 16.04.060(c)

Water Heater Closet
Repair/replace the door to fit jamb and close and latch properly. BMC 16.04.060(a)

246
Living Room
Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

Water Heater Closet
Repair/replace the door to fit jamb and close and latch properly. BMC 16.04.060(a)

Install a TPR valve discharge tube. BMC 16.04.060(c)

A/B Bathroom
Replace or repair the GFCI outlet to function as intended. BMC 16.04.060(b)

Bedroom D
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

247
A/B Bathroom
Replace the missing/broken protective cover for the light fixture in the toilet/tub room. BMC 16.04.060(c)

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

248
Water Heater Closet
Install a TPR valve discharge tube. BMC 16.04.060(c)

A/B Hallway
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

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

Repair/replace the door to toilet/tub room. BMC 16.04.060(a)

Bedroom D
Repair/replace the door to close and latch properly. BMC 16.04.060(a)

345
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Bedroom D
Repair or replace existing smoke detector in a manner so that it functions as intended. It is not loud enough to be heard. IC 22-11-18-3.5

346
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

A/B Bathroom, C/D Bathroom
Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

348
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

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

Building M
149
Living Room
Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

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

150
Bedroom A, Bathroom A
This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Bathroom B
Repair the toilet in a manner so that it functions as intended and prevents the water from constantly running. BMC 16.04.060(c)

151
Bedroom A, Bathroom A
This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property**. BMC 16.03.040

152
Kitchen
Repair garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

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

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

249
Living Room
Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

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

Water Heater Closet
A minimum clearance of 36" shall be maintained between combustibles and fuel fired appliances. BMC 16.04.060(c)

250
Bedroom A
Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Bathroom B
Secure toilet to its mountings. BMC 16.04.060(c)

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

251
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)

252

Living Room

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

Kitchen

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

349

Living Room

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

Bedroom A

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

350

Living Room

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

Bathroom B

Properly secure the loose receptacle adjacent to the sink. BMC 16.04.060(b)

Bedroom A

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.

Bathroom A

Clean, service and repair the exhaust fan. BMC 16.04.060(c)
Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Water Heater Closet

A minimum clearance of 36" shall be maintained between combustibles and fuel fired appliances. BMC 16.04.060(c)

351

Bathroom B

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

352

Water Heater Closet

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

Bathroom A

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

Kitchen
Repair the refrigerator to function as intended. (The drain line is clogged). BMC 16.04.060(c)

Building N
153
Bedroom A
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

154
Living Room
Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

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

Water Heater Closet
Determine the source and eliminate the leak to the water heater. BMC 16.04.060(b)

155
Bedroom B
Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

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

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

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

Eliminate the mold/ mildew and properly prepare and surface coat the water damaged area of the wall. BMC 16.04.060(a)

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

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

Eliminate the mold/ mildew and properly prepare and surface coat the water damaged area of the wall. BMC 16.04.060(a)

156
Water Heater Closet
Install a TPR valve discharge tube. BMC 16.04.060(c)

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

253
Living Room
Repair or replace door knob/lock assembly to the entry door in a manner so that it functions as intended. BMC 16.04.060(b)

254
Water Heater Closet
A minimum clearance of 36" shall be maintained between combustibles and fuel fired appliances. BMC 16.04.060(c)

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

Bathroom B
Properly secure the loose receptacle adjacent to the sink. BMC 16.04.060(b)

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

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

255
Laundry Room
Properly clean / service the clogged dryer vent so that it may function as intended. BMC 16.04.060(b)

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

256
Bathroom B
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Laundry Room
Properly repair/ replace the damaged dryer vent so that it may function as intended. BMC 16.04.060(b)

353
Bathroom A
Repair the surface of the ceiling above the toilet to be free of peeling paint and sagging materials. BMC 16.04.060(a)

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

354
Bathroom B
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

355
Living Room
Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

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

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

356
Water Heater Closet
Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

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

Building O
157
Water Heater Closet
A minimum clearance of 36" shall be maintained between combustibles and fuel fired appliances. BMC 16.04.060(c)

Bathroom A
Replace the non functioning electrical receptacle adjacent to the sink. BMC 16.04.060(b)

Bathroom B
Replace the non functioning electrical receptacle adjacent to the sink. BMC 16.04.060(b)

157
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)

159
Living Room
Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

Bedroom A
Repair the hole in the east wall. BMC 16.04.060(a)

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

Water Heater Closet
Determine the source and eliminate the leak to the water heater. BMC 16.04.060(b)

160
Water Heater Closet
Repair the damaged supply/return grille on the door. BMC 16.04.060(c)

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

Eliminate the mold / mildew from the walls and properly surface coat the water damaged area. BMC 16.04.060(a)

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

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

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

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

257
Water Heater Closet
Properly secure the heat tape around the water heater flue. BMC 16.04.060(c)

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

258
Water Heater Closet
A minimum clearance of 36" shall be maintained between combustibles and fuel fired appliances. BMC 16.04.060(c)

Bathroom A
Clean, service and repair the exhaust fan. BMC 16.04.060(c)

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

357
Water Heater Closet
A minimum clearance of 36" shall be maintained between combustibles and fuel fired appliances. BMC 16.04.060(c)

Right Bathroom
Secure toilet to its mountings. BMC 16.04.060(c)

Building P
161
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Kitchen
Repair garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

162
Water Heater Closet
A minimum clearance of 36" shall be maintained between combustibles and fuel fired appliances. BMC 16.04.060(c)

163
Living Room
Secure loose electrical receptacle by furnace closet. BMC 16.04.060(b)

Bedroom A
Repair or replace existing smoke detector in a manner so that it functions as intended. The smoke detector is not audible. IC 22-11-18-3.5

164
Bathroom A/B
Replace non-functioning GFCI electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

261
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

262
Bathroom B
Repair sink drain to function as intended. BMC 16.04.060(b)
Properly repair or replace sink cabinet so that the door will open. BMC 16.04.060(a)

Bedroom B
Secure loose electrical receptacle, north wall. BMC 16.04.060(b)

263
Kitchen
Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.030(c)

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

264
Laundry Room
Provide a complete directory of all service panels and circuits. BMC 16.04.020

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

361
Bathroom A
Properly repair or replace sink cabinet so that the door will open. BMC 16.04.060(a)

Bathroom B
Secure toilet to its mountings. BMC 16.04.060(a)

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

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

362
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Bedroom A
Repair/replace the door to open/close easily. BMC 16.04.060(a)

Living Room
Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

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

Bathroom B
Determine the source and eliminate the water leak at the sink. BMC 16.04.060(b)

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

363
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

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

Bathroom B
Repair/replace the door to fit jamb and open/close easily. BMC 16.04.060(a)

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

364
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

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

Bedroom A
Repair/replace the door to fit jamb and open/close easily. BMC 16.04.060(a)

Bathroom B
Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(b)

Water Heater Closet
Install a TPR valve discharge tube. BMC 16.04.060(c)

360
Water Heater Closet
Install a TPR valve discharge tube. BMC 16.04.060(c)

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

Right Bathroom
Clean, service and repair the exhaust fan. BMC 16.04.060(c)

Repair the toilet in a manner so that it functions as intended and prevents the water from constantly running. BMC 16.04.060(c)

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

Building Q

165

Living Room

Repair or replace existing smoke detector in a manner so that it functions as intended. The smoke detector is not audible. IC 22-11-18-3.5

Properly repair or replace loose, damaged, or missing floor covering at the transition strip to the linoleum. BMC 16.04.060(a)

166

Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

167

Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Bathroom A

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

Bathroom B

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

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

Kitchen

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

168

Bathroom A

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

Bathroom B

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(b)

265

Laundry Room

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

Bedroom B

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

Secure loose electrical receptacle by the bed. BMC 16.04.060(b)

Bathroom B

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

Secure toilet to its mountings. BMC 16.04.060(a)

266

Bedroom A

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

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

Living Room

Repair or replace deadbolt on balcony door so that it functions as intended. BMC 16.04.060(c)

267

Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Water Heater Closet

Install a TPR valve discharge tube. BMC 16.04.060(c)

A minimum clearance of 36" shall be maintained between combustibles and fuel fired appliances. BMC 16.04.060(c)

Kitchen

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

268

Water Heater Closet

A minimum clearance of 36" shall be maintained between combustibles and fuel fired appliances. BMC 16.04.060(c)

Bedroom A

Repair/replace the fan blades for the light fixture so they are secure. BMC 16.04.060(b)

Laundry Room

Connect the dryer exhaust so that it vents to the exterior of the building envelope. BMC 16.04.060(c)

Kitchen

Repair/replace non-functioning GFCI electrical receptacle next to the stove with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

365

Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Bedroom A

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

Bathroom A

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

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

Water Heater Closet
Install a TPR valve discharge tube. BMC 16.04.060(c)

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

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)

366
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

368
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

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

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

Water Heater Closet
A minimum clearance of 36" shall be maintained between combustibles and fuel fired appliances. BMC 16.04.060(c)

Kitchen
Repair/replace non-functioning GFCI electrical receptacle next to the stove with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

Building R
170
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Bathroom B
Secure toilet to its mountings. BMC 16.04.060(a)

171
Bedroom A
Secure loose electrical receptacle by the bathroom. BMC 16.04.060(b)

172
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Entry
Repair or replace deadbolt on entry door so that it functions as intended. BMC 16.04.060(c)

270
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Water Heater Closet
A minimum clearance of 36" shall be maintained between combustibles and fuel fired appliances. BMC 16.04.060(c)

Living Room
Repair or replace existing smoke detector in a manner so that it functions as intended. The smoke detector is not audible. IC 22-11-18-3.5

271
Bathroom A
Repair/replace the damaged door to latch and function as intended. BMC 16.04.060(a)

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

Water Heater Closet
A minimum clearance of 36" shall be maintained between combustibles and fuel fired appliances. BMC 16.04.060(c)

272
Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Bathroom A
Repair/replace the damaged door to latch and function as intended. BMC 16.04.060(a)

Bedroom B
Repair or replace existing smoke detector in a manner so that it functions as intended. The smoke detector is not audible. IC 22-11-18-3.5

Kitchen
Repair/replace non-functioning GFCI electrical receptacle next to the refrigerator with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020

Living Room
Repair/replace the damaged door to open/latch and function as intended. BMC 16.04.060(a)

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

369

Bedroom A

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

Bathroom A

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

Water Heater Closet

Repair/replace the damaged door so it will latch properly. BMC 16.04.060(a)

Laundry Room

Connect the dryer exhaust so that it vents to the exterior of the building envelope. BMC 16.04.060(c)

370

Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Laundry Room

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

Water Heater Closet

A minimum clearance of 36" shall be maintained between combustibles and fuel fired appliances. BMC 16.04.060(c)

371

Repair all smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Laundry Room

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

Water Heater Closet

A minimum clearance of 36" shall be maintained between combustibles and fuel fired appliances. BMC 16.04.060(c)

372

Kitchen

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

Laundry Room

Repair/replace the damaged door to function as intended. BMC 16.04.060(a)

Building S

173

Laundry Room

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

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

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

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

174
Kitchen
Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

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

276
Bathroom A
Repair the faucet to eliminate the constant dripping/leak. BMC 16.04.060(c)

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

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

373
Furnace Closet
Replace missing furnace cover. BMC 16.04.060(c)

376
Bathroom A
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Building T
178
Bathroom A
Repair tub drain to function as intended. BMC 16.04.060(b)

Living Room
Repair/replace the damaged balcony door knob to function as intended. BMC 16.04.060(a)

179
Kitchen
Repair or replace the peeling linoleum. BMC 16.04.060(a)

277
Living Room
Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

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

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

278
Bathroom B
Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

279
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)

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

280
Bedroom B
Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

378
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)

379
Bathroom A
Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(b)

380
Kitchen
Secure the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

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

Building U

181

Living Room

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

Laundry Room

Repair/replace the damaged door to function as intended. BMC 16.04.060(a)

Bathroom A

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

182

Entry Door

Repair or replace damaged door threshold in a manner so that it is reasonably weather tight, excludes the entrance of rodents, and functions as intended. BMC 16.04.060(a)

Bedroom B

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

183

Bedroom A

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

Bathroom A

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

Bathroom B

Properly repair light switch so that they function as intended. BMC 16.04.060(c)

281

Entry Door

Repair/replace the damaged door knob to function as intended. BMC 16.04.060(a)

282

Bedroom A

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

Bathroom A

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

381
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

Bathroom A
Repair tub drain to function as intended. BMC 16.04.060(b)

383
Bedroom A
Properly repair or replace loose, damaged, or missing floor covering at the door. BMC 16.04.060(a)

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

384
Laundry Room
Provide a complete directory of all service panels and circuits. BMC 16.04.020

260
Living Room
Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

DUPLEX
401
No violations noted.

