

**PUBLIC HEARING  
BOARD OF HOUSING QUALITY APPEALS  
CITY HALL McCLOSKEY CONFERENCE ROOM  
August 19, 2015, 4:00 P.M.**

**ALL PETITIONS ARE ON THE CONSENT AGENDA**

I. **ROLL CALL**

II. **REVIEW OF SUMMARY** – no minutes included

III. **CONSENT AGENDA**

15-TV-101, **628 E. University Street**, Baseline Properties (Tempo Properties). Request for an extension of time to complete repairs. Previously heard April 15, 2015.

15-TV-160, **912 W. 6<sup>th</sup> Street**, Eugene Humbles (Action Property Management). Request for extension of time to complete repairs.

15-RV-162, **805 N. Washington Street**, H.A.N.D. (Christopher Clark). Request for rescission of a variance.

15-RV-163, **308 E. 7<sup>th</sup> Street**, H.A.N.D. (William Greenwood). Request for rescission of a variance

15-TV-164, **222 N. College Avenue**, Daniel & Mary Friedman (Omega Properties). Request for an extension of time to complete repairs.

15-TV-165, **112 S. Westplex Avenue**, JLW Properties (Choice Realty and Management). Request for an extension of time to complete repairs.

15-RV-166, **526 S. Woodlawn Avenue**, H.A.N.D. (Christopher Clark). Request for rescission of a variance.

15-TV-167, **2663 E. 7<sup>th</sup> Street**, CRE Rentals (Park Doral Apartments). Request for an extension of time to complete repairs.

15-TV-168, **207 E. 19<sup>th</sup> Street**, College Rentals, LLC (Jeanne Walters Real Estate). Request for an extension of time to complete repairs.

15-RV-169, **423 E. University Street**, H.A.N.D. (Justin O. Fox). Request for rescission of a variance.

15-RV-170, **517 S. Mitchell Street**, H.A.N.D. (Cadjon Properties). Request for rescission of a variance.

15-RV-171, **320 S. Grant Street**, H.A.N.D. (Cadjon Properties). Request for rescission of a variance.

15-RV-172, **905-907 E. 13<sup>th</sup> Street**, H.A.N.D. (Cedarview Management). Request for rescission of a variance.

15-RV-173, **533 N. Lincoln Street**, H.A.N.D. (Cedarview Management). Request for rescission of a variance.

15-RV-174, **507 S. Fess Avenue**, H.A.N.D. (Asset Management Services, LLC). Request for

rescission of a variance.

15-TV-175, **909 W. Ralston Drive**, Dazey Rentals, LLC. Request for an extension of time to complete repairs.

15-RV-176, **2505 S. Camden Drive**, H.A.N.D. (Gary Wampler). Request for rescission of a variance.

15-RV-177, **409 S. Swain Avenue**, H.A.N.D. (Charles Sinn). Request for rescission of a variance.

15-RV-178, **416 ½ N. Lincoln Street**, H.A.N.D. (10-29, LLC). Request for rescission of a variance.

IV. **GENERAL DISCUSSION**

V. **PUBLIC COMMENT**

VI. **ADJOURNMENT**

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City of Bloomington  
H.A.N.D.

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

Meeting Date: August 19, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-101(old)

Address: 628 E. University St.

Petitioner: Eads Contracting Group

Inspector: Maria McCormick

Staff Report: During the cycle inspection it was noted that the sidewalk in the front of the house need to be replaced. The petitioner had previously come to the board to request an extension of time until June 1, 2015. Due to the excessive rain that was received in the spring and early summer they are asking for additional time to get the sidewalk poured. All other 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: September 1, 2015

Attachments: Application for Appeal

*Handwritten mark or signature.*



RECEIVED JUN 26 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

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

Property Address: 628 E. UNIVERSITY

Petitioner's Name: EADS CONTRACTING GROUP

Address: 220 W. 17TH ST

City: BLOOMINGTON State: IN Zip Code: 47403

Phone Number: 812-340-6710 Email Address: vcc.250@gmail.com

Property Owner's Name: BASELI

Address: PO BOX 303

City: CLEAR CREEK State: IN Zip Code: 47426

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-101

(OLD BUSINESS)

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.

REPLACING SIDEWALK. HAD SCHEDULING  
CONFLICT DUE TO EXCESSIVE RAIN.  
SEPT. 1, 2015

Signature (required): Vince Eads

Name (please print): Vince Eads Date: 6-26-15

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: August 19, 2015  
Petition Type: An extension of time to complete repairs.  
Petition Number: 15-TV-160  
Address: 912 W. 6<sup>th</sup> St.  
Petitioner: Action Property Mgmt.  
Inspector: Norman Mosier

**Staff Report:**

It was noted during the cycle inspection that the front porch needs to be tuck pointed along the front and side. In addition the front retaining wall is failing and needs to be repaired. Petitioner is requesting an extension of time to complete the repairs.

February 16, 2015 – Conducted Cycle Inspection  
April 27, 2015 – Conducted Re-inspection  
June 14, 2015 – Started Legal  
June 22, 2015 – Received BHQA Appeal

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: October 19, 2015

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

*JK*

RECEIVED  
JUN 22 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](mailto:hand@bloomington.in.gov)

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

Property Address: 912 W. 6th Street

Petitioner's Name: Action Property Maint.

Address: 1201 S Walnut St.

City: Blythe State: IN Zip Code: 47401

Phone Number: 812-332-8870 Email Address: action@bluemarble.net

Property Owner's Name: Eugene Summers

Address: 425 W Jefferson #104

City: BOISE State: ID Zip Code: 83702

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-160

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.

Repair retaining wall & replace  
stone - truck front porch

Signature (required):

*Sierra Webb*

Name (please print):

SIERRA WEBB

Date:

4/22/13

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



City of Bloomington  
Housing and Neighborhood Development

CYCLE REPORT

2643

OWNERS

Humbles, Eugene  
C/O David Carrico 710 E. Maxwell Lane  
Bloomington, IN 47401

AGENT

Action Property Mgmt. & Realty  
1201 S. Walnut St.  
Bloomington, IN 47404

Prop. Location: 912 W 6th ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/2/3

Date Inspected: 02/16/2015  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 1

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

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:

Living Room 14-2 x 13-8:

C Repair the broken bottom sash of the south window, frame has come apart at the corners. BMC 16.04.060(b)

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

Dining Room 14-1 x 9-2:

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

Kitchen 12-6 x 10-5:

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

C Seal the backsplash adjacent to the sink. BMC 16.04.060(a)

Water Heater Closet:

No violations noted.

C Enclosed Back Porch:

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

NE Bedroom 13-9 x 11-2:

No violations noted.

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1899

Height: 30 inches

Width: 24 inches

Sill Height: 24 inches

Openable Area: 5.00 sq. ft.

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

Hallway:

No violations noted.

C Hall Bath:

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

C SE Bedroom 13-9 x 11-3: Same window as above.

