

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
August 17, 2016, 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

I. **ROLL CALL**

II. **REVIEW OF SUMMARY** – June 15, 2016, July 20, 2016

III. **CONSENT AGENDA**

- 1) 16-TV-80, **1832 S. Covey Lane**, Bret Johnson (LifeDesigns, Inc.). Request for an extension of time to complete repairs. Previously heard April 20, 2016.
- 2) 16-TV-149, **1501-1523 S. Arbors Lane**, Timothy Roberts (Andrew Held). Request for an extension of time to complete repairs.
- 3) 16-TV-150, **924 W. Kirkwood Avenue**, Adam Bowen. Request for an extension of time to complete repairs.
- 4) 16-TV-151, **301 E. Brownstone Drive**, Brownstone Terrace. Request for an extension of time to complete repairs.
- 5) 16-TV-152, **322-322 ½ S. Jordan Avenue**, Marci Bowlen (Bruce & Shannon Storm). Request for an extension of time to complete repairs.
- 6) 16-RV-153, **1004-1004 ½ W. 6th Street**, H.A.N.D. (Steven Schatz). Request for rescission of a variance.
- 7) 16-RV-154, **313 N. Overhill Drive**, H.A.N.D. (Jiangmei Wu). Request for rescission of a variance.
- 8) 16-RV-155, **327 N. Roosevelt Street**, H.A.N.D. (Sharon Lunde). Request for rescission of a variance.
- 9) 16-TV-156, **515 W. Howe Street**, Spicer Rentals. Request for an extension of time to complete repairs.
- 10) 16-RV-157, **1332 N. Woodburn Avenue**, H.A.N.D. (Billy & Robert Fleetwood). Request for rescission of a variance.
- 11) 16-RV-158, **612 N. Dunn Street**, H.A.N.D. (10-29, LLC). Request for rescission of a variance.
- 12) 16-RV-159, **620 N. College Avenue**, H.A.N.D. (John C. Simpson). Request for rescission of a variance.
- 13) 16-RV-160, **115 S. Clark Street**, H.A.N.D. (Richard Scherer). Request for rescission of a variance.
- 14) 16-RV-161, **802 N. College Avenue**, H.A.N.D. (Linda Braunlin). Request for rescission of a variance.

- 15) 16-TV-162, **2429-2433 W. Marlene Drive**, JK Development Group, LLC. Request for an extension of time to complete repairs.
- 16) 16-RV-163, **516 E. 11th Street**, H.A.N.D. (Stasny & Horn, IGP). Request for rescission of a variance.
- 17) 16-RV-164, **324 N. Jefferson Street**, H.A.N.D. (711 Holdings, LLC). Request for rescission of a variance.
- 18) 16-TV-165, **407 E. Smith Avenue**, Rudy Fields (Dolores Rockwood). Request for an extension of time to complete repairs.
- 19) 16-RV-166, **1417 S. Walnut Street Unit A**, H.A.N.D. (Robert Bland). Request for rescission of a variance.
- 20) 16-RV-167, **527 N. Prow Avenue**, H.A.N.D. (James Meadows). Request for rescission of a variance.
- 21) 16-RV-168, **409-411 W. 3rd Street**, H.A.N.D. (Erik T. Grotness). Request for rescission of a variance.
- 22) 16-RV-169, **114 S. Grant Street**, H.A.N.D. (David Colman). Request for rescission of a variance.
- 23) 16-RV-170, **415 N. Park Avenue**, H.A.N.D. (Pleasants Rentals). Request for rescission of a variance.
- 24) 16-RV-171, **1200 N. Madison Street**, H.A.N.D. (B&L Rentals, LLC). Request for rescission of a variance.
- 25) 16-RV-172, **211 E. Grimes Lane**, H.A.N.D. (Noah Stroup). Request for rescission of a variance.
- 26) 16-RV-173, **910 E. Maxwell Lane**, H.A.N.D. (Triple Crown Ventures, LLC). Request for rescission of a variance.
- 27) 16-RV-174, **316 E. 8th Street**, H.A.N.D. (Sheree Demming). Request for rescission of a variance.

IV. **GENERAL DISCUSSION**

V. **PUBLIC COMMENT**

VI. **ADJOURNMENT**

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.

B.H.Q.A. MEETING OF JUNE 15, 2016

SUMMARY

MEMBERS PRESENT: Kris Floyd, Elizabeth Gallman, Nikki Gastineau, Andrew J. Guenther, Susie Hamilton

STAFF PRESENT: Michael Arnold, Daniel Bixler, John Hewett, Maria McCormick, Norman Mosier, Jo Stong, Dee Wills (HAND), Christopher Wheeler (Legal)

GUESTS: Sandy Doss (Dorothy Apartments), Lucille Powers (CFC Properties), Shannon Ramey (Dorothy Apartments), Erika Rogers (Knights Landing Apartments)

Meeting start time 4:02 PM.