402
Kitchen
Properly replace the broken hot water handle to the kitchen sink. BMC 16.04.060(a)

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

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

EXTERIOR

General Violations

1) Label all disconnects for AC units, electrical boxes, and all shutoffs for gas meters with paint markers or stickers. The use of permanent markers is not suggested. BMC 16.04.020 (a) (3)

2) Repair all damaged dryer vent covers to prevent the entry of birds and other pests. BMC 16.04.050(a)

3) 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)

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

5) Properly repair or replace 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)

Building A
See General Statements

Secure loose siding at south gable end. BMC 16.04.050(a)

Secure loose trim at diamond shape on the southwest side at the top. BMC 16.04.050(a)

Building B
See General Statements

Replace missing soffit on the northeast corner. BMC 16.04.050(a)

Repair/replace detached siding around dryer vents. BMC 16.04.050(a)

Repair/replace loose/deteriorated siding on the north end at the top. BMC 16.04.050(a)

Repair/replace loose/deteriorated siding on the east side at the top. BMC 16.04.050(a)

105
Electric cords/extension cords shall not pass through doorways or windows. BMC 16.04.020(a) (Indiana Electric Code Section 400.8).

306
Properly repair and surface coat the water damaged siding right of the hand rail at the deck floor. BMC 16.04.050(a)

Building C
See General Statements

Repair/replace loose and deteriorated siding above common hallway northwest side. BMC 16.04.050(a)

Repair/Replace 2nd floor emergency lighting next to apartment 211 to function as intended. BMC 16.04.050(c)

110
Exterior Front Door
Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Building D
See General Statements

113
Replace the broken globe for the light fixture. BMC 16.04.050(b)

East Stairway
Properly tighten and secure the stairway and handrails. BMC 16.04.050(b)

315
Replace the broken globe for the light fixture. BMC 16.04.050(b)

Secure loose trim at the gable end above common hallway west side. BMC 16.04.050(a)

Secure loose trim adjacent to unit 316 west side. BMC 16.04.050(a)

Replace missing soffit adjacent unit 316. BMC 16.04.050(a)

Secure loose trim and siding on the east side above common hallway. BMC 16.04.050(a)

Building E
See General Statements

218
Entry
Repair the front porch light to function as intended. BMC 16.04.060(c)

Building F
See General Statements

Properly repair/replace the broken stair tread on north side stairs, First step after landing to third floor. BMC 16.04.050(a)

223
Properly repair and surface coat the rot/deterioration at the right of the entry door. BMC 16.04.050(a)

224
Repair the hole in the wall left side of the guardrail at the deck level. BMC 16.04.050(a)

Building G
See General Statements

325
Entry
Secure the exterior porch light fixture. BMC 16.04.050(c)

Repair/Replace 2nd floor emergency lighting next to apartment 227 to function as intended. BMC 16.04.050(c)

Building H
See General Statements

Repair/Replace 2nd floor emergency lighting next to apartment 230 to function as intended. BMC 16.04.050(c)

Building I
See General Statements

336
Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Building J
See General Statements

137
Replace the broken globe for the light fixture. BMC 16.04.050(b)

Building K
342
Entry
Scrape and paint the ceiling outside of the entry door. BMC 16.04.050(e)

See General Statements

Building L
See General Statements.

Repair/Replace emergency lighting next to apartments 145, 146, 246, and 346 to function as intended. BMC 16.04.050(c)

Replace the missing protective cover for the light fixture outside of Unit 147. BMC 16.04.050(a)

Properly secure the disconnects for the AC units on the east side (for units 246 & 346). BMC 16.04.050(b)

Building M
See General Statements

Properly secure and replace loose and missing shingles on the roof. BMC 16.04.050(a)

Repair the loose siding on the southwest corner. BMC 16.04.050(a)

Building N
See General Statements

Secure/reinforce the handrail on the south side so it is capable of withstanding normally imposed loads. BMC 16.04.050(b)

Building O
See General Statements

Building P
See General Statements

Repair/Replace emergency lighting next to apartments 163, 246, 364, and 363 to function as intended. BMC 16.04.050(c)

Secure the handrail on second floor south staircase so it is capable of withstanding normally imposed loads. BMC 16.04.050(b)

Repair/replace detached siding above common hallway at top of gable. BMC 16.04.050(a)

Repair/replace detached siding at top of east side gable. BMC 16.04.050(a)

Repair/replace detached fascia on south side at gutter by 361. BMC 16.04.050(a)

Repair/replace detached siding around a/c units. BMC 16.04.050(a)

Building Q
See General Statements

Repair/replace detached siding above common hallway at top of gable. BMC 16.04.050(a)

Repair/replace detached siding and trim southwest bottom corner. BMC 16.04.050(a)

Repair/replace detached fascia at southwest corner. BMC 16.04.050(a)

Repair/replace detached insignia and trim for north and west sides. BMC 16.04.050(a)

Repair/replace detached trim below building # common hallway. BMC 16.04.050(a)

Building R
See General Statements

Repair/Replace 2nd floor emergency lighting next to apartment 271 to function as intended. BMC 16.04.050(c)

Secure loose soffit adjacent to unit 372. BMC 16.04.050(a)

Paint insignia above common hallway. BMC 16.04.050(a)

Repair/replace detached siding for insignia on east end. BMC 16.04.050(a)

Replace missing soffit on southeast corner. BMC 16.04.050(a)

Repair/replace detached insignia and paint. BMC 16.04.050(a)

Paint trim around 3rd floor hallway opening on the south side. BMC 16.04.050(a)

Paint fascia on the south side above a/c units. BMC 16.04.050(a)

Building S
See General Statements

3rd floor landing secure light fixture. BMC 16.04.050(c)

Paint trim on south side adjacent to common hallway. BMC 16.04.050(a)

Secure loose siding on the west end at the top. BMC 16.04.050(a)

Repair/replace damaged attic vent on the west side. BMC 16.04.050(a)

Secure loose siding on the north side at the common hallway at the top. BMC 16.04.050(a)

Secure loose a/c quick disconnects for units 173 and 373. BMC 16.04.050(b)

Secure loose GFCI receptacle adjacent to a/c disconnects. BMC 16.04.050(b)

Building T
See General Statements

Building U
See General Statements

Properly replace the missing soffit on the northwest corner. BMC 16.04.050(a)

Properly secure the loose siding by the insignia on the west side. BMC 16.04.050(a)

Properly replace the rotted window frame on the second-floor window (west side, south window) BMC 16.04.050(a)

Properly secure the disconnects for the AC Units on the south side. BMC 16.04.050(b)

Duplex
See General Statements.

Remove all cigarette butts around entry of Unit 402. BMC 16.04.050(a)

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

OTHER REQUIREMENTS

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

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

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 for Extension of Time

Meeting Date:	March 18, 2015	
Petition Type:	An extension of time to complete repairs.	
Petition Number:	15-TV-58	
Address:	1001 W. 6th St.	
Petitioner:	Roderick Stark	
Inspector:	John Hewett	
Staff Report:	February 4, 2014	Cycle Inspection
	May 9, 2014	Reinspection, All complied except exterior paint
	June 5, 2014	Issued temporary permit.
	December 19, 2014	Sent exterior extension reminder
	February 3, 2015	Received appeal
Staff recommendation:	Grant an extension of time	
Conditions:	All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.	
Compliance Deadline:	April 31, 2015	
Attachments:	Exterior extension reminder Temporary permit and Appeal	

RECEIVED
FEB 03 2015
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: 1001 W. 6th

Petitioner's Name: Roderick Stark

Address: 7850 W. Elwren Rd

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812 320-2553 Email Address: rstark@indiana.edu

Property Owner's Name: same as above

Address:

City: State: Zip Code:

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 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 15-TV-58

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.

Outside paint needs touched up. Winter weather has made this difficult to schedule. Will be able to complete by the end of April at the latest.

Signature (required): [signature]

Name (please print): RODERICK STARK Date: 2/3/2015

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

DEC 19 2014

Exterior Extension Reminder Report

2646

OWNERS

Stark, Roderick B.
7850 W. Elwren Road
Bloomington, IN 47403

Prop. Location: 1001 W 6th ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: 1/1/3 1/2/3

Date Inspected: 02/04/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspectors: John Hewett
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure:

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 02/03/2015.

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.

Exterior

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

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 1001 + 1003 W 6th ST.

This Temporary Permit indicates that the interior violations listed on the Cycle Inspection Report dated 02/04/2014, 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 02/04/2014; 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, 02/03/2015.

Director: [signature] Date 6/5/14

Revised 02/10

City of Bloomington
H.A.N.D.

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

Meeting Date:	March 18, 2015
Petition Type:	Rescind a variance
Petition Number:	15-RV-59
Address:	403 S. Jordan Ave.
Petitioner:	HAND
Inspector:	Dee Wills
Staff Report:	November 03, 2014 Completed Cycle Inspection February 04, 2015 Application for Appeal

This property built in 1921, was previously granted a variance to the minimum size, ceiling height, and sharing a bath requirements of the Property Maintenance Code . The Residential Rental and Lodging Establishment Inspection Program does not include a minimum size, ceiling height and sharing a bath requirement and the Building Code in place at the time of construction did not address minimum size, ceiling height, and sharing a bath; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Application for Appeal

RECEIVED
FEB 04 2015
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: 403 S. Jordan Ave

Petitioner's Name: HAND

Address: 401 N. Morton

City: Bloomington State: In Zip Code: —

Phone Number: — Email Address: —

Property Owner's Name: Allen & Deborah Rosenberg

Address: 12546 Scottish Bend

City: Carmel State: In Zip Code: 46033

Phone Number: 317-573-9351 Email Address: rose-lo@sbcglobal.net

Occupants: —

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

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

Please circle the petition type that you are requesting:

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

B) A modification or exception to the 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 15-RV-59

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 Minimum Size, Ceiling Height, and Sharing A Bathroom Building Code in place at the time of Construction, did not address Minimum Size Ceiling Height or Sharing A Bathroom Variance needs to be Rescinded

Signature (required): Dee Wells

Name (please print): DEE WILLS Date: 2-4-2015

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: March 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-60

Address: 1812 W. Sunstone Dr.

Petitioner: Mark Wynalda

Inspector: Maria McCormick

Staff Report: During the cycle inspection it was noted that the egress windows in the bedrooms do not meet egress requirements for the time of construction. The petitioner is requesting an extension of time to obtain a variance from the state of Indiana.