Replace the broken lock on the south window. BMC 16.04.060(b)

C Repair the broken bottom sash of the south window, frame has come apart at the corners. BMC 16.04.060(b)

**EXTERIOR:**

N/C Properly tuck point all missing or defective mortar joints, front porch. BMC 16.04.050(a)

N/C Properly tuck point all missing or defective mortar joints, south retaining wall.  
BMC 16.04.050(a)

N/C Repair/replace the failing retaining wall on the east side of property, also remove the large blocks of limestone that are laying in the tree plot that are part of the east retaining wall.  
BMC 16.04.060 16.04.050 (a)

Cellar:

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)

Repair/replace the failing sump pump to function as intended. BMC 16.04.060(c)

**OTHER REQUIREMENTS:**

**Required documentation:**

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

**Required documentation:**

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

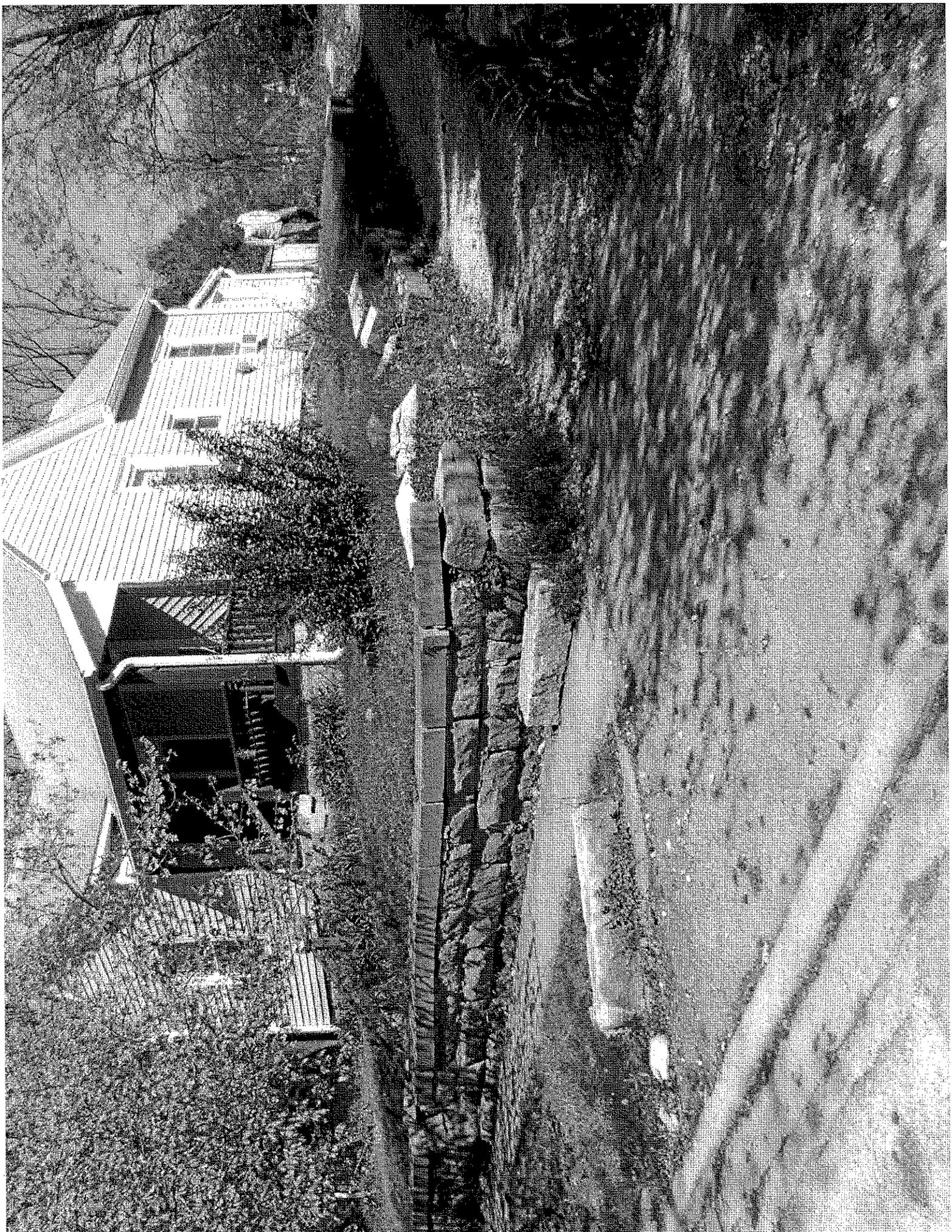
**Required documentation:**

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

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

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





City of Bloomington  
Housing and Neighborhood Development

APR 30 2015

REMAINING VIOLATIONS REPORT

2643

OWNERS

Humbles, Eugene  
C/O David Carrico 710 E. Maxwell Lane  
Bloomington, IN 47401

AGENT

Action Property Mgmt. & Realty  
1201 S. Walnut St.  
Bloomington, IN 47404

Prop. Location: 912 W 6th ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/2/3

Date Inspected: 02/16/2015  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 1

Inspectors: Norman Mosier  
Foundation Type: Cellar  
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 tuck point all missing or defective mortar joints, front porch. BMC 16.04.050(a)

Properly tuck point all missing or defective mortar joints, south retaining wall.  
BMC 16.04.050(a)

Repair/replace the failing retaining wall on the east side of property, also remove the large blocks of limestone that are laying in the tree plot that are part of the east retaining wall.  
BMC 16.04.060 16.04.050 (a)

Cellar:

C  
REC'D 6-23-15  
VIA FAX  
24-HOUR  
FLUE  
SUPPLY  
NM

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

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

BMC 16.01.060(f) and 16.04.060 (c)

**OTHER REQUIREMENTS:**

**Required documentation:**

C  
REC'D 6-15-15  
NM

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)

**OTHER REQUIREMENTS:**

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

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

all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement **BMC16.03.050**

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: 19 August 2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-162  
Address: 805 N. Washington St.  
Petitioner: HAND  
Inspector: Michael Arnold  
Staff Report: 16 June 2015      Cycle Inspection  
                  23 June 2015      BHQA Application

This property was previously granted a variance to the minimum ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height requirement and the Building Code in place at the time of construction did not address minimum ceiling height; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit. This structure was built in 1930.

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: Aug 19, 2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-163  
Address: 308 E. 7<sup>th</sup> St.  
Petitioner: HAND  
Inspector: Norman Mosier  
Staff Report: March 23, 2015 – Conducted Cycle Inspection  
June 22, 2015 – Conducted Re-inspection  
June 24, 2015 – Received BHQA to rescind variance

This property was previously granted a variance to the bathroom ventilation requirement and to allow sleeping in the kitchens of units 1, 2, & 4, of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a bathroom ventilation requirement and to allow sleeping in the kitchens of units 1, 2, & 4, and the Building Code in place at the time of construction did not address these issues; Therefore the variance must be rescinded by the Board of Housing and Quality Appeals. This process may delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit. This property was built in 1920.

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: August 19, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-164

Address: 222 N. College Ave.