I. REVIEW OF SUMMARY

Hamilton made a motion to approve the minutes for May 18, 2016. Guenther seconded. Motion passed, 5-0.

II. CONSENT AGENDA

16-TV-121, **310 N. Dunn Street**, Omega Properties (Dan & Mary Friedman). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 15, 2016 deadline.

16-TV-123, **3111 S. Walnut Street Pike**, Rita Foddrill (Pendragon Properties). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 31, 2016 deadline.

16-RV-124, **701-701 ½ W. Dodds Street**, H.A.N.D. (Matthew Gwaltney). Request for rescission of a variance. Staff recommendation to grant the rescission.

16-RV-125, **1007 W. 11th Street**, H.A.N.D. (Echo Properties). Request for rescission of a variance. Staff recommendation to grant the rescission.

16-TV-126, **515 E. Smith Avenue**, Tempo Properties (David Byrne). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 15, 2016 deadline.

16-RV-130, **505 E. 8th Street**, H.A.N.D. (Judith Fulford). Request for rescission of a variance. Staff recommendation to grant the rescission.

16-TV-131, **216 E. Hillside Drive**, Parker Real Estate Management (Steve Dunphy). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 01, 2016 deadline.

16-RV-132, **101 E. Wilson Street**, H.A.N.D. (Fred & Shirley Demshar). Request for rescission of a variance. Staff recommendation to grant the rescission.

16-AA-133, **456 E. Laurelwood Drive**, Matt Oliver. Request for a modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program. Grant the request with conditions that the petitioner shall not be required to schedule this unit for a Cycle inspection unless it is still occupied by tenants after the deadline of July 07, 2016; at which time it will be turned over to the City of Bloomington Legal department for further action to include the possibility of fines.

16-RV-134, **913 S. Lincoln Street**, H.A.N.D. (JPM Properties, LLC). Request for rescission of a variance. Staff recommendation to grant the rescission.

Approved.

III. PETITIONS

16-TV-128, **2321 S. Rockport Road**, Shannon Ramey. The petitioner, Shannon Ramey, was present to request an extension of time to complete repairs. Staff recommendation was to grant the request with the conditions that the owner shall bring the property into compliance with Title 20, or; as the tenant's leases end, the units are to be reverted back to 3 bedrooms before the units can be rented again. If the current tenant's family requires 4 bedrooms they will have to find other housing to accommodate their needs. The property owner will be required to provide the current leases for each unit by June 30, 2016. All repairs must be completed and re-inspected no later than the deadline stating that the owner revert the 4 bedroom units back to 3 bedrooms each at the end of current leases or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines. Gastineau made a motion to grant the request per

staff recommendation. Hamilton seconded. Motion passed, 5-0. Request granted.

16-TV-127, **1503 S. Dorchester Drive**, B&B Rentals. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request with an August 15, 2016 deadline. Floyd made a motion to grant the request per staff recommendation. Guenther seconded. Motion passed, 5-0. Request granted.

16-TV-129, **212 S. Roosevelt Street**, Yaling Huang. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to deny the request with a June 16, 2016 deadline. Floyd made a motion to deny the request per staff recommendation. Hamilton seconded. Motion passed, 5-0. Request denied.

16-TV-120, **2036 N. Walnut Street**, Campus Court Apartments (GEM Walnut II). Pulled from the Consent Agenda. Petitioner, Erika Rogers of Knights Landing, was present at the beginning of the meeting, however, left before hearing the petition requesting an extension of time to complete repairs. Staff recommendation was to grant the request with an August 15, 2016 deadline. Gallman made a motion to grant the request per staff recommendation with a July 15, 2016 deadline for all life safety violations including smoke detectors and electrical cover plates and electrical receptacles, and an August 15, 2016 deadline for all other violations. Hamilton seconded. Motion failed, 0-5. Gastineau made a motion to grant the request per staff recommendation with a July 15, 2016 deadline for all life safety violations including smoke detectors, electrical cover plates, electrical receptacles, electrical outlets and dryer vents, and with an August 15, 2016 deadline for all other violations. Guenther seconded. Motion passed, 5-0. Request granted.

IV. GENERAL DISCUSSION

BHQA by-laws were signed by all five attending members of the commission.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

Floyd made motion to adjourn. Gastineau seconded. Motion unanimously passed. Meeting adjourned at 4:36 PM.

B.H.Q.A. MEETING OF JULY 20, 2016

SUMMARY

MEMBERS PRESENT: Kris Floyd, Elizabeth Gallman, Nikki Gastineau, Andrew J. Guenther, Susie Hamilton

STAFF PRESENT: Michael Arnold, Daniel Bixler, John Hewett, Norman Mosier, Doris Sims, Jo Stong, Dee Wills (HAND)

Meeting start time 4:00 PM.