Openable area required: 5.70 sq. ft.	Existing area: 5.16 sq. ft.
Clear width required: 20"	Existing width: 31"
Clear height required: 22"	Existing height: 24"
Maximum sill height: 44" above finished floor	Existing sill: 26 ½ "

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: April 30, 2015

Attachments: Application for Appeal; Remaining Violations Report

RECEIVED
FEB 05 2015
BY:

BLOOMINGTON

Board of Appeals

hand@bloomington.in.gov

NOTE: A $20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

Property Address: 1812 W. Sunstone Dr. Bloomington, IN 47403

Petitioner's Name: Mark Wynalda

Address: 6140 West Duvall Road

City: Bloomington State:IN Zip Code: 47403

Phone Number: (812) 278-6960 Email Address: mwynalda@yahoo.com

Property Owner's Name: Brian Kirk

Address: 6552 Trask Terrace

City: Alexandria State:VA Zip Code: 22315

Phone Number: (323) 919-0060 Email Address: brian.kirk.usc@gmail.com

Occupants: Tim and Cindy Ward

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 check the petition type that you are requesting:

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

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

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

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

OFFICE USE ONLY

Petition Number 15-TV-60

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 am requesting an extension of time to bring the property into compliance. Currently there is one violation for the emergency egress window in the upstairs bedroom not meeting code requirements. I have submitted an application for a variance to the Indiana Department of Homeland Security. I have a tentative approval pending the next board meeting date. The board will not be meeting until early March. I am requesting an extension of time until March 31, 2015. This will be give me enough time to ensure the variance has been approved through Indiana DHS. I will most likely get approval earlier in which case I will immediately hand over the variance approval to HAND.

Signature (required): _____ 5 FEB 2015

Name (please print): Mark Wynalda Date: January 27, 2015

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

JAN 2 2 2015

10456

OWNERS

Kirk, Brian P.
326 Brookside Drive
Chico, CA 95928

AGENT

Wynalda, Mark
6140 W. Duvall Road
Bloomington, IN 47403

Prop. Location: 1812 W Sunstone DR
Units/Bedrooms/Max # of Occupants: 1/2/3
Date Inspected: 09/02/2014
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 2

Number of Units/Structures: 1/1

Inspectors: Maria McCormick
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

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

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

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

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.

2nd Level –

Rear Bedroom 12-2 x 15-0/Bath; Front Bedroom 11-0 x 17-10:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 2011. The relevant code is the 2005 Indiana Residential Code, section: R310.1.

Openable area required: 5.0(ground floor) 5.7sq. ft. Existing area: 5.16 sq. ft.

MM

Clear width required: 20"	Existing width: 31"
Clear height required: 22"	Existing height: 24"
Maximum sill height: 44" above finished floor	Existing sill: 26 ½ "

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.

City of Bloomington
H.A.N.D.

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

Meeting Date:	March 18, 2015
Petition Type:	An extension of time to complete repairs.
Petition Number:	15-TV-61
Address:	1115 N. College Ave.
Petitioner:	Candi Mullis
Inspector:	Dee Wills
Staff Report:	January 13, 2014 Completed Cycle Inspection April 04, 2014 Completed and Sent Remaining Violation Report May 28, 2014 Completed and Sent 2nd Remaining Violation Report August 04, 2014 Completed Re-inspection November 18, 2014 Completed and Sent Exterior Extension Reminder report, February 06, 2015 Received Application for Appeal The petitioner is requesting an extension of time to complete the exterior painting repairs due to current weather conditions. The petitioner has recently received management of this property. The previous owner did not complete the outstanding painting repairs by the January 13, 2015 deadline.

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:	April 15, 2015
Attachments:	Application for Appleal, Exterior Extension Reminder 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

RECEIVED
FEB 06 2015
BY:

NOTE: A $20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

Property Address: 1115 N College Ave.

Petitioner's Name: Candi Mullis

Address: P.O. Box 1112/ 621 N Walnut St

City: Bloomington State:In Zip Code: 47402

Phone Number: 812.339.2115 Email Address: cmullis@parkermgt.com

Property Owner's Name: B. Venturas, LLC

Address: 3756 Sterling Avenue

City: Bloomington State:in Zip Code: 47401

Phone Number: 812.345.0277 Email Address: wonder97@comcast.net

Occupants: Derek Otto; Jack Cunningham; Sam Neighbors; Jake Griffey

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 check the petition type that you are requesting:

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

OFFICE USE ONLY

Petition Number 15-TV-61

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.

Signature (required): Candi Mullis

Name (please print): Candi Mullis **Date: 02/03/15**

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.

Parker
Real Estate
Management
621 N. Walnut St.
P.O. Box 1112
Bloomington, IN 47402

February 3, 2015

City Of Bloomington
Housing and Neighborhood Development
P.O. Box 100
Bloomington, Indiana 47402

To Whom It May Concern:
Enclosed you will find the Application for Appeal and the $20.00 filing fee for 1115 N College Ave.

A cycle inspection was conducted on ???. All violations will be corrected except for the exterior painting, which had a deadline of January 13, 2015. Parker Management just received management of this property and found that the exterior painting has not been completed. I am asking for an extension of time till April 15th, 2015 when the weather is more permitting to paint on the exterior.

For the reason stated above we are requesting the extension of time.

Yours Truly,
Candi Mullis
Maintenance Coordinator
Parker Real Estate Mgt.
cmullis@parkermgt.com
812-339-2115

City of Bloomington
Housing and Neighborhood Development

NOV 24 2014

Exterior Extension Reminder Report

194

OWNERS

Vencel Properties
1117 N. College Ave. Suite E
Bloomington, IN 47404

Prop. Location: 1115 N College AVE
Number of Units/Structures: 2/2
Units/Bedrooms/Max # of Occupants: 1/4/5, 1/1/5
Date Inspected: 01/13/2014
Primary Heat Source: Gas
Property Zoning: CG
Number of Stories: 2

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

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 01/13/2015.

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.

EXTERIOR

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)

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:	March 18, 2015
Petition Type:	An extension of time to remove tree.
Petition Number:	15-TV-62
Address:	2301 S. Milton Dr.
Petitioner:	Donna Deckard
Inspector:	Matt Swinney
Staff Report:	January 28, 2015 Completed Complaint Inspection Report January 29, 2015 Complaint Inspection Report Sent February 9, 2015 Received Appeal

Complaint received about the tree in the back yard of 2301 S. Milton Dr. that is dropping limbs. Owner has requested an extension of time, due to inclement weather to remove the tree.

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: May 31, 2015

Attachments: Complaint Inspection Report, BHQA Appeal, Petitioner's Letter

RECEIVED
FEB 09 2015
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: 2301 S. milton Drive

Petitioner's Name: Donna Deckard

Address: 7407 S. Rockport Rd

City: Bloomington State: IND Zip Code: 47403

Phone Number: (812) 345-0345 Email Address: djdhas@yahoo.com

Property Owner's Name: Donna Deckard

Address: 7407 S. Rockport Rd.

City: Bldn State: IND Zip Code: 47403

Phone Number: (812) 345-0345 Email Address: djdhas@yahoo.com

Occupants: 4

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 15-TV-62

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.

Cutting Tree down & fix Fence
Call Duke to turn off electricity
& it is winter

Signature (required): [signature]

Name (please print): Donna Decker Date:

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

City of Bloomington
Housing and Neighborhood Development

Complaint Report

6033

OWNERS

Deckard, Donna
7407 S. Rockport Road
Bloomington, IN 47403

Prop. Location: 2301 S Milton DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3

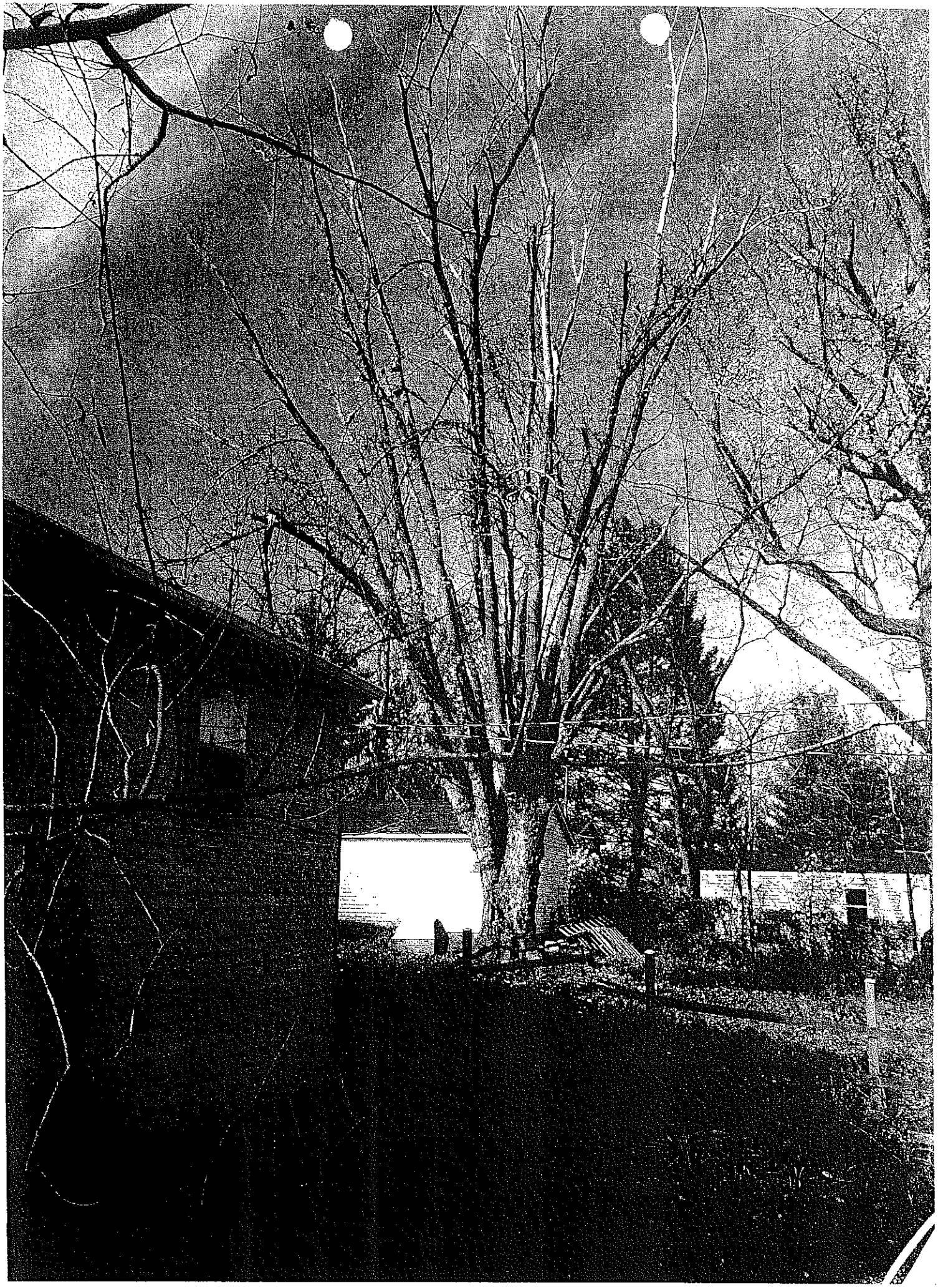
Date Inspected: 01/28/2015	Inspectors: Matt Swinney
Primary Heat Source: Gas	Foundation Type: Basement
Property Zoning: RS	Attic Access: No
Number of Stories: 1	Accessory Structure: Garage

The following items are the result of a complaint inspection conducted on **01/28/2015**. It is your responsibility to repair these items and to schedule a reinspection within fourteen (14) days of the receipt of this report. Failure to comply with this inspection report will result in this matter being turned over to the City Legal Department. If you have questions regarding this report, please contact this office at 349-3420.

Remove or properly trim the dead tree in the back yard.

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e)

Repair or replace the fence in the back yard that has been damaged due to the tree limbs falling.



City of Bloomington
H.A.N.D.

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

Meeting Date:	March 18, 2015
Petition Type:	An extension of time to complete repairs.
Petition Number:	15-TV-63
Address:	2433 W. Marlene Dr.
Petitioner:	Kelly Harding
Inspector:	Norman Mosier
Staff Report:	February 3, 2015 – Conducted Complaint Inspection w/tenant February 9, 2015 – Received BHQA Appeal

It was noted during the complaint inspection that the furnace was inoperable. The tenant also complained of two soft spots in the living room floor, one is in the NW corner and the other soft spot is adjacent to the closet.