Petitioner: Omega Properties

Inspector: Maria McCormick

Staff Report: During the cycle inspection it was noted that the loft in apt 205 was being used for sleeping purposes. This area does not have openable windows, however the building is fully sprinklered. The petitioner is requesting an extension of time to get a variance from the State of Indiana to allow sleeping in the loft area. Their petition is scheduled to go before the State board on September 4<sup>th</sup>. All other 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: September 30, 2015

Attachments: Application for Appeal



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

RECEIVED  
 6/26/15

→ E

Property Address: 222 N. College

Petitioner's Name: Omega

Address: 115 E. 6th St, Ste 1

City: Bloom State: IN Zip Code: 47408

Phone Number: 333-0995 Email Address: omegaproperties@gmail.com

Property Owner's Name: Mary/Dan Friedman

Address: 1029 S. Woodscrest Dr

City: Bloom State: IN Zip Code: 47401

Phone Number: 812-219-3348 Email Address: \_\_\_\_\_

Occupants: A LOT

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-164

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.

working on variance for loft area in Apt  
205

Signature (required):



Name (please print):

J. E. LACE

Date:

10-20-15

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: August 19, 2015  
Petition Type: An extension of time to complete repairs.  
Petition Number: 15-TV-165  
Address: 112-114 S. Westplex Ave.  
Petitioner: Choice Realty & Management  
Inspector: Dee Wills  
Staff Report: January 12, 2015 Completed Cycle Inspection  
April 22, 2015 Completed Reinspection  
June 29, 2015 Received Application for Appeal  
July 01, 2015 Completed 2<sup>nd</sup> Reinspection

Petitioner is requesting an extension of time to complete the repair or replacement of carpeting for the upper level bedroom. The tenant had plans to out of town and did not want to move her furniture, or coordinate a time for the contractor to do any of the work until she returned from her trip.

Staff recommendation: Grant the extension of time.  
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.  
Compliance Deadline: September 19, 2015  
Attachments: Application for Appeal, Remaining Violations Report

*D*



RECEIVED  
6/24/15

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

JF

Property Address: 112 S. Westplex Ave

Petitioner's Name: Chrice Realty & Management

Address: 1715 S. Walnut St

City: Bloomington State: In Zip Code: 47401

Phone Number: 812-331-7353 Email Address: Dene@calchricerealty.com

Property Owner's Name: JLW Properties

Address: 2051 S. Ramsey Dr

City: Bloomington State: In Zip Code: 47401

Phone Number: 812-332-1983 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-165

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.

HAND is requesting repair/replacement of caption.  
The upstairs upper left bedroom. Tenants, owner +  
contractor coordinate to clear area for work to be  
completed. Tenants will return back to  
Bloomington in little over a week, so just need  
short extension for this work.

Thanks

Signature (required):

*Dene Dobson*

Name (please print):

*Dene Dobson*

Date:

*6-26-15*

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

MAY 06 2015

Remaining Violations Report

3753

OWNERS

Jlw Properties, Llc  
2051 S. Ramsey Drive  
Bloomington, IN 47401

AGENT

Choice Realty & Management  
1715 S. Walnut Street  
Bloomington, IN 47401

Prop. Location: 114 S Westplex AVE, 112 S Westplex AVE

Number of Units/Structures: 2/1

Units/Bedrooms/Max # of Occupants: 2/2/5

Date Inspected: 01/12/2015

Primary Heat Source: Electric

Property Zoning: PUD

Number of Stories: 2

Inspectors: Dee Wills

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

**REINSPECTION REQUIRED**

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

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

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

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 112**

**Main Level**

**Hallway**

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

**Upper Level**

**Left Bedroom (9-10 x 13-6)**

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

**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. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed. BMC 16.03.010(b), BMC 16.10.030(b)

C  
1-12-15  
DW

This is the end of this report.



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 19, 2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-166  
Address: 526 S. Woodlawn Avenue  
Petitioner: HAND  
Inspector: Jo Stong

**Staff Report:**

This property was previously granted a variance to the bathroom ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a bathroom ventilation requirement and the Building Code in place at the time of construction (1890) did not address bathroom ventilation; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 19, 2015  
Petition Type: An extension of time to complete repairs.  
Petition Number: 15-TV-167  
Address: 2604 E. Eastgate Ln.  
Petitioner: Park Doral Apartments  
Inspector: Mosier/Swinney/Wills  
Staff Report: April 6, 2015 – Conducted Cycle Inspection  
June 29, 2015 – Received August BHQA Appeal

Petitioner is requesting an extension of time to complete the repairs noted in the cycle inspection as the contractors are not finished with the patios, balconies and windows.

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: October 19, 2015

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

*Handwritten mark, possibly initials.*



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

RECEIVED  
 6/29/15

Property Address: 2663 E. 7th St.  
 Petitioner's Name: Park Doral Apartments - Michelle Mosier  
 Address: 2663 E. 7th St.  
 City: Bloomington State: IN Zip Code: 47408  
 Phone Number: 812-336-8208 Email Address: parkdoral@crentals.com  
 Property Owner's Name: CRE Rentals  
 Address: 400 E. 3rd St.  
 City: Bloomington State: IN Zip Code: 47401  
 Phone Number: 812-332-609 Email Address: www.crentals.com  
 Occupants: 104 Apartments

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) - Contractors not finished yet
- 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-167

SEE REVERSE

NM

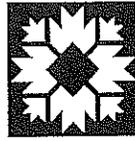
Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request; the amount of time needed to bring the property into compliance,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

The contractors hired have not finished repairs yet and hope to be finished by July 20th. They are refinishing all patios / balconies & working on windows.

Signature (required): Michelle L Mosier

Name (please print): Michelle L. Mosier Date: 6/29/15

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

Cycle Report

1659

OWNERS

Coller, Donald M.  
400 E. 3rd St. Suite #1  
Bloomington, IN 47401

AGENT

American Sunbelt  
400 E. 3rd St. Suite #1  
Bloomington, IN 47401

Prop. Location: 2663 E 7th ST  
Number of Units/Structures: 104/4  
Units/Bedrooms/Max # of Occupants: Bld 1: 8/3/5 16/2/5 6/1/5 1/Eff/5, Bld 2: 6/3/5 11/2/5  
3/1/5, Bld 3: 6/3/5 12/2/5 2/1/5 1/Eff/5, Bld 4: 10/3/5 17/2/5 3/1/5 2/Eff/5

Date Inspected: 04/06/2015  
Primary Heat Source: Gas  
Property Zoning: RH  
Number of Stories: 2

Inspectors: Mosier, Wills, Swinney  
Foundation Type: Basement  
Attic Access: Yes  
Accessory Structure: None

VARIANCE

01/05/1983 Granted variances to allow cooking in sleeping room Apts. #2612K & 2620K.

This property built in 1970, was previously granted a variance to the cooking in sleeping rooms requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a cooking in sleeping rooms requirement and the Building Code in place at the time of construction did not address cooking in sleeping rooms; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit.

Monroe County Assessor's records indicate this structure was built in 1970.  
There are no minimum requirements for emergency egress at the time of construction.

**Typical Egress:**

**Lower Level Sliding Windows:**

**Existing Egress Window Measurements:**

**Height: 44.50 inches**  
**Width: 33.50 inches**  
**Sill Height: 35 inches**  
**Openable Area: 10.35 sq. ft.**

**Upper Level Single Hung Windows:**

**Height: 21 inches**  
**Width: 31.50 inches**  
**Sill Height: 14 inches**  
**Openable Area: 4.59 sq. ft.**

**Lower Level Efficiency Units Sliding Windows:**

**Height: 22 inches**  
**Width: 16 inches**  
**Sill Height: 54.50 inches**  
**Openable Area: 2.44 sq. ft.**

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

**Note: Measure one of each style unit at reinspection.**

### **General Violations**

#### **Interior:**

##### **Bathrooms**

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

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

#### **For All Units:**

##### **Bedrooms**

Properly re-caulk around the window frames where glazing compound is deteriorated/  
cracked or missing. BMC 16.04.060(a)

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

### **Bldg. 1**

#### **2661**

##### **Laundry/ Storage Rooms**

No violations noted.