I. REVIEW OF SUMMARY

No minutes presented.

II. CONSENT AGENDA

16-TV-49, **2010 N. Monroe Street**, Pegasus Properties (DAJA). Request for an extension of time to complete repairs. Previously heard April 20, 2016. Staff recommendation to grant the request with an August 20, 2016 deadline.

16-TV-135, **916 W. 6th Street**, Choice Realty & Management (Matthew Todd). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 5, 2016 deadline.

16-TV-136, **314 W. 16th Street**, Parker Real Estate Management (Hans Van Boldrick & Susan Morgan). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 25, 2016 deadline.

16-TV-137, **3411 N. Windcrest Drive**, Sara Jane Feuerbach. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 15, 2016 deadline.

16-RV-138, **910 S. Ransom Lane**, H.A.N.D. (Denise M. Wood). Request for rescission of a variance. Staff recommendation to grant the rescission.

16-TV-139, **315 W. 16th Street**, Parker Real Estate Management (Phil Jones). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an October 14, 2016 deadline and the change of siding will require a review of demolition delay by the Bloomington Historic Preservation Manager.

16-RV-140, **318 E. 17th Street**, H.A.N.D. (Jeffrey B. & Angela D. Brown). Request for rescission of a variance. Staff recommendation to grant the rescission.

16-RV-141, **1205 S. Fess Avenue**, H.A.N.D. (Eugene Humbles). Request for rescission of a variance. Staff recommendation to grant the rescission.

16-RV-142, **502 S. Washington Street**, H.A.N.D. (Powder Monkey). Request for rescission of a variance. Staff recommendation to grant the rescission.

16-TV-143, **500-508 E. 15th Street**, Elkins Apartments (Elkins Grandchildren's Trust). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 31, 2016 deadline.

16-RV-145, **508 N. Prow Avenue**, H.A.N.D. (Matt Wisen). Request for rescission of a variance. Staff recommendation to grant the rescission.

16-RV-146, **2410-2414 S. Rogers Street**, H.A.N.D. (Matt Wisen). Request for rescission of a variance. Staff recommendation to grant the rescission.

16-TV-147, **312 E. Dixie Street**, Michael Plaza. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 15, 2016 deadline.

16-AA-148, **3955 N. Rosewood Court**, Hussain Farzad. Request for relief from an administrative decision. Staff recommendation was to grant the request for relief from the rental registration process for the duration of time it is owned by Hussain & Parvin Farzad and is occupied by current residents Jamila Mardanzai & son. The property will be checked on a yearly basis to verify there has been no change in ownership or occupancy.

Approved.

III. GENERAL DISCUSSION

None.

IV. PUBLIC COMMENT

None.

V. **ADJOURNMENT**

Floyd made motion to adjourn. Gastineau seconded. Motion unanimously passed. Meeting adjourned at 4:03 PM.



City of Bloomington
H.A.N.D.

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

Meeting Date: August 17, 2016

Petition Type: An extension of time to complete repairs.

Petition Number: 16-TV-80 (Old Business)

Address: 1832 S. Covey Ln.

Petitioner: Bret Johnson on behalf of Brady Johnson

Inspector: Norm Mosier / John Hewett

Staff Report: February 26, 2016 Home Inspection with owner
March 1, 2016 Received Appeal for relief from Administrative Decision
March 14, 2016 Informed petitioner that this issue must be handled by a variance from the State of Indiana
March 15, 2016 Petitioner amended petition to request an extension of time.
April 20, 2016 BHQA granted extension of time

The petitioner is requesting additional time to secure a variance for exception from the State of Indiana for 2008 IFC 1008.1.8 requirement that doors open from the inside without the use of a key. He submitted his request to the State, but has yet to hear from them.

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 17, 2016

Attachments: Petitioner's appeal

Bret Johnson <johnsonb@comcast.net>

Tue, Jul 12, 2016 at 8:31 AM

To: hewettj@bloomington.in.gov

Cc: Kim Hodges <khodges@sweetowenarc.org>, Michelle Johnson <mj49@comcast.net>, Kellie Norris <knorris@sweetowenarc.org>, Angie Cushing <acushing@unityofindiana.com>, Patty Reed <preed@knbs.net>

Mr. Hewett,

Per our phonecon last Tue, 07/05/2016, I would like to request an extension to our appeal for deadbolt locks at 1832 S. Covey Lane. Our request for variance to the state is still under review. The state has asked for more information which we are in the process of providing. Details are below. Can you please grant us an extension?