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: Prior to re-occupancy.

Attachments: Complaint Inspection Report, BHQA Appeal, Petitioner's Letter

D

RECEIVED
FEB 09 2015
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: 2429-2433 W. Marlene Drive 2/9/15

Petitioner's Name: Kelly Harding

Address: 608 W. Kirkwood Ave

City: Bloomington State: IN Zip Code: 47404

Phone Number: 8123456813 Email Address: kellyaharding@yahoo.com

Property Owner's Name: JK Development Group, LLC

Address: Same

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: Meagen Snyder (Tenant) & Marlon Smith (Illegally)

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 15-TV-63

SEE REVERSE

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

Please see attached prior report submitted this morning to Lisa Abbott.

Tenant refuses to be home to allow admittance + does NOT want me or anyone else in unit unless someone is there. I was in unit last Wed + Friday + boyfriend was confrontational and called police both times.

Broken fan was ordered last Friday + arrived this morning. I had notified Meagan Snyder Sat. at 9:30 by personal letter hand delivered to her that repair was scheduled at 9:30 am this morning, but she said by text that she will not meet me today or any other day this week. I have filed an emergency eviction request with Judge Cave this morning, so hopefully, this will be reconciled before long!

Signature (required): Kelly A. Harding

Name (please print): Kelly A. Harding **Date:** 2/9/15

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

Complaint Inspection Report

701

OWNERS

Jk Development Group, Llc C/O Kelly Harding
608 W. Kirkwood Ave.
Bloomington, IN 47404

Prop. Location: 2429 W Marlene DR, 2433 W Marlene DR
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: 2/2/5

Date Inspected: 02/03/2015
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 1

Inspectors: Norman Mosier
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

The following items are the result of a complaint inspection conducted on 02/03/2015. It is your responsibility to repair these items and to schedule a re-inspection within **48 hours of the mailing of this report for the furnace. You will have 14 days to repair the floor in the living room.** Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines of up to $100.00/day. If you have questions regarding this report, please contact this office at 349-3420.

UNIT 2433

Furnace Closet:

Repair the inoperable furnace. BMC 16.01.060(f) and 16.04.060 (c)

Living Room:

Repair the soft spots in the floor adjacent to the NE corner of living room and adjacent to the closet. BMC 16.04.060 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: March 18, 2015

Petition Type: An extension of time to complete masonry work.

Petition Number: 15-TV-64

Address: 2708 S. Rogers St.

Petitioner: Kelly Harding

Inspector: Matt Swinney

Staff Report: October 16, 2014 Completed Cycle Inspection
February 2, 2015 Completed Reinspection

The unfinished masonry work was noted at the cycle inspection on 10/16/15. It is listed as missing siding, at the reinspection Kelly Harding said they were putting the limestone that was removed back on the house. Owner has requested an extension of time due to the inclement weather, to finish the exterior masonry work.

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: May 31, 2015

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

RECEIVED
FEB 09 2015
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: 2708 S. Rogers

Petitioner's Name: Kelly Harding

Address: 408 W. Kirkwood Ave

City: Bligh State: IN Zip Code: 47404

Phone Number: 812 345 4813 Email Address: _____

Property Owner's Name: Kelly & Harding

Address: Same

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: Barbara Parrish

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) - Stone work on exterior of house

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 15-TV-64

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.

Stone work needs to be completed on the exterior of the property so we need to wait until Spring to have that completed.

Signature (required): Kelly Harding

Name (please print): Kelly Harding Date: 2/9/15

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

OCT 3 0 2014

RENTAL PERMIT INFORMATION

Harding, Kelly A.
608 W Kirkwood Ave
Bloomington, IN 47404

Property Location: 2708 S Rogers ST

Please find enclosed the Cycle Inspection Report which details recommendations and violations found during the recent inspection of your rental property. You have sixty (60) days from the date of this letter to correct the violations listed on the report.

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office by DEC 2 9 2014 to schedule a re-inspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

This report is issued in accordance with BMC 16.10.020(a) and 16.10.040(a) of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Please be advised that non-compliance by the deadlines listed in this letter can limit the permit period to a maximum of three (3) years. A copy of the Notice of Fees can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 349-3420 and a form will be provided.

If your address has changed since your last inspection, please submit a new registration form to the HAND Department. You can find the registration form online at the website listed above. If you do not have internet access, you may contact HAND at 812-349-3420 and a form will be mailed.

If you have any questions regarding the permit process, please call weekdays between 8:00 a.m. and 5:00 p.m., at (812) 349-3420.

Sincerely,

Housing and Neighborhood Development Department

Enclosures: Inspection Report

Xc:

City of Bloomington
Housing and Neighborhood Development

Cycle Report

6782

OWNERS

Harding, Kelly A.
608 W Kirkwood Ave
Bloomington, IN 47404

Prop. Location: 2708 S Rogers ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/4/3

Date Inspected: 10/15/2014
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

Inspectors: Matt Swinney
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

VARIANCE

Rental occupancy permit is for the first floor unit only. Second floor apartment not approved to occupy or be used as rental.

Monroe County Assessor's records indicate this structure was built in 1899.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Bathroom, Middle Bedroom Bathroom, Kitchen, Laundry Closet, Hallway
No violations noted.

Living room
C Repair or replace deadbolt on entry door so that it functions as intended. BMC 16.04.060(c)

East Bedroom
C Repair the door to latch and function as intended. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 25 inches
Width: 31.5 inches
Sill Height: 30 inches
Openable Area: 5.47 sq. ft.

Note: These measurements are for reference only. Windows do not meet the code requirements. The owner provided a variance from the state at time of inspection.

Middle Bedroom (5' 9" x 14')

No violations noted.

Existing Egress Window Measurements:

Height: 12 inches
Width: 23 inches
Sill Height: 43 inches
Openable Area: 1.92 sq. ft.

Note: These measurements are for reference only. Windows do not meet the code requirements. The owner provided a variance from the state at time of inspection.

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

West Bedroom (13' 8" x 11' 3")

No violations noted.

Existing Egress Window Measurements:

Height: 20 inches
Width: 28 inches
Sill Height: 37 inches
Openable Area: 3.89 sq. ft.

Note: These measurements are for reference only. Windows do not meet the code requirements. The owner provided a variance from the state at time of inspection.

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

Back Porch

C Repair or replace deadbolt on entry door so that it functions as intended. BMC 16.04.060(c)

South Bedroom (10' 4" x 9' 3")

No violations noted.

Existing Egress Window Measurements:

Height: **20 inches**
Width: **28 inches**
Sill Height: **37 inches**
Openable Area: **3.89 sq. ft.**

Note: These measurements are for reference only. Windows do not meet the code requirements. The owner provided a variance from the state at time of inspection.

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

Basement

C Exposed wire connect to the furnace needs to be in a junction box. BMC 16.04.060(c)

C All wiring and wiring connections need to be terminated in junction boxes with covers. Or if wiring is no longer in use said wiring can be removed. BMC 16.04.060(c)

C All outlets, switches, and junction boxes must have cover plates on them. BMC 16.04.060(c)

C Secure interior conductors within 12 inches of every junction box, service panel, fixture, or connection to a raceway or enclosure and at intervals not exceeding 54 inches. BMC 16.04.060(b)

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

EXTERIOR

NV Properly repair or replace damaged or deteriorated siding where the add on begins, 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)

OTHER REQUIREMENTS:

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:

C

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)

Required documentation:

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

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)**

C

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)**

C

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

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date:	March 18, 2015
Petition Type:	An extension of time to complete repairs.
Petition Number:	15-TV-65
Address:	113-113 ½ S. Grant Street
Petitioner:	US Assets, LLC
Inspector:	Jo Stong
Staff Report:	April 16, 2014: Conducted cycle inspection July 14, 2014: Sent inspection report December 8, 2014: Met at property, received registration form and reviewed other documents for inspection. December 10, 2014: Mailed Remaining Violations report February 10, 2015: Conducted reinspection, received appeal. All but windows in compliance.

During a cycle inspection it was noted that windows in this property do not meet egress for the time of construction (2001). The petitioner is seeking an extension of time to apply for a variance from the State of Indiana for the windows.

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:	May 18, 2015
Attachments:	Cycle Report, Appeal

FEB 10 2015

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: 113 S. Grant ST 113 1/2 S. Grant ST. Bloomington IN 47408

Petitioner's Name: U S Assets, LLC

Address: P. O. Box 1601

City: Bloomington State: IN Zip Code: 47402

Phone Number: (812) 322-8829 Email Address: FPFORRENT@GMAIL.com

Property Owner's Name: Same As Above

Address: _____

City: _____ State: _____ Zip Code: _____

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 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 15-TV-65

SEE REVERSE

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

Applying/Appealing for egress variance for two windows

Signature (required): [signature]

Name (please print): YALING HUANG Date: 2/10/2015

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

6703

OWNERS

Fortune Properties, Inc.
Po Box 1601
Bloomington, IN 47402

Prop. Location: 113 S Grant ST, 113 1/2 S Grant ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: 1/3/5 1/2/5

Date Inspected: 04/16/2014
Primary Heat Source: Gas
Property Zoning: CD
Number of Stories: 1

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

Housing & Neighborhood Development records indicate this structure was built in 2001.
Minimum requirements for emergency egress windows at the time of construction:

Openable area required: 5.0 sq. ft.
Clear width required: 20"
Clear height required: 24"
Maximum Allowable Sill Height: 44" above finished floor

INTERIOR:

UNIT #1 (east, 113)
Living Room (13-6 x 11-5):
No violations noted.

Kitchen (10-2 x 7-6):
Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

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 (extinguisher has been discharged).

Laundry:
Properly secure the electrical service panel cover. BMC 16.04.060(b), (c)

Attic:
Check at reinspection.

Southeast Bedroom (10-3 x 9-7):
Repair the window to function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Existing Egress Window Measurements (double-hung; both sashes removable):
Height: 24 ¼ inches **(one sash only)**
Width: 34 inches
Sill Height: 27 inches
Openable Area: 5.73 sq. ft.

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

Bathroom:
No violations noted.

Northeast Bedroom (12-1 x 9-7):
No violations noted.
Existing Egress Window Measurements (double hung; both sashes removable):
Height: 24 ½ inches **(one sash only)**
Width: 34 ¼ inches
Sill Height: 27 inches
Openable Area: 5.83 sq. ft.

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

Northwest Bedroom (11-8 x 9-10):
The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 2002. The relevant code is the 1998 Indiana Building Code, section: 310.4.

Openable area required: 5.7 sq. ft.	**Existing area:3.98 sq. ft.**
Clear width required: 20"	Existing width: 27"
Clear height required: 24 "	**Existing height: 21 ¼ "**
Maximum sill height: Not more than 44" above finished floor	Existing sill: 29"

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 #2 (west), 113 ½)

Entry:
No violations noted.

Living Room/Kitchen (23-4 x 12-9):
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.

Laundry/Toilet Room:
No violations noted.

Bathroom:
Secure toilet to its mountings. BMC 16.04.060(c)

Repair the broken window (bottom sash). BMC 16.04.060(b)

Replace the torn window screen. BMC 16.04.060(a)

North Bedroom (9-11 x 8-9):
No violations noted.

Existing Egress Window Measurements (double hung; both sashes removable):
Height: 24 ¼ inches **(one sash only)**
Width: 34 inches
Sill Height: 28 ½ inches
Openable Area: 5.75 sq. ft.

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

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

South Bedroom (9-0 x 9-0):
The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 2002. The relevant code is the 1998 Indiana Building Code, section: 310.4.