##### **Common Hallway/ Attic**

No violations noted.

**Unit A**

**Kitchen**

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

✓ **Hallway**

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

**Bedrooms**

See General Violations.

**Unit B**

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

**Unit C**

**Kitchen**

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

**Bathroom**

See General Violations.

Properly repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(c)

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

✓ **Hallway**

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

✓ **Front Bedroom**

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

See General Violations.

✓ **Back Bedroom**

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

See General Violations.

**Living Room**

Properly repair/ replace the sliding glass door to open with ease so that it may function as intended. BMC 16.04.060(a)

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

**Unit D**

**Kitchen**

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

**Bedrooms**

See General Violations.

**Unit E**

**Kitchen**

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

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

**Back Bathroom**

See General violations.

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

**Bedroom**

See General Violations.

**Unit F**

**Kitchen**

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

✓ **Entry**

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

**Bedrooms**

See General Violations.

✓ **Unit G**

**Front Bedroom**

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

Bedrooms

See General Violations.

Unit H

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

Unit I

Kitchen

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

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.060(c)

✓ Hallway

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

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

Bathroom

See General Violations.

Bedrooms

See General Violations.

Back Bathroom

See General Violations.

Secure toilet to its mountings. BMC 16.04.060(c)

✓ Living Room

Replace the missing outlet cover plate. BMC 16.04.060(b)

Unit J

Kitchen

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

Bathroom

See General Violations.

Bedrooms

See General Violations.

2663

Laundry/ Storage Rooms

No violations noted.

Common Hallway/ Attic

No violations noted.

✓ Unit A

Hallway

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

Bedrooms

See General Violations.

Unit B

Kitchen

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

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

✓ Hallway

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

Bedrooms

See General Violations.

Unit C

Kitchen

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

Bathroom

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.060(c)

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

Bedrooms

See General Violations.

Units D, E

No violations noted.

Unit F

Kitchen

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

Bedrooms

See General Violations

Unit G

Kitchen

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

Bathroom

See General Violations.

Bedrooms

See General Violations.

Unit H

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Bedrooms

See General Violations.

Units I, J

No violations noted.

2665

Laundry/ Storage Rooms

Fuel fired water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least ¼ inch per foot (2000 IFG 503.10.8). Replace or reconfigure the existing vent connectors/flue piping in a manner that meets the abovementioned criteria. BMC 16.04.060(c)

**Common Hallway/ Attic**

No violations noted.

**Unit A**

No violations noted.

**Unit B**

**Kitchen**

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

✓ **Hallway**

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

**Bedrooms**

See General Violations.

**Unit C**

**Kitchen**

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

**Bathroom**

See General Violations.

**Bedrooms**

See General Violations.

**Unit D**

**Kitchen**

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

**Mechanical Closet**

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

**Patio Area**

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

Exceptions:

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

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

Bedrooms

See General Violations.

Unit E

Kitchen

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

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.060(c)

Properly repair/ replace the loose/ broken kitchen sink cabinet front. BMC 16.04.060(a)

Back Bathroom

Properly repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(c)

Mechanical Closet

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

Bedrooms

See General Violations.

Unit F

Kitchen

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

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.060(c)

Bedrooms

See General Violations.

✓ Unit G

Provide operating power to all the smoke detectors in this unit. IC 22-11-18-3.5

Mechanical Closet

Repair/ replace the door to close and latch so that it may function as intended. BMC 16.04.060(a)

✓ **Unit H**

Provide operating power to the interconnected smoke detectors. IC 22-11-18-3.5

**Kitchen**

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

**Bedrooms**

See General Violations.

**Unit I**

**Kitchen**

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

**Bedrooms**

See General Violations.

**Unit J**

No violations noted.

**Bldg. 2**

**2667**

**Laundry/ Storage Rooms**

No violations noted.

**Common Hallway/ Attic**

No violations noted.

**Unit A**

**Kitchen**

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

Properly secure the loose faucet assembly. BMC 16.04.060(c)

**Bathroom**

See General Violations.

**Left Bedroom**

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)

See General Violations.

Right Bedroom

See General Violations.

**Unit B**

Bathroom

See General Violations.

Right Bedroom, Left Bedroom

See General Violations.

**Unit C**

Bathroom

See General Violations.

Properly replace the broken handle for the toilet. BMC 16.04.060(a)

Right Bedroom, Left Bedroom

See General Violations.

Mechanical Closet

Properly secure the escutcheon at the top of the furnace flue. BMC 16.04.060(c)

Bathroom

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

See General Statements.

Back Right Bedroom, Front Right Bedroom, Left Bedroom

See General Statements.

**Unit D**

Mechanical Closet

Properly secure the escutcheon at the top of the furnace flue. BMC 16.04.060(c)

Bathroom

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

See General Violations.

Front Right, Back Right, Left Bedroom  
See General Violations.

Unit E  
Bathroom  
See General Violations.

Left Front, Left Back, Master Bedroom  
See General Violations.

Master Bathroom  
See General Violations.

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

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

Unit F  
Bathroom  
Properly secure the loose electrical receptacle. BMC 16.04.060(b)

Left Bedroom  
See General Violations.

✓  
Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

✓  
Replace the cracked/broken window pane. BMC 16.04.060(b)

Right Bedroom  
See General Violations.

Unit G  
Left Bedroom, Right Bedroom  
See General Violations.

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

Bathroom  
See General Violations.

Master Bedroom, Back Right Bedroom, Front Right Bedroom

See General Violations.

Master Bedroom

See General Violations.

**Unit I**

Kitchen

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

**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.**

✓ Hallway

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

Front Left Bedroom, Back Left Bedroom, Master Bedroom

See General Violations.

Master Bathroom

See General Violations.

**Unit J**

Kitchen

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

Scrape and paint surfaces of the range exhaust hood where paint is peeling. BMC 16.04.060(f)

✓ Hallway

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

Bathroom

Properly repair and seal coat the wall adjacent to the bathtub. BMC 16.04.060(a)

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

Right Bedroom

See General Violations.

Left Bedroom

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

See General Violations.

Bldg. 2  
2669

Laundry/ Storage Rooms

Temperature/pressure relief (TPR) valve discharge tubes:

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

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

Common Hallway/ Attic

No violations noted.

✓  
Unit A  
Hallway

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

Bathroom

See General Violations.

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

Left Bedroom, Right Bedroom

See General Violations.

Unit B  
Bathroom

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

Bedroom

See General Violations.

**Unit C**

Mechanical Closet

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

Bathroom

See General Violations.

Right Bedroom

See General Violations.

✓ Repair the window to remain fully open using hardware that is part of the window.  
BMC 16.04.060(b)

Left Bedroom

See General Violations.

**Unit D**

Storage Closet

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

Kitchen

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

Master Bedroom

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

Master Bathroom

See General Violations.

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

Back Right Bedroom, Front Right Bedroom

See General Violations.