Thanks,

Bret Johnson

----- Original Message -----

From: Bret Johnson <johnsonb@comcast.net>

To: Kim Hodges <khodges@sweetowenarc.org>

Cc: Michelle Johnson <mj49@comcast.net>, Kellie Norris <knorris@sweetowenarc.org>

Sent: Tue, 05 Jul 2016 16:19:38 -0000 (UTC)

Subject: Fwd: Re: 1832 Johnson City Inspection

Kim,

I just spoke with John Hewett from HAND. He told me to email him next Tue, Jul 12, to request an extension to our appeal for Brady's locks if we have not heard back from the state on our request for variance. Please let me know if you do hear from the state.

Thanks,

Bret

----- Forwarded Message -----

From: John Hewett <hewettj@bloomington.in.gov>

To: Cindy Fleetwood <cfleetwood@lifedesignsinc.org>

Cc: Daniel Bixler <bixlerd@bloomington.in.gov>, Bret Johnson <johnsonb@comcast.net>, Michelle L Johnson <mj49@comcast.net>, Kim

Hodges <khodges@sweetowenarc.org>, Angie Bolton <acushing@unityofindiana.com>, Patty Reed <preed@knbs.net>, Kellie Norris <knorris@sweetowenarc.org>, Doris Sims <simsd@bloomington.in.gov>

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

RECEIVED
3.15.16
028

NOTE: A \$20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

Property Address: 1832 S. Covey Lane, Bloomington, IN 47401

Petitioner's Name: Bret Johnson on behalf of Brady Johnson as Legal Guardian

Address: 103 The Woods

City: Bedford State:IN Zip Code: 47421-9500

Phone Number: 812-797-9102 Email Address: johnsondad@hotmail.com

Property Owner's Name: LifeDesigns

Address: 200 E. Winslow Road

City: Bloomington State:IN Zip Code: 47401

Phone Number: 800-875-9615 Email Address: cfleetwood@lifedesignsinc.org

Occupants: Brady Johnson

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

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

Please check the petition type that you are requesting:

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

OFFICE USE ONLY

Petition Number 16-TV-80

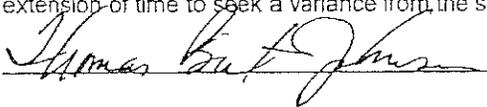
SEE REVERSE

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.

Occupant Brady Johnson suffers from Prader-Willi Syndrome to be hereby referred to as PWS. One of the symptoms of PWS is elopement which Brady has been and continues to be prone to. The original locks on his apartment were switched out to prevent his escape. Prior to switching the locks, Brady was able to flee on multiple occasions. Each incident has been documented with the State and can be available upon requests. With the new locks requiring a key to open the door, Brady has not been successful in escaping. Brady's staff, which he has 24/7 and is required to be at arm's length of Brady at all times, has the key in their possession at all times. This mitigates the risk of escaping due to an emergency such as a fire. Switching out the locks has been proven to keep Brady safe. His elopements endanger him from general safety such as being hit by a car. His pedestrian skills are extremely poor especially when his fleeing is in haste to get away from staff. Many other hazards are at risk such as falling or entering a neighbor's yard or house. The main symptom of PWS is an insatiable appetite. Brady can literally eat himself to death. His elopements are motivated by getting to a restaurant or store selling food or breaking into a residence. So prevention of his escapes actually preserves his life. Please consider granting us a waiver from removing the deadbolts that we put on in favor of the thumb locks. Documentation from the incident reports or from Brady's behaviorist or even his psychiatrist can be available upon request.

Note, requesting an extension of time to seek a variance from the state.

Signature (required):

 3/15/16

Name (please print): Bret Johnson Date: 03/15/2016

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 17, 2016

Petition Type: An extension of time to complete repairs.

Petition Number: 16-TV-149

Address: 1501 S. Arbors Lane

Petitioner: Timothy Roberts

Inspector: Jo Stong

Staff Report: May 9, 2016: Received complaint about mold in unit 1523
May 13, 2016: Conducted complaint inspection
May 17, 2016: Complaint report mailed
June 3, 2016: Remaining complaint violations report mailed
June 7, 2016: Owner called, stated most repairs are made, has bid for regrading work. Advised him to apply for extension of time
June 16, 2016: Received appeal

During a complaint inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted, including exterior grading that needed to be redone. The petitioner is seeking an extension of time to complete repairs

Staff recommendation: Grant the extension of time

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

Compliance Deadline: September 17, 2016

Attachments: Complaint report, appeal, photos



RECEIVED
JUN 16 2016

BY: EW

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: 1501/1523 S. Arburg Ln 47401

Petitioner's Name: Timothy Roberts

Address: 3296 S Walnut Springs Dr

City: Blytn State: IN Zip Code: 47401

Phone Number: 812 822 1231 Email Address: TRoberts@bivgeandheld.com

Property Owner's Name: Andrew Held

Address: 770 3rd Ave SW

City: Carma State: IN