Openable area required: 5.7 sq. ft.	**Existing area: 4.96 sq. ft.**
Clear width required: 20"	Existing width: 21 ½"
Clear height required: 24"	Existing height: 33 ¼ "
Maximum sill height: Not more than 44" above finished floor	Existing sill: 38 ½"

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.

EXTERIOR:

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)

No other exterior violations noted.

OTHER REQUIREMENTS:

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

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(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:	March 18, 2015
Petition Type:	An extension of time to complete repairs.
Petition Number:	15-TV-66
Address:	828 E. University Street
Petitioner:	Matt Wisen
Inspector:	Jo Stong
Staff Report:	December 23, 2013: Conducted cycle inspection January 14, 2014: Mailed inspection report April 2, 2014: Conducted reinspection; all but exterior painting complete April 3, 2014: Sent temporary permit, expiration date 12.23.2014 November 5, 2014: Conducted drive-by inspection. Painting not done. November 6, 2014: Sent exterior extension reminder. December 26, 2014: Conducted drive-by inspection. Painting not done. January 11, 2015: Director emailed owner. February 11, 2015: Received appeal

During a cycle inspection it was noted that this property had missing, peeling and/or cracked paint on its exterior. The petitioner is seeking an extension of time to complete the painting.

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:	May 18, 2015
Attachments:	Cycle report, appeal, photos

RECEIVED
FEB 11 2015
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: 828 E University St.

Petitioner's Name: MATT WISEN

Address: 503 S Ballantine Rd

City: Bloomington State: IN Zip Code: 47401

Phone Number: 8123616154 Email Address: MWISEN@ATT.Net

Property Owner's Name: MATT WISEN

Address: Same as petitioner

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: Steve Nellems, Kathryn Judge, Steve Briles

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 15-TV-66

SEE REVERSE

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

SCRAPING AND PAINTING WAS done in early December. FIRST Coat was applied before deadline. I would like time to apply second coat. Weather prevented the job being done to my complete satisfaction.

Signature (required): [signature] 1/11/15

Name (please print): MATT WISEN Date: 1/11/15

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

1879

OWNERS

Wisen, Matt
503 S Ballantine Rd
Bloomington, IN 47401

Prop. Location: 828 E University ST
Number of Units/Structures: 4/1
Units/Bedrooms/Max # of Occupants: 4/1/2

Date Inspected: 12/23/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: No
Accessory Structure: Garage

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

INTERIOR:

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

Unit #1
Living Room, Kitchen, Bathroom:
No violations noted.

Bedroom:
Repair the casement windows to function as intended (painted shut). Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)
Note: Windows will be measured at the reinspection.

Unit #2

Living Room:

Replace the battery in the smoke detector (it is beeping) so that it functions as intended. IC 22-11-18-3.5

Bedroom:

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 26 ½ inches
Width: 23 ¼ inches
Sill Height: 20 ½ inches
Openable Area: 4.28 sq. ft.

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

Kitchen:

It is strongly recommended that the metal headed fire extinguisher be serviced and tested.

Half-Bath, Shower Room:

No violations noted.

Unit #3

Living Room:

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

Kitchen:

No violations noted.

Bedroom:

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 25 ¾ inches
Width: 35 ½ inches
Sill Height: 21 inches
Openable Area: 6.35 sq. ft.

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

Bathroom:

Correct the polarity of the electrical receptacle. BMC 16.04.060(b)

Unit #4

Living Room, Kitchen, Bath, Bedroom:

No violations noted.

Existing Egress Window Measurements in the sleeping room (double-hung):

Height: 25 inches
Width: 35 inches
Sill Height: 21 inches
Openable Area: 6.08 sq. ft.

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

EXTERIOR:

BASEMENT/GARAGE:

No violations noted.

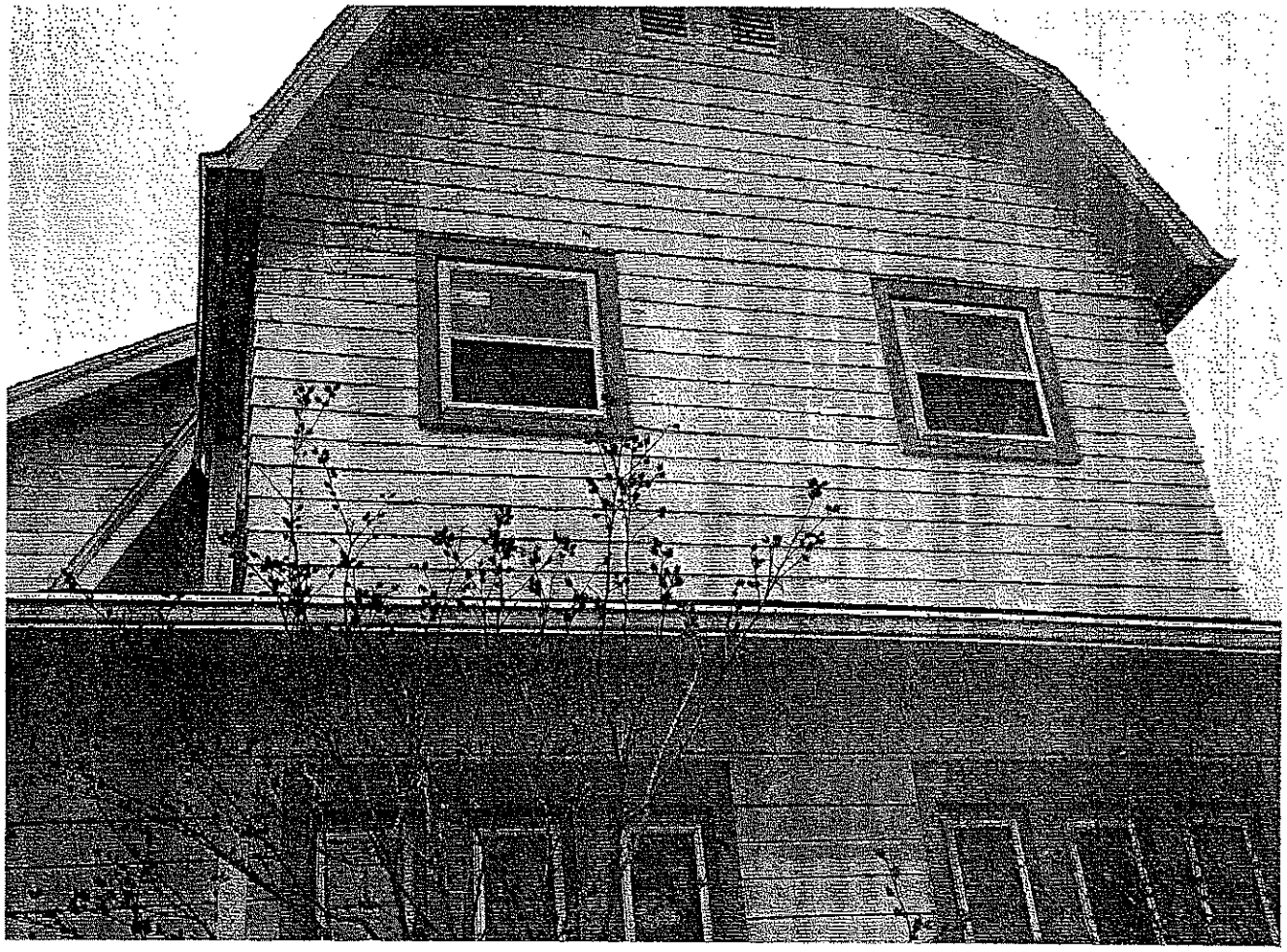
Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (the painting violation has a one-year deadline from the date of the cycle inspection)

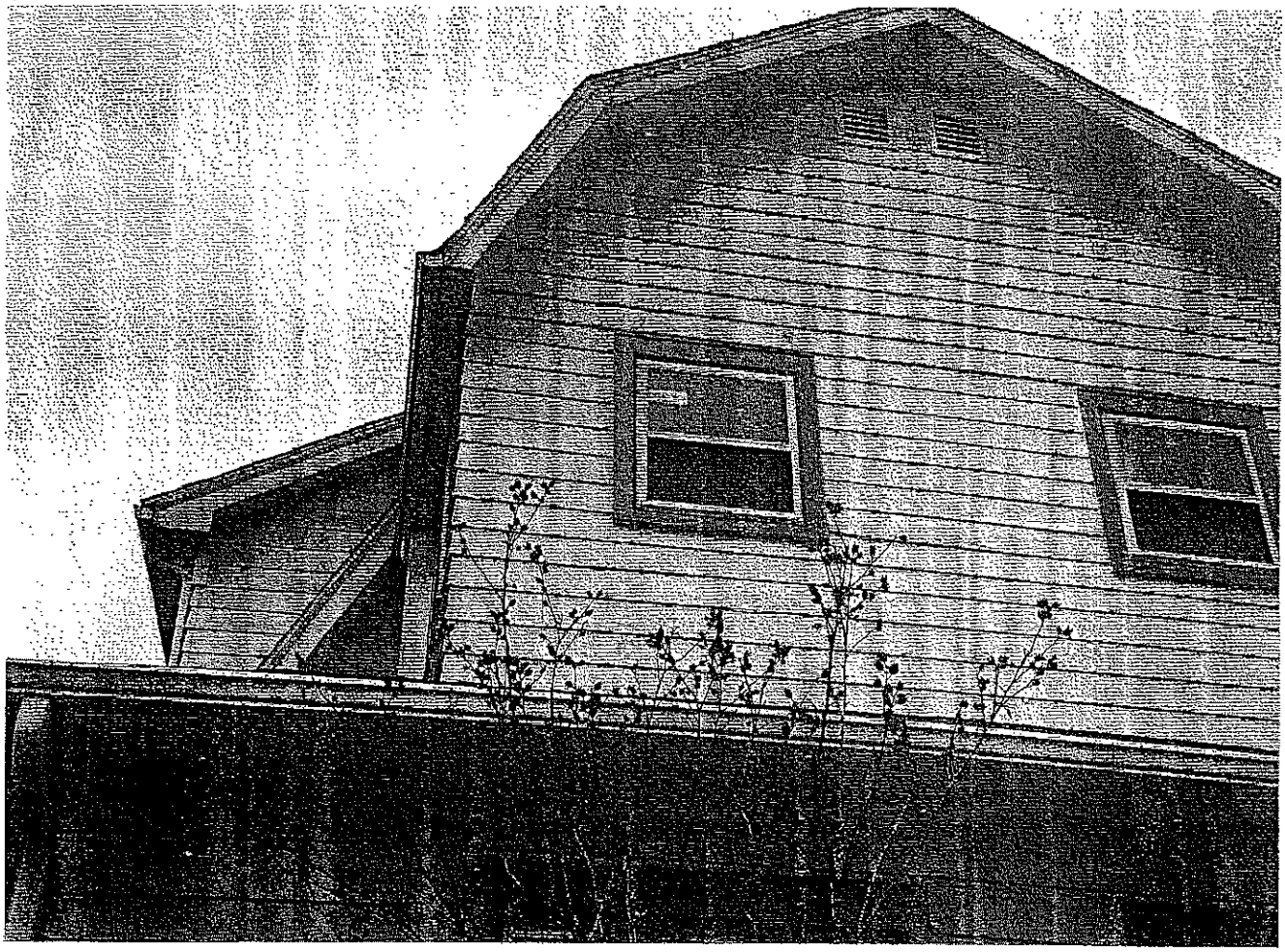
OTHER REQUIREMENTS:

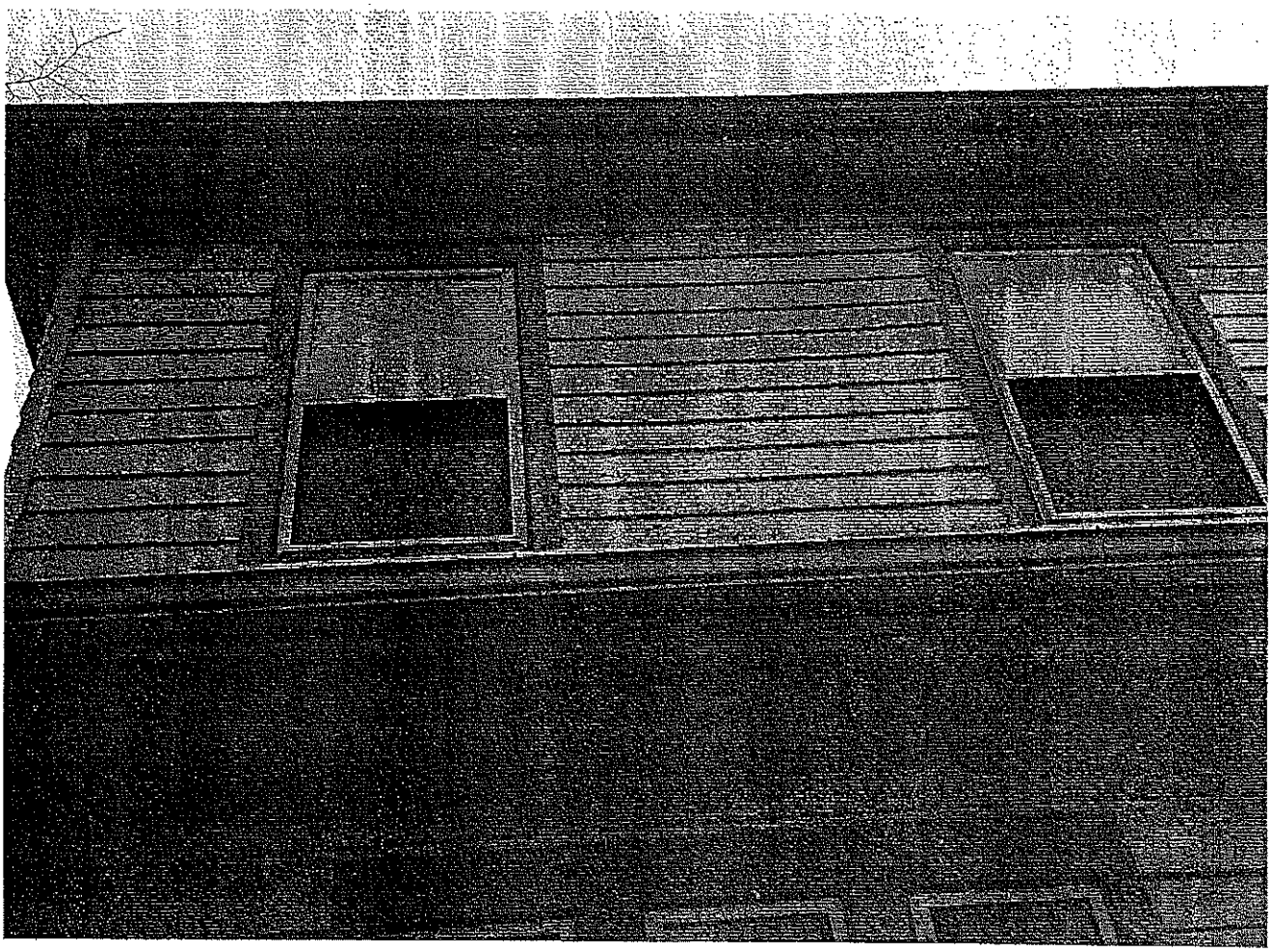
When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration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

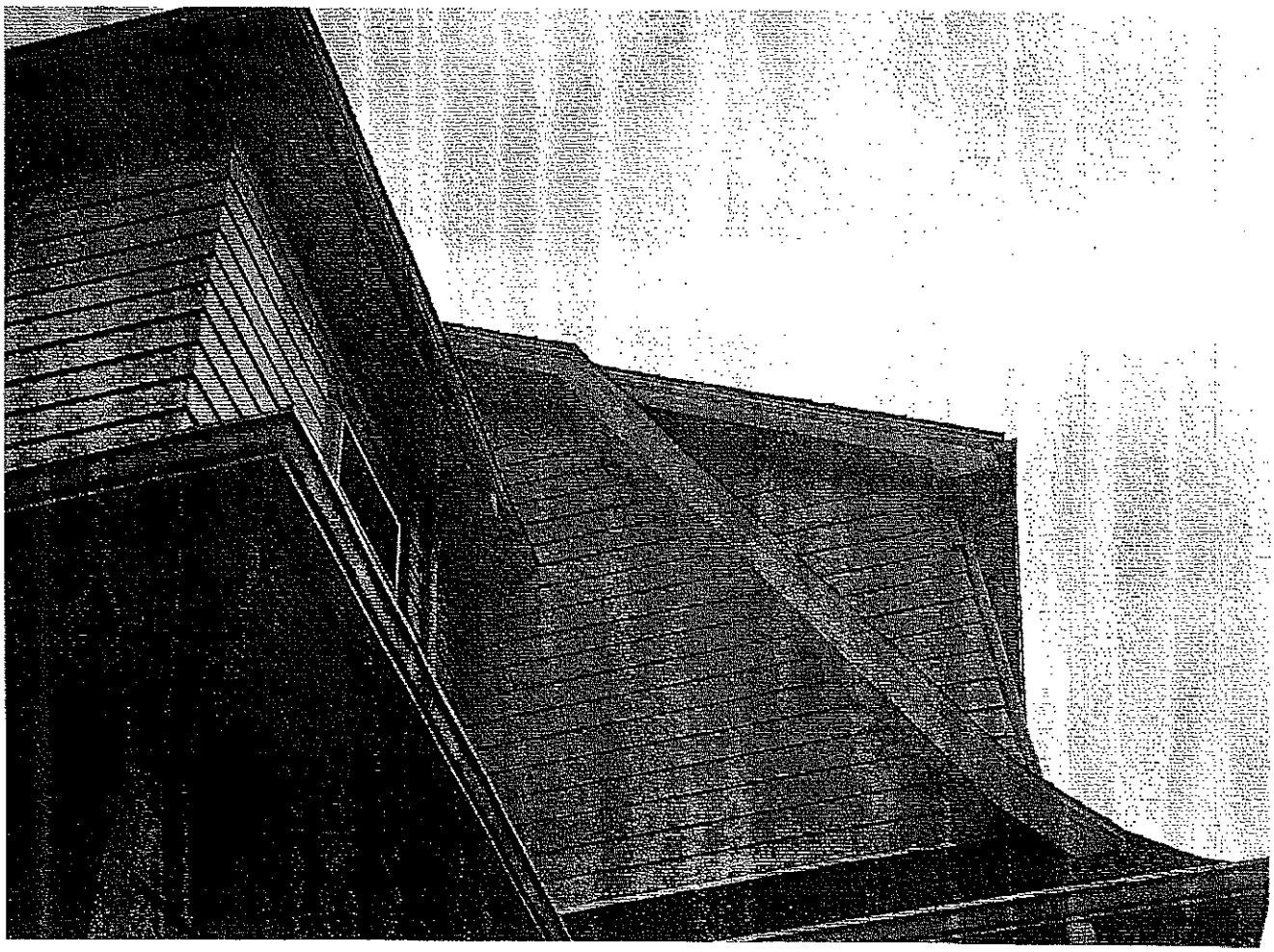
Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

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: 18 March 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-067

Address: 430 E. 2nd St.

Petitioner: GT Rental Group

Inspector: Michael Arnold

Staff Report:

16 October 2014	Cycle Inspection
31 October 2014	Sent Inspection Report
04 December 2014	Re-inspection scheduled
26 January 2015	Reinspection
29 January 2015	Sent Remaining Violations Report
11 February 2015	Received Request for an Extension of Time

Staff recommendation: During the cycle inspection for this property, it was noted that the private sidewalk and the public sidewalk had areas of deterioration that needed to be repaired. This work was not complete at the time of the reinspection. The petitioner would like to wait until warmer weather to complete this work.

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: 18 May 2015

Attachments: Application, Complaint Inspection Report

RECEIVED
FEB 11 2015
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: 430 E 2nd St

Petitioner's Name: GT Rental Group

Address: PO Box 1841

City: Bloomington State: IN Zip Code: 47402

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

Property Owner's Name: Maurice Garnier

Address: 505 S Mitchell St

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-369-9216 Email Address: garnier@indiana.edu

Occupants: Ben Cutler, Brandon Purcel, Jonathon Fishman, Sam Cuello
Aaron Bartles

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 15-TV-67

SEE REVERSE

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

Extension of time needed to complete repairs to concrete walkway: sidewalk. Waiting until weather permits.

Signature (required): Tara M White

Name (please print): Tara M White Date: 2-11-15

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

JAN 2 9 2015

2561

OWNERS
======
Garnier, Maurice
505 S. Mitchell
Bloomington, IN 47401

AGENT
=====
Tarter, Gary A.
Po Box 1841
Bloomington, IN 47402

Prop. Location: 430 E 2nd ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/5/5

Date Inspected: 10/16/2014
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

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

REINSPECTION REQUIRED

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

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

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

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.

401 N. Morton
PO Box 100
Bloomington, IN 47402

City Hall

www.bloomington.in.gov/hand

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

Exterior:
All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Repair the broken/cracked sidewalk adjacent to the front porch. BMC 16.04.040(c)

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. For sidewalks in the public right of way, contact the City of Bloomington Engineering Department at 349-3417 to apply for the **required permit**. The fee will be waived but the permit must be obtained prior to work in the public right of way. Repair the sidewalk adjacent to the street. BMC 16.04.040(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.)**

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:	March 18, 2015
Petition Type:	An extension of time to complete repairs.
Petition Number:	15-TV-68
Address:	612 E. 1st Street
Petitioner:	Deborah A. Rosenberg
Inspector:	Maria McCormick
Staff Report:	12/04/2014 Completed Cycle Inspection 02/04/2015 Received Application for Appeal During the cycle inspection there were several exterior violations noted. The petitioner is requesting an extension of time to complete these exterior repairs due to the winter weather. Re-inspection for interior items has been scheduled for 03/11/2015.
Staff recommendation:	Grant the extension of time.
Conditions:	All exterior 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:	April 30, 2015
Attachments:	Application for Appeal; Cycle Inspection

RECEIVED
FEB 1? 2015
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

NOTE: A $20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

Property Address: 612 E 1st Street

Petitioner's Name: Deborah A Rosenberg

Address: 12546 Scottish Bend

City: Carmel **State:IN** **Zip Code:** 46033

Phone Number: 317-507-4050 **Email Address:** Debbie@Rose-Lo.com

Property Owner's Name: Deborah A Rosenberg

Address: 12546 Scottish Bend

City: Carmel **State:IN** **Zip Code:** 46033

Phone Number: 317-507-4050 **Email Address:** Debbie@Rose-Lo.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 check the petition type that you are requesting:

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

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

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

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

OFFICE USE ONLY

Petition Number 15-TV-68

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 am requesting an extention due to weather conditions which prohibit the exterior repair work to be completed.

Signature (required): Deborah A Rosenberg

Name (please print): Deborah A Rosenberg Date: 2/5/2015

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

4212

OWNERS

Rosenberg, Allen & Deborah
12546 Scottish Bend
Carmel, IN 46033

Prop. Location: 612 E 1st ST
Units/Bedrooms/Max # of Occupants: 1/3/3
Date Inspected: 12/04/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

Number of Units/Structures: 1/1

Inspectors: Maria McCormick
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1920. At that time there were no minimum requirements for emergency egress.

INTERIOR:

Main Level –

Living Room 19-8 x 11-5; Dining Room 12-0 x 13-4; Enclosed Back Porch:

No violations noted.

Kitchen 6-1 x 7-6:

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

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

Basement –

Bathroom:

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

Storage Room:

No violations noted.