**Unit E**

✓ Living Room, Hallway

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

Bathroom

Properly clean /remove the mold/ mildew from bathroom walls. BMC 16.04.060(d)

See General Violations.

✓ Left Bedroom

Repair the window to remain fully open using hardware that is part of the window.  
BMC 16.04.060(b)

See General Violations.

Right Bedroom

See General Violations.

**Unit F**

Mechanical Closet

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

Bedroom

See General Violations.

Bathroom

See General Violations.

**Unit G**

Right Bedroom, Left Bedroom

See General Violations.

**Unit H**

Bathroom

See General Violations.

Master Bedroom

See General Violations.

Master Bathroom

See General Violations.

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

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

Front Right Bedroom, Back Right Bedroom

See General Violations.

## Unit I

### Mechanical Closet

Maintain minimum clearance of combustibles. BMC 16.04.060(c)

- Fuel-fired appliances: Minimum 3 foot clearance of stored combustibles
- Single wall vent connector: 1 inch clearance for Flowguard Gold CPVC  
6 inch clearance for all other combustibles
- Double wall vent connectors: 1 inch clearance for all combustibles
- Draft hood: 6 inch clearance for all combustibles.

### 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)

Properly secure the access panel door. BMC 16.04.060(c)

### Bathroom

See General Violations.

### Left Bedroom

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

See General Violations.

### Right Bedroom

See General Violations.

## Unit J

### Kitchen

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

### Bedroom

See General Violations.

## Bldg. 3

### 2673

### Laundry/ Storage Rooms

No violations noted.

**Common Hallway/ Attic**

No violations noted.

**Unit A**

**Storage Closet**

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

✓ **Hallway**

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

**Bathroom**

See General Violations.

Replace the missing sink stopper. BMC 16.04.060(c)

✓ **Front Right Bedroom**

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)

See General Violations.

✓ **Master Bedroom**

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)

See General Violations.

**Master Bathroom**

See General Violations.

**Unit B**

**Living Room**

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

**Kitchen**

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

**Hallway**

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

Bathroom

See General Violations.

Properly seal the hole in the wall around the toilet shut off valve. BMC 16.04.060(a)

Front Left Bedroom, Master Bedroom

See General Violations.

Master Bathroom

See General Violations.

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

Unit C

Mechanical Closet

Properly secure the escutcheon at the top of the furnace flue. BMC 16.04.060(c)

Bathroom

See General Violations.

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

Right Bedroom, Left Bedroom

See General Violations.

Unit D

Mechanical Closet

Maintain minimum clearance of combustibles. BMC 16.04.060(c)

- Fuel-fired appliances: Minimum 3 foot clearance of stored combustibles
- Single wall vent connector: 1 inch clearance for Flowguard Gold CPVC  
6 inch clearance for all other combustibles
- Double wall vent connectors: 1 inch clearance for all combustibles
- Draft hood: 6 inch clearance for all combustibles.

Bathroom

Replace the missing sink stopper. BMC 16.04.060(a)

See General Violations.

Front Right Bedroom

Properly repair/ replace window to completely close and latch. (off track) BMC 16.04.060(b)

See General Violations.

Back Right Bedroom, Master Bedroom

See General Violations.

Master Bathroom

Replace the missing sink stopper. BMC 16.04.060(a)

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

Replace all damaged or missing tile(s) in the bathtub surround. BMC 16.04.060(a)

See General Violations.

✓ Unit E

Living Room

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

Kitchen

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

Bathroom

See General Violations.

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

✓ Front Left Bedroom

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

See General Violations.

✓ Back Left Bedroom

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

See General Violations.

Master Bedroom

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

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

See General Violations.

Master Bathroom

See General Violations.

**Unit F**

Kitchen

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

Bathroom

See General Violations.

Right Bedroom, Left Bedroom

See General Violations.

**Unit G**

Mechanical Closet

Properly secure the escutcheon at the top of the furnace flue. BMC 16.04.060(c)

Kitchen

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

Properly repair or replace the damaged (burnt) countertop. BMC 16.04.060(a)

Bathroom

Replace the missing sink stopper. BMC 16.04.060(a)

Properly recaulk tiles adjacent to the bathtub. BMC 16.04.060(a)

✓ Left Bedroom

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

See General Violations.

Right Bedroom

See General Violations.

**Unit H**

✓ Living Room

Properly repair/ replace the locking mechanism for the sliding glass door so that it may function as intended. BMC 16.04.060(b)

✓ Hallway

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

Bathroom

Replace the missing sink stopper. BMC 16.04.060(a)

See General Violations.

Master Bedroom, Master Bathroom

See General Violations.

Back Right Bedroom

See General Violations.

Front Right Bedroom

See General Violations.

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

Unit I

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.**

Master Bedroom

See General Violations.

Master Bathroom

See General Violations.

Replace the missing sink stopper. BMC 16.04.060(a)

Back Left Bedroom

See General Violations.

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

Front Left Bedroom

See General Violations.

✓ 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

See General Violations.

Properly reseal the tiles adjacent to the sink. BMC 16.04.060(a)

Unit J

Kitchen

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

Bathroom

See General Violations.

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

Right Bedroom, Left Bedroom

See General Violations.

Unit K

See General Violations.

Laundry Area

Repair the deep sink drain to function as intended. BMC 16.04.060(c)

2671

Common Hallway/ Attic

No violations noted.

Laundry/ Storage Rooms

Fuel fired water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least ¼ inch per foot (2000 IFG 503.10.8). Replace or reconfigure the existing vent connectors/flue piping in a manner that meets the abovementioned criteria. BMC 16.04.060(c)

Common Hallway/ Attic

Repair the attic scuttle door to fit properly and to be secure. BMC 16.04.060(a)

**Unit A**

Front Bedroom

Repair the window to open with ease and to remain fully open using hardware that is part of the window. BMC 16.04.060(a)

See General Violations.

Back Bedroom

Repair the window to open with ease and to remain fully open using hardware that is part of the window. BMC 16.04.060(a)

See General Violations.

Kitchen

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

Hallway

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

Bathroom

See General Violations.

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

Back Bathroom

See General Violations.

**Unit B**

Bathroom

See General Violations.

Bedrooms

See General Violations.

Hallway

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

Mechanical Closet

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

**Unit C**

**Kitchen**

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

**Bathroom**

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

See General Violations.

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

**Bedrooms**

See General Violations.

**Unit D**

No violations noted.

**Unit E**

**Kitchen**

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

**Bedrooms**

See General Violations.

**Unit F**

**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)

**Bedrooms**

See General Violations.

**Unit G**

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

Exceptions:

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

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

Kitchen

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

✓ Back Bedroom

Secure the loose electrical receptacle. (covered with duct tape) BMC 16.04.060(b)

See General Statements.

**Unit H**

Back Bathroom

Secure toilet to its mountings. BMC 16.04.060(a)

Replace all damaged or missing tile(s) in the bathtub surround. BMC 16.04.060(a)

See General Statements.

Bedrooms

See General Statements.

**Unit I**

Kitchen

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

Bedrooms

See General Violations

**Unit J**

Kitchen

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

✓ Living Room

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

Bedrooms

See General Violations.

**Bldg. 4**

**2675**

**Laundry/ Storage Rooms**

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)

Properly clean out the sediment trap. BMC 16.04.060(a)

**Common Hallway/ Attic**

Properly repair the wall and ceiling adjacent to Units G and H. BMC 16.04.060(a)

**Unit A**

**Kitchen**

Properly install or replace the aerator on the sink faucet so that it functions as intended.  
BMC 16.04.060(c)

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

**Bedroom**

See General Violations.

**Unit B**

**Living Room**

✓ Properly repair/ replace the locking mechanism on the sliding glass door so that it may function as intended. BMC 16.04.060(b)

**Kitchen**

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

Properly secure the loose cabinet face under the sink. BMC 16.04.060(a)

**Bedroom One, (west)**

See General Violations.

✓ Bedroom Two

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

See General Violations.

Unit C

✓ Balcony

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

Bedroom

See General Violations

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)  
See General Violations.

Unit D

East Bedroom

See General Violations.

North Bedroom

See General Violations.

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

Unit E

Kitchen

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

Hall Bathroom

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

Repair/ replace the sink stopper assembly so that it may function as intended. BMC 16.04.060(c)

NE Bedroom

See General Violations.

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

SE Bedroom

See General Violations.

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

South Bedroom

See General Violations.

✓ Repair door to latch securely. BMC 16.04.060(a)

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

Bathroom

Replace all damaged or missing tile(s) in the bathtub surround. BMC 16.04.060(a)

**Unit F**

Balcony

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

Kitchen

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

Properly repair the range hood screen so that it may function as intended. BMC 16.04.060(c)

Hall Bathroom

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

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

South Bedroom, West Bedroom

See General Violations.

**Unit G**

Living Room

Repair the entry door to latch securely. BMC 16.04.060(b)

Mechanical Closet

Repair closet door to latch securely. BMC 16.04.060(a)

Bathroom

See General Violations.

Bedroom

See General Violations.

**Unit H**

Balcony

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

Mechanical Closet

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)

Storage Closet

Repair closet door to latch securely. BMC 16.04.060(a)

Kitchen

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

East Bedroom

See General Violations.

Properly repair the door to completely close and to latch securely. BMC 16.04.060(a)

North Bedroom

See General Violations.

Properly repair the wall adjacent to the closet. BMC 16.04.060(a)

**Unit I**

Living Room

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

Hallway

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

NE Bedroom, SE Bedroom

See General Violations.

South Bedroom

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

Bathroom

Properly secure the loose sink faucet handle. BMC 16.04.060(c)

Secure toilet to its mountings. BMC 16.04.060(c)

Unit J

West Bedroom

See General Violations.

Repair or replace existing smoke detector in a manner so that it functions as intended.

IC 22-11-18-3.5

South Bedroom

See General Violations.

Repair door to latch securely. BMC 16.04.060(a)

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

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

Unit K

Entryway

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

2677

Laundry/ Storage Rooms

No violations noted.

Common Hallway/ Attic

No violations noted.

Unit A

Living Room

Repair/ replace the loose return air grille. BMC 16.04.060(a)

Mechanical Closet

Repair closet door to latch securely. BMC 16.04.060(a)

Kitchen

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

✓ Hallway

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

West Bedroom

See General Violations.

✓ Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

North Bedroom

See General Violations.

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

**Unit B**

Living Room

Properly secure the loose handle for the sliding glass door. BMC 16.04.060(a)

Mechanical Closet

Repair closet door to latch securely. BMC 16.04.060(a)

✓ Hallway

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

Hall Bathroom

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

West Bedroom

See General Violations.

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

South Bedroom

See General Violations.

✓ Properly secure the loose electrical receptacle on the south wall. BMC 16.04.060(b)

Unit C

Mechanical Closet

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

Balcony

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

Kitchen

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

Repair the back left and right range burners to function as intended. BMC 16.04.060(c)

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

West Bedroom, North Bedroom

See General Violations.

Unit D

Living Room

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

Kitchen

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.060(c)

Hall Bathroom

See General Violations.

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

SE Bedroom

See General Violations.

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

NE Bedroom

See General Violations.

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

North Bedroom

See General Violations.

**Unit E**

Hall Bathroom

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

NE Bedroom

See General Violations.

SE Bedroom

See General Violations.

Properly repair the entry door to completely close and latch. BMC 16.04.060(a)

Master Bedroom

See General Violations.

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

Master Bathroom

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

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

Properly clean and remove the mold/ mildew stains form the shower. BMC 16.04.060(d)

**Unit F**

Kitchen

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

Hall Bathroom

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

West Bedroom

See General Violations.

South Bedroom

See General Violations.

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

**Unit G**

Hallway

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

Hall Bathroom

See General Violations.

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

West Bedroom

Repair entry door to latch securely. BMC 16.04.060(a)

See General Violations.

North Bedroom

See General Violations.

✓ Repair the broken window. BMC 16.04.060(b)

**Unit H**

Hall Bathroom

See General Violations.

SE Bedroom, NE Bedroom

See General Violations.

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

North Bedroom

See General Violations.

**Unit I**

**Kitchen**

Provide a complete directory of all service panels and circuits. BMC 16.04.020(a) IEC 408.4

✓ **Hallway**

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

**Hall Bathroom**

See General Violations.

**NE Bedroom**

See General Violations.

✓ Replace the burnt electrical receptacle. BMC 16.04.060(b)

**SE Bedroom**

See General Violations.

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

**Master Bedroom**

See General Violations.

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

**Master Bathroom**

Secure toilet to its mountings. BMC 16.04.060(c)

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

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

**Unit J**

**Hall Bathroom**

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

See General Violations.

**2679**

**Laundry/ Storage Rooms**

Fuel fired furnace and water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least ¼ inch per foot (2000 IFG 503.10.8). Replace or reconfigure the existing vent connectors/flue piping in a manner that meets the abovementioned criteria. BMC 16.04.060(c)

**Common Hallway/ Attic**

No violations noted.

**Unit A**

**Living Room**

Properly repair/ replace the damaged frame for the sliding glass door. BMC 16.04.060(a)

**Kitchen**

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

Repair the front left range burner to function as intended. BMC 16.04.060(c)

**Hall Bathroom**

Properly repair/ replace the sink stopper assembly. BMC 16.04.060(c)

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

See General Violations.

**South Bedroom**

See General Violations.

**West Bedroom**

See General Violations.

Repair the entry door to latch securely. BMC 16.04.060(a)

**Unit 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)

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

**Hall Bathroom**

See General Violations.

Properly secure the loose sink faucet handle. BMC 16.04.060(c)

NE Bedroom

See General Violations.

Repair the entry door to latch securely. BMC 16.04.060(a)

NE Bedroom

See General Violations.

Bathroom

Properly repair/ replace the sink stopper assembly. BMC 16.04.060(c)

Toilet room

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

**Unit C**

Living Room

Properly repair the sliding glass door to open with ease and to lock so that it may function as intended. BMC 16.04.060(b)

Kitchen

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.060(c)

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

Hall Bathroom

See General Violations

SE Bedroom, SW Bedroom

See General Violations.

**Unit D**

Living Room

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

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)

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

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

✓ NE Bedroom  
Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)  
  
See General Violations.

✓ NW Bedroom  
Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5  
  
See General Violations.

Master Bedroom, Master Bathroom  
See General Violations.

✓ Unit E  
Living Room  
Repair the smoke detector to be interconnected. IC 22-11-18-3.5

Hall Bathroom  
See General Violations.