Mechanical Room:

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

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

BMC 16.01.060(f) and 16.04.060 (c)

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)

2nd Level –

Bathroom/ Laundry:

No violations noted.

SE Bedroom 10-0 x 10-0; SW Bedroom 10-0 x 9-0; NW Bedroom 11-0 x 10-0:

No violations noted.

Existing Egress Window Measurements:

Height: 27 ½ inches
Width: 22 ½ inches
Sill Height: 28 inches
Openable Area: 4.29 sq. ft.

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

EXTERIOR:

Repair or replace the gutter on the south side of the house to function as intended and not leak. BMC 16.04.050(b)

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)

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

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (This item only has a compliance deadline of December 4, 2015.)

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

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

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date:	March 18, 2015
Petition Type:	An extension of time to complete repairs.
Petition Number:	15-TV-69
Address:	501 S. Highland Ave.
Petitioner:	Deborah A. Rosenberg
Inspector:	Dee Wills
Staff Report:	November 03, 2014 Completed Cycle Inspection February 12, 2015 Received Application for Appeal Petitioner is requesting an extension of time to complete the exterior repairs. The scraping and painting of the window jambs cannot be completed at this time due to the current weather conditions.
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:	May 18, 2015
Attachments:	Cycle Report, Application for Appeal

RECEIVED
FEB 12 2015
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

NOTE: A $20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

Property Address: 501 S Highland ~~Street~~ Avenue

Petitioner's Name: Deborah A Rosenberg

Address: 12546 Scottish Bend

City: Carmel **State:**IN **Zip Code:** 46033

Phone Number: 317-507-4050 **Email Address:** Debbie@Rose-Lo.com

Property Owner's Name: Deborah A Rosenberg

Address: 12546 Scottish Bend

City: Carmel **State:**IN **Zip Code:** 46033

Phone Number: 317-507-4050 **Email Address:** Debbie@Rose-Lo.com

Occupants: 8

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 check the petition type that you are requesting:

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

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

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

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

OFFICE USE ONLY

Petition Number 15-TV-69

SEE REVERSE

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

I am requesting an extention due to weather conditions which prohibit the scraping and painting of the window jams from being completed.

Signature (required): Deborah A Rosenberg

Name (please print): Deborah A Rosenberg **Date:** 2/5/2015

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

794

OWNERS

Rosenberg, Allen & Deborah
12546 Scottish Bend
Carmel, IN 46033

Prop. Location: 501 S Highland AVE
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: 1/6/5 1/3/3
Date Inspected: 11/03/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

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

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

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.*

INTERIOR

Main Level

Entry/ Hallway

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

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

Living Room (17-9 x 13-4)

No violations noted.

NW Bedroom (13-1 x 7-1)

No violations noted.

Existing Egress Window Measurements:

Height: 36 inches
Width: 25 inches
Sill Height: 25.50 inches
Openable Area: 6.25 sq. ft.

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

East Bedroom (15-8 x 8-3)

No violations noted.

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

NE Bedroom (13-1 x 8-3)

No violations noted.

Existing Egress Window Measurements:

Height: 26.25 inches
Width: 37 inches
Sill Height: 28 inches
Openable Area: 6.74 sq. ft.

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

Kitchen (10-5 x 9-3)

Repair the ceiling light fixture adjacent to the stove to function as intended. BMC 16.04.060(b)

Upper Level

Hallway, Laundry Area, Bathroom

No violations noted.

SW Bedroom (13-4 x 12-3)

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

Existing Egress Window Measurements:

Height: 17.50 inches
Width: 27 inches
Sill Height: 35.25 inches
Openable Area: 3.28 sq. ft.

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

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

NW Bedroom (13-3 x 12-3)

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

Existing Egress Window Measurements:

Height: 17 inches
Width: 25.50 inches
Sill Height: 35 inches
Openable Area: 3.01 sq. ft.

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

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

NE Bedroom (13-1 x 8-3)

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

Existing Egress Window Measurements:

Height: 17 inches
Width: 25.50 inches
Sill Height: 35 inches
Openable Area: 3.01 sq. ft.

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

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

Basement Unit

Living Room/ Kitchen (14-2 x 12-6)

No violations noted.

NE Bedroom (12-1 x 8-9)

No violations noted.

Existing Egress Window Measurements:
Height: 30 inches
Width: 29.50 inches
Sill Height: 21 inches
Openable Area: 6.14 sq. ft.

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

NW Bedroom (10-10 x 8-9)

No violations noted.

Existing Egress Window Measurements:
Height: 30 inches
Width: 29.50 inches
Sill Height: 21 inches
Openable Area: 6.14 sq. ft.

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

SW Bedroom (12-6 x 7-9)

The clear opening area for the emergency egress window shall not be blocked by furniture or storage. BMC 16.04.060(b)

Existing Egress Window Measurements:

Height: 30 inches
Width: 29.50 inches
Sill Height: 21 inches
Openable Area: 6.14 sq. ft.

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

Stairway/ Entry Door

Properly repair the deteriorated threshold in the exterior doorway. BMC 16.04.060(b)

EXTERIOR

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

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:	March 18, 2015
Petition Type:	An extension of time to complete repairs.
Petition Number:	15-TV-70
Address:	403 S. Jordan Ave.
Petitioner:	Deborah A. Rosenberg
Inspector:	Dee Wills
Staff Report:	November 03, 2014 Completed Cycle Inspection February 12, 2015 Received Application for Appeal Petitioner is requesting an extension of time to complete the exterior repairs to the retaining wall. The work cannot be done at this time due to the current weather conditions.
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:	May 18, 2015
Attachments:	Cycle Report, Application for Appeal

RECEIVED
FEB 12 2015
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

NOTE: A $20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

Property Address: 403 S ~~Street~~ Jordan Avenue

Petitioner's Name: Deborah A Rosenberg

Address: 12546 Scottish Bend

City: Carmel **State:**IN **Zip Code:** 46033

Phone Number: 317-507-4050 **Email Address:** Debbie@Rose-Lo.com

Property Owner's Name: Deborah A Rosenberg

Address: 12546 Scottish Bend

City: Carmel **State:**IN **Zip Code:** 46033

Phone Number: 317-507-4050 **Email Address:** Debbie@Rose-Lo.com

Occupants: 8

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 check the petition type that you are requesting:

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

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

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

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

OFFICE USE ONLY

Petition Number 15-TV-70

SEE REVERSE

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

I am requesting an extention due to weather conditions which prohibit the work on the retaining wall.

Signature (required): _____

Name (please print): Deborah A Rosenberg Date: 2/5/2015

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

DEC 23 2014

RENTAL PERMIT INFORMATION

Allen & Deborah Rosenberg
12546 Scottish Bend
Carmel, IN. 46033

Property Location: 403 S. Jordan Ave.

Please find enclosed the Cycle Inspection Report which detail recommendations and violations found during the recent inspection of your rental property. You have sixty (60) days from the date of this letter to correct the violations listed on the report.

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office by FEB 21 2015 to schedule a re-inspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

This report is issued in accordance with BMC 16.10.020(a) and 16.10.040(a) of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Please be advised that non-compliance by the deadlines listed in this letter can limit the permit period to a maximum of three (3) years. A copy of the Notice of Fees can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 349-3420 and a form will be provided.

If your address has changed since your last inspection, please submit a new registration form to the HAND Department. You can find the registration form online at the website listed above. If you do not have internet access, you may contact HAND at 812-349-3420 and a form will be mailed.

If you have any questions regarding the permit process, please call weekdays between 8:00 a.m. and 5:00 p.m., at (812) 349-3420.

Sincerely,

Housing and Neighborhood Development Department

Enclosures: Inspection Report

Xc:

City of Bloomington
Housing and Neighborhood Development

Cycle Report

1088

OWNERS

Rosenberg, Allen & Deborah
12546 Scottish Bend
Carmel, IN 46033

Prop. Location: 403 S Jordan AVE
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: 1/5/5 1/3/3

Date Inspected: 11/03/2014
Primary Heat Source: Electric
Property Zoning: RC
Number of Stories: 2

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

VARIANCE

03/10/2010 Granted a variance to the minimum size requirements for the habitable spaces (living room, dining area, kitchen).
10/04/1984 Granted variance for the upstairs ceiling height requirement and the number of rooms allowed to share a bath. The structure must be limited to ten single occupancy sleeping rooms.
10/04/1978 BHQA granted a variance of the minimum ceiling height requirement in the basement, with the condition that smoke detectors, preferably ionization type battery powered be installed in the common areas of the basement.

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

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.*

INTERIOR

Upper Level Unit

1st Floor

Living Room (13 x 22)

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

Dining Room (11 x 8)

No violations noted.

Kitchen (10 x 6)

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

Hallway

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

NE Bedroom (11-3 x 9-0)

No violations noted.

Existing Egress Window Measurements:
Height: 24.50 inches
Width: 28 inches
Sill Height: 27.50 inches
Openable Area: 4.76 sq. ft.

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

SE Bedroom (12-3 x 9-6)

No violations noted.

Existing Egress Window Measurements:
Height: 24.50 inches
Width: 28 inches
Sill Height: 27.50 inches
Openable Area: 4.76 sq. ft.

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

North Bathroom
No violations noted.

South Bathroom
Secure toilet to its mountings. BMC 16.04.060(c)

2nd Floor

Hallway
No violations noted.

SW Bedroom (8-0 x 15-6)
Repair the entry door so that it may function as intended. BMC 16.04.060(a)

Existing Egress Window Measurements:
Height: 25 inches
Width: 34 inches
Sill Height: 25 inches
Openable Area: 5.90 sq. ft.

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

NW Bedroom (11-2 x 15-6)
No violations noted.

Existing Egress Window Measurements:
Height: 25 inches
Width: 34 inches
Sill Height: 25 inches
Openable Area: 5.90 sq. ft.

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

East Bedroom (13 x 8-9)

No violations noted.

Existing Egress Window Measurements:
Height: 25 inches
Width: 34 inches
Sill Height: 25 inches
Openable Area: 5.90 sq. ft.

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

Bathroom

No violations noted.

Lower Level Unit

Living Room (measure at reinspection)

No violations noted.

Kitchen (measure at reinspection)

No violations noted.

SE Bedroom (9-9 x 9-9)

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: 25.75 inches
Width: 33 inches
Sill Height: 31 inches
Openable Area: 5.90 sq. ft.

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

SW Bedroom (11-8 x 11-2)

No violations noted.

Existing Egress Window Measurements:

Height: 25.75 inches
Width: 33 inches
Sill Height: 31 inches
Openable Area: 5.90 sq. ft.

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

NW Bedroom (12-3 x 14-6)

No violations noted.

Existing Egress Window Measurements:

Height: 47 inches
Width: 31.50 inches
Sill Height: 38 inches
Openable Area: 10.28 sq. ft.

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

EXTERIOR

Inspector recommendation:
Properly label electrical service meters/disconnects with corresponding unit numbers.

Properly tuck point all missing or defective mortar joints on the retaining wall. 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 to Rescind Variance

Meeting Date:	18 March 2015	
Petition Type:	Rescind a variance	
Petition Number:	15-RV-071	
Address:	601 E. Maxwell Ln.	
Petitioner:	HAND	
Inspector:	Michael Arnold	
Staff Report:	03 February 2015	Cycle Inspection
	06 February 2015	BHQA Application
	17 February 2015	Sent Inspection Report

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 address the minimum ceiling height requirements and the building code in place at the time of construction did not address the minimum ceiling height requirements; therefore, the variance must be rescinded by the Board of Housing Quality Appeals. This structure was built in 1948.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

City of Bloomington
H.A.N.D.