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

NW Bedroom  
Repair entry door to latch securely. BMC 16.04.060(a)  
  
See General Violations.

NE Bedroom  
See General Violations.

Master Bedroom  
See General Violations.

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

Master Bathroom  
See General Violations.

**Unit F**

**Living Room**

Properly repair the sliding glass door to open with ease and to lock so that it may function as intended. BMC 16.04.060(b)

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

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

**Kitchen**

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

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

**Hall Bathroom**

Secure toilet to its mountings. BMC 16.04.060(c)

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

**SE Bedroom**

See General Violations.

**South Bedroom**

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

✓ Repair the smoke detector to be interconnected. IC 22-11-18-3.5

**Unit G**

**Mechanical Closet**

Properly secure the escutcheon at the top of the furnace flue. BMC 16.04.060(c)

**Bathroom**

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

See General Violations.

**Left Bedroom, Right Bedroom**

See General Violations.

**Unit H**

**Mechanical Closet**

Properly secure the escutcheon at the top of the furnace flue. BMC 16.04.060(c)

✓ Living Room

Properly repair/ replace the sliding glass door so that it may function as intended. (off track) BMC 16.04.060(b)

Replace the missing sliding screen. BMC 16.04.060(a)

Kitchen

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

**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.**

Bathroom

See General Violations.

Front Right Bedroom

See General Violations.

Back Right Bedroom

See General Violations.

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

Master Bedroom

See General Violations.

Master 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)

Unit I

Living Room

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

Mechanical Closet

Properly secure the escutcheon at the top of the furnace flue. BMC 16.04.060(c)

Hall Bathroom

See General Violations.

Properly recaulk around tile(s) adjacent to the bathtub. BMC 16.04.060(a)

Front Left Bedroom, Back Left Bedroom

See General Violations.

Master Bedroom, Master Bathroom

See General Violations.

**Unit J**

Mechanical Closet

Properly secure the escutcheon at the top of the furnace flue. BMC 16.04.060(c)

Living Room

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

Bathroom

See General Violations.

Left Bedroom, Right Bedroom

See General Violations.

**Unit K**

Living Room/ Bedroom

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

Bathroom

Properly repair the damaged wall in the closet area. BMC 16.04.060(a)

Properly replace the deteriorated trim adjacent to floor. BMC 16.04.060(a)

**EXTERIOR**

Properly seal all gaps between the brick and siding adjacent to both sides of the balcony hand railing for Unit 2679

**General Violations**

**All Buildings:**

Properly tuck point all missing or defective mortar joints of the patio retaining walls. BMC 16.04.040(a) and BMC 16.04.050(a)

Properly seal all cracks in the cement patio floors. BMC 16.04.050(a)

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)

Properly label electrical service meters/disconnects with corresponding unit numbers. BMC 16.04.020 NEC 225.37

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

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

**(the painting violation has a one-year deadline from the date of the cycle inspection)**

Other requirements

**For All Units:**

Thoroughly clean and service the 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)

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. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed. BMC 16.03.010(b), BMC 16.10.030(b)

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

This is the end of this report.



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 19, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-168

Address: 207 E. 19<sup>th</sup> St.

Petitioner: Jeanne Walters Real Estate

Staff Report: May 14, 2015 – Conducted Cycle Inspection  
June 29, 2015 – Received BHQA Appeal

It was noted during the cycle inspection that there are numerous repairs that need to be addressed. Petitioner is requesting an extension of time to complete the necessary repairs to the structure due to inclement weather.

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: October 19, 2015

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

*Handwritten initials or mark.*



RECEIVED  
6-29-15

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: 207 E 19th Street

Petitioner's Name: Jeanne Walters Real Estate

Address: 107 E 6th Street

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812-331-8951 Email Address: rentals@jeannewalters.com

Property Owner's Name: College Rentals LLC

Address: 3300 Dundee Road, suite C4

City: Northbrook State: IL Zip Code: 60062

Phone Number: 847-272-1234 Email Address: mrubinlawyer@sbcglobal.net

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-168

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.

Due to inclement weather, we are requesting an extension to repair the sagging roof line on the addition to the north. We have completed a structural inspection at the property, but due to the weather we need more time to complete the necessary repairs.

Signature (required): Sara Tilley

Name (please print): Sara Tilley Date: 6/24/15

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

4011

OWNERS

College Rentals, Llc.  
3330 Dundee Road Suite C4  
Northbrook, IL 60062

AGENT

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

Prop. Location: 207 E 19th ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/5/5

Date Inspected: 05/14/2015  
Primary Heat Source: Gas  
Property Zoning: RH  
Number of Stories: 1

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

Monroe County Assessor's records indicate this structure was built in 1955.  
There were no requirements for emergency egress at the time of construction.

INTERIOR:

MAIN LEVEL

W Entryway:

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

Repair the deadbolt on the entry door to function as intended. BMC 16.04.060 (a)

Repair/replace the loose threshold on the entry door. BMC 16.04.060 (a)

Secure the loose register vent on the east wall. BMC 16.04.060 (a)

W Hallway:

No violations noted.

W Bathroom:

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

Toilet Room:

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

W Bedroom 14-8 x 9-6 + 7-4 x 6-2:

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

Existing Egress Window Measurements: Slider: Const. Yr. - 1955

Height: 45 inches

Width: 26.5 inches

Sill Height: 38.5 inches

Openable Area: 8.28 sq. ft.

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

Closet:

Re-install the bi-fold doors. BMC 16.04.060 (a)

Living Room 21 x 17:

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

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

Properly install a door sweep on the storm door to exclude air infiltration as completely as possible. BMC 16.04.060(a)

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

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

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

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

Furnace Closet:

REC'D FURN. DOC. ON 6-2-15 31-FLUE @ SUPPLY VIA E-MAIL

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)

Center Hallway:

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

Center Bathroom:

No violations noted.

✓ N Center Bedroom 15-4 x 10:

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

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

Existing Egress Window Measurements: Dbl hung: Const. Yr. - 1955  
Height: 23.25 inches  
Width: 34 inches  
Sill Height: 26 inches  
Openable Area: 5.49 sq. ft.

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

✓ Center Bedroom 13-4 x 9-4:

**It is not recommended to use this room for sleeping purposes, no egress.**

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

E Hallway, E Hall Bath:

No violations noted.

✓ NE Bedroom 13-5 x 10-5:

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

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

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

Existing Egress Window Measurements: Dbl hung: Const. Yr. - 1955

Height: 49.5 inches

Width: 22.5 inches

Sill Height: 28 inches

Openable Area: 7.73 sq. ft.

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

Closet:

Replace the damaged door. BMC 16.04.060 (a)

E Entryway:

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

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

SE Bedroom 14 x 13-6:

Replace the damaged door. BMC 16.04.060 (a)

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

Replace the missing window screen on the SE window. BMC 16.04.060 (a)

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

Existing Egress Window Measurements: Dbl hung: Const. Yr. - 1955

Height: 49.5 inches

Width: 23.5 inches

Sill Height: 29 inches

Openable Area: 8.08 sq. ft.

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

Closet:

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

Kitchen 11-5 x 7-6:

Properly install or replace the aerator on the sink faucet so that it functions as intended.  
BMC 16.04.060(c)

Replace the missing lower corner cabinet door. BMC 16.04.060 (c)

BASEMENT

C  
REC'D  
DOC. VIA E-MAIL  
6-19-15  
13-FLUE  
Ø-SUPPLY  
NM

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

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

BMC 16.01.060(f) and 16.04.060 (c)

Repair/replace the broken condensate line for the furnace. BMC 16.04.060 (c)

Properly ground the electrical receptacle on the ceiling adjacent to the sump pump stack. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. BMC16.04.020(a)(5); 2009 IEC Article 406(D)(3)

Secure the loose and hanging light fixture, west end of basement. BMC 16.04.060 (b)

EXTERIOR:

Secure the loose west handrail on the west porch. BMC 16.04.050(b)

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. Remove the dead limbs from the trees in the front yard. BMC 16.04.040(e)

Remove/replace the deteriorated landscape timbers. BMC 16.04.030

Replace the deteriorated electrical service line above and below the electrical service meter.  
BMC 16.04.050 (b)

Repair the sagging roof line on the addition to the north. BMC 16.04.050(a)

Terminate the loose wire hanging out of the north wall at the top of gable end at roof.  
BMC 16.04.050(a)

Secure the loose siding on the NW corner of structure. BMC 16.04.050(a)

Replace the missing dryer vent cover on the west side of structure. BMC 16.04.050(a)

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

✓ Deck:

Secure the loose east and west handrails. BMC 16.04.050(b)

Replace the melted siding on the north wall of structure. BMC 16.04.050(a)

**OTHER REQUIREMENTS:**

**Required documentation:**

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

C  
REC'D  
VIA EMAIL  
6-2-15  
NM  
C

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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: August 19, 2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-169  
Address: 423 E. University Street  
Petitioner: HAND  
Inspector: Jo Stong

**Staff Report:**

The Board of Housing Quality Appeals previously granted a variance to this property regarding the basement toilet and bath requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a basement toilet and bath requirement and the Building Code in place at the time of construction (1929) did not address basement toilet and baths; therefore we are asking the Board to rescind the variance.

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: 8/19/2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-170  
Address: 517 S Mitchell ST  
Petitioner: HAND  
Inspector: Matt Swinney  
Staff Report:

.....

This property was previously granted a variance to the minimum ceiling height requirement in all habitable rooms upstairs and the access requirement in the bedrooms upstairs of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height requirement in all habitable rooms upstairs and the access requirement in the bedrooms upstairs and the Building Code in place at the time of construction did not address minimum ceiling height requirement; therefore we are asking the Board to rescind this variance. The structure was built in 1950.

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: 8/19/2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-171  
Address: 320 S Grant St.  
Petitioner: HAND  
Inspector: Matt Swinney

Staff Report:

This property was previously granted a variance to the minimum size for a sleeping room requirement of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum size for a sleeping room requirement and the Building Code in place at the time of construction did not address minimum size for a sleeping room; 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 to Rescind Variance**

Meeting Date: August 19, 2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-172  
Address: 905-907 E. 13<sup>th</sup> Street  
Petitioner: HAND  
Inspector: Dee Wills  
Staff Report: May 29, 2015 Completed Cycle Inspection  
July 08, 2015 Application for Appeal

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Application for Appeal

*As*



RECEIVED  
JUL 08 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](mailto:hand@bloomington.in.gov)

Property Address: 905-907 E. 13th Street

Petitioner's Name: HAND

Address: 401 N. Morton

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

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

Property Owner's Name: Cedarview Management / Elliot Lewis

Address: 601 N. College Ave Ste #1A

City: Bloomington State: IN Zip Code: 47404

Phone Number: 312 339-8777 Email Address: info@tenthandcollege.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-RV-172

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

Rescind the Variance to the Ceiling  
in a sleeping room, and Ceiling Height  
requirements. This property was  
built in 1950

Signature (required): Dee Wills

Name (please print): DEE WILLS Date: 7/8/15

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: August 19, 2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-173  
Address: 533 N Lincoln ST  
Petitioner: HAND  
Inspector: Matt Swinney

Staff Report:

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

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

Meeting Date: 8/19/2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-174  
Address: 507 S Fess AVE  
Petitioner: HAND  
Inspector: Matt Swinney

Staff Report:

This property was previously granted a variance to the allow cooking facilities in a sleeping room requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a cooking facilities in a sleeping room requirement and the Building Code in place at the time of construction did not address cooking facilities in a sleeping room requirements; therefore we are asking the Board to rescind this variance. The structure was built in 1965.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

*pe*



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 19, 2015

Petition Type: An extension of time to complete the repairs.

Petition Number: 15-TV-175

Address: 909 W Ralston Drive

Petitioner: Dazey Rentals LLC

Inspector: John Hewett

Staff Report: June 23, 2014 Cycle Inspection  
July 10, 2014 sent report  
September 18, 2014 Reinspection, EE not completed  
April 24, 2015 Sent EE reminder  
July 15, 2015 received appeal

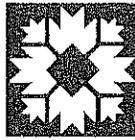
The petitioner has asked for additional time to complete painting.

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: October 19, 2015

Attachments: Cycle Inspection report.



City of Bloomington  
Housing and Neighborhood Development

Cycle Report

7200

OWNERS

Dazey, Donna  
1658 Presto Avenue  
Speedway, IN 46224

AGENT

Indiana Realty Partners, Inc.  
2319 Distributor Dr.  
Indianapolis, IN 46241

Prop. Location: 909 W Ralston DR  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 06/23/2014	Inspectors: John Hewett
Primary Heat Source: Gas	Foundation Type: Basement
Property Zoning: RS	Attic Access: No
Number of Stories: 1	Accessory Structure:

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

Interior

Back porch  
No violations noted.

Kitchen  
9-3 x 9-6  
No violations noted.

SE bedroom  
9-9 x 9-0

Existing Egress Window Measurements:  
Height: 22.5 inches

Width: 27 inches  
Sill Height: 22 inches  
Openable Area: 4.2 sq. ft.

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

Living room  
13-9 x 16-9  
No violations noted.

NE bedroom  
13-9 x 9-8  
The window measurements are the same as noted above.  
No violations noted.

Center closet  
No violations noted.

W bedroom  
12-5 x 10-1  
The window measurements are the same as noted above.  
No violations noted.

Bathroom  
No violations noted.

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:

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

EE 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.

#### Garage

C This structure 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

Repair the roof of the garage. The rolled roofing at the edge has been pulled back to expose deteriorated shingles. 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: 8/19/2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-176  
Address: 2505 S Camden DR  
Petitioner: HAND  
Inspector: Matt Swinney  
Staff Report:

This property was previously granted a variance to the pass through requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program did not include a pass through requirement and the Building Code in place at the time of construction did not address pass through; therefore we are asking the Board to rescind this variance. The structure was built in 1960.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

PS





City of Bloomington  
H.A.N.D.

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

Meeting Date: 8/19/2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-82  
Address: 416 1/2 N Lincoln ST  
Petitioner: HAND  
Inspector: Matt Swinney  
Staff Report:

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This property was previously granted a variance to the minimum ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height requirement and the Building Code in place at the time of construction did not address minimum ceiling height; therefore we are asking the Board to rescind this variance. The structure was built in 1960.

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

*AS*