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

Meeting Date:	March 18, 2015	
Petition Type:	Rescind a variance	
Petition Number:	15-RV-72	
Address:	715 W. Kirkwood Ave.	
Petitioner:	HAND	
Inspector:	John Hewett	
Staff Report:	April 1, 2014	Cycle Inspection
	November 7, 2014	Re-inspection
	February 17, 2015	Received appeal form

This property was previously granted a variance to the ceiling height, light and ventilation and bathroom ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include ceiling height, light and ventilation and bathroom ventilation requirements and the Building Code in place at the time of construction did not address ceiling height, light and ventilation and bathroom ventilation; therefore we are asking the Board to rescind this variance. The structure was built in 1900.

Staff Recommendation: Rescind the variances.

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: March 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-73

Address: 330 S. Dunn St.

Petitioner: John P. Burnham for Burnham Rentals

Inspector: Maria McCormick

Staff Report: 12/30/2014 Completed Cycle Inspection
02/17/2015 Received Application for Appeal

During the cycle inspection it was noted that 6 of the windows in the portion of the building that was added in 1998 do not meet code at the time of construction. The petitioner is requesting an extension to obtain a variance from the State of Indiana.

Openable area required: 5.70 sq. ft.	Existing area: 5.59 sq. ft.
Clear width required: 20"	Existing width: 37 ½ "
Clear height required: 24"	Existing height: 21 ½ "
Maximum sill height: 44" above finished floor	Existing sill: 44"

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: June 30, 2015

Attachments: Application for Appeal; Cycle Inspection

RECEIVED
FEB 17 2015
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: 330 S. Dunn St.

Petitioner's Name: John P. Burnham, Burnham Rentals

Address: 444 E. Third St. Suite 1

City: Bloomington **State:** IN **Zip Code:** 47401

Phone Number 812-339-8300 **Email Address:** johnjr@burnhamrentals.com

Property Owner's Name: SAME AS Above

Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Phone Number: _____ **Email Address:** _____

Occupants: 11

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 15-TV-73

SEE REVERSE

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

A HAND inspection on December 30, 2014 revealed that 6 windows in this remodeled house do not meet the 1998 building code. An Application for Variance has been filed with Indiana Department of Homeland Security, Code Services Section. They meet on April 7, 2015. This may create an issue with the reinspection date. Since I am unsure if the variance is needed at reinspection, I am requesting a 30 day extension.

Signature (required): John P. Burke

Name (please print): John P. Burnham **Date:** 2/17/15

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

335

OWNERS

Burnham Rentals
Po Box 1248
Bloomington, IN 47402

Prop. Location: 330 S Dunn ST
Units/Bedrooms/Max # of Occupants: 1/1/5 5/2/5
Date Inspected: 12/30/2014
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 6/1

Inspectors: Maria McCormick
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1999 (the building was significantly remodeled at that time, The building was originally constructed about 1900; the windows in the front of the building are historic.) . These are the minimum requirements for emergency egress at this time:
Clear Height: 24"
Clear Width: 20"
Openable Area: 5.7 sq. ft.
Maximum Sill Height: 44" off the finished floor

Note: Floor plan and room dimensions are in the file. Only rooms with violations will be listed in this report.

INTERIOR:

Apt. 1 –
Bedroom:

No violations noted.

Existing Egress Window Measurements:
Height: 34 ½ inches
Width: 25 ¾ inches
Sill Height: 19 inches
Openable Area: 6.19 sq. ft.

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

Bathroom:

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

Apt. 2 –

Bathroom:

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

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

NE Bedroom; NW Bedroom:

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1999. The relevant code is the 1998 Indiana Building Code, section: 310.4.

Openable area required: 5.7 sq. ft.	Existing area: 5.59 sq. ft.
Clear width required: 20"	Existing width: 37 ½ "
Clear height required: 24"	Existing height: 21 ½ "
Maximum sill height: 44" above finished floor	Existing sill: 44"

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.

Apt. 3 –

Mechanical Closet:

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

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

BMC 16.01.060(f) and 16.04.060 (c)

North Bedroom; South Bedroom:

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1999. The relevant code is the 1998 Indiana Building Code, section: 310.4.

Openable area required: 5.7 sq. ft.	Existing area: 5.59 sq. ft.
Clear width required: 20"	Existing width: 37 ½ "
Clear height required: 24"	Existing height: 21 ½ "
Maximum sill height: 44" above finished floor	Existing sill: 27 "

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.

Apt. 6 –

Kitchen:

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

Mechanical Closet:

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

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

BMC 16.01.060(f) and 16.04.060 (c)

North Bedroom; South Bedroom:

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1999. The relevant code is the 1998 Indiana Building Code, section: 310.4.

Openable area required: 5.7 sq. ft.	Existing area: 5.59 sq. ft.
Clear width required: 20"	Existing width: 37 ½ "
Clear height required: 24"	Existing height: 21 ½ "
Maximum sill height: 44" above finished floor	Existing sill: 27 "

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.

Apt. 4 –

SW Bedroom/Bathroom:

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

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

Existing Egress Window Measurements:

Height: 28 inches
Width: 29 ½ inches
Sill Height: 28 inches
Openable Area: 5.73 sq. ft.

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

Mechanical Closet:

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

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

BMC 16.01.060(f) and 16.04.060 (c)

Bathroom:

Repair or replace the damaged towel rack. BMC 16.04.060(a)

SE Bedroom:

No violations noted.

Existing Egress Window Measurements:

Height: 36 inches

Width: 25 ½ inches
Sill Height: 16 inches
Openable Area: 6.37 sq. ft.

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

Apt. 6 –

Kitchen/Living Room:

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

NW Bedroom:

No violations noted.

Existing Egress Window Measurements:
Height: 27 ¾ inches
Width: 25 ½ inches
Sill Height: 28 inches
Openable Area: 4.91 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements (window is in the historic portion of the building).

Mechanical Closet:

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

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

BMC 16.01.060(f) and 16.04.060 (c)

East Bedroom/Bathroom:

No violations noted.

Existing Egress Window Measurements:
Height: 36 inches
Width: 25 ½ inches
Sill Height: 16 inches
Openable Area: 6.37 sq. ft.

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

Basement –

Thoroughly clean and service both furnaces, 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:

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 December 30, 2015.)

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:	March 18, 2015
Petition Type:	Rescind a variance
Petition Number:	15-RV-74
Address:	515 S. Woodlawn Ave.
Petitioner:	HAND
Inspector:	Matt Swinney
Staff Report:	February 16, 2015 Cycle Inspection

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. The structure was built in 1899.

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: 18 March 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-075

Address: 401 S. High St.

Petitioner: Gerald Rhoade

Inspector: Michael Arnold

Staff Report:

18 December 2013	Cycle Inspection
23 January 2014	Sent Report and Temporary Permit
22 October 2014	Sent Exterior Extension Reminder
05 December 2014	Rec'd call that exterior ready
24 December 2014	Exterior not complied
30 December 2014	Mailed Remaining Violations Report
12 January 2015	Remaining Violations Report forwarded
18 February 2015	Received Extension of Time Request

Staff recommendation: Drive by to verify painting complaint found that some areas were not in compliance. Sent Remaining violations report. Report returned by USPS and then forwarded to College Ave address. Owner requesting additional time to complete the painting.

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: 15 June 2015

Attachments: Application, 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

FEB 18 2015

Property Address: 401 S. High ST

Petitioner's Name: Gerald Rhoade

Address: 917 W 5th. ST

City: Bloomington State: IN Zip Code: 47404

Phone Number: 929 1822 Email Address: _____

Property Owner's Name: Gerald Rhoade

Address: 917 W 5th ST

City: Bloomington State: IN Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: 2

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 15-TV-75

SEE REVERSE

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

Additional time for painting.
Painting and repairs are done but
there is some part that doesn't pass.

Signature (required): Gerald Rhoads

Name (please print): Gerald Rhoads Date: Jan 19, 2015

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.

DEC 3 0 2014

City of Bloomington
Housing and Neighborhood Development

Remaining Violation Report

6012

OWNERS
=======
Rhoade, Gerald
1905 W. Arlington Rd.
Bloomington, IN 47404

Prop. Location: 401 S High ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/4

Date Inspected: 12/18/2013
Primary Heat Source: Other
Property Zoning: RC
Number of Stories: 2

Inspectors: Mike Arnold
Foundation Type: Basement
Attic Access: No
Accessory Structure: none

Remaining Violations

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 18 December 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.

Exterior:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) **(This item had a deadline of 18 December 2014) (Exterior windows upper level west wall).**

City of Bloomington
Housing and Neighborhood Development

OCT 2[illegible] 2014

Exterior Extension Reminder Report

6012

OWNERS
======
Rhoade, Gerald
1905 W Arlington Rd
Bloomington, IN 47404

Prop. Location: 401 S High ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/4/3

Date Inspected: 12/18/2013
Primary Heat Source: Other
Property Zoning: RC
Number of Stories: 2

Inspectors: Mike Arnold
Foundation Type: Basement
Attic Access: No
Accessory Structure: none

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 18 December 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.

Exterior:
Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(This item has a deadline of 18 December 2014).

City of Bloomington
H.A.N.D.

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

Meeting Date:	March 18, 2015
Petition Type:	An extension of time to complete repairs.
Petition Number:	15-TV-76
Address:	2721 N. Kinser Pike
Petitioner:	Phil R. Deckard
Inspector:	Dee Wills
Staff Report:	02/06/2014 Completed Cycle Report 04/15/2014 Completed Reinspection 04/16/2014 Completed 1st Remaining Violation Report 05/09/2014 Completed 2nd Remaining Violation Report 05/28/2014 Completed 3rd Remaining Violation Report 08/20/2014 Completed 2nd Reinspection 09/29/2014 Issued Temporary Permit 12/09/2014 Completed Exterior Extension Reminder Report 02/19/2015 Received Application for Appeal Petitioner is requesting an extension of time to complete the exterior painting due to the winter weather conditions.
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:	June 18, 2015
Attachments:	Application for Appeal; Exterior Extension 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

FEB 19 2015

BY:

NOTE: A $20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

Property Address: 2721 N. KINSER PK.

Petitioner's Name: PHIL R. DECKARD - PROPERTY MANAGER

Address: P.O. Box 1612 - 190 E. GREEN ST.

City: MARTINSVILLE **State:** IN **Zip Code:** 46151

Phone Number: (765) 318-0175 **Email Address:** PRDECKARD@SBCGLOBAL.NET

Property Owner's Name: MICHAEL RUCKER

Address: 4357 Haywood Way

City: LITTLETON, CO. **State:** **Zip Code:** 80130

Phone Number: **Email Address:** MICHAEL.RUCKER@DCMA.MIL

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 check the petition type that you are requesting:

☑ An extension of time to complete repairs (Petition type **TV**) (EXTERIOR EXTERIOR PAINTING)

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

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

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

OFFICE USE ONLY

Petition Number 15-TV-76

SEE REVERSE

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

Signature (required): Phil R. Deckard, Property Mgr.

Name (please print): PHIL R. DECKARD **Date:** 2/16/2015

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.

RESPECTFULLY REQUEST AN EXTENSION OF TIME (POSSIBLY UP TO FOUR(4) MONTHS) TO ALLOW COMPLETION OF EXTERIOR PAINTING OF WOOD TRIM AS WRITTEN IN LATEST INSPECTION REPORT BY YOUR DEPARTMENT, DUE TO WINTER WEATHER.

THANK YOU,

Phil R. Deckard

MANAGER

City of Bloomington
Housing and Neighborhood Development

DEC 11 2014

Exterior Extension Reminder Report

6957

OWNERS

Rucker, W. Michael
907 23rd Street S.
Arlington, VA 22202

AGENT

Deckard, Phil R.
P.O. Box 1612
Martinsville, IN 46151

Prop. Location: 2721 N Kinser PIKE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/4/3
Date Inspected: 02/06/2014
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 2

Inspectors: Dee Wills
Foundation Type: Basement
Attic Access: No
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 02/06/2015.

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.

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)

This is the end of this report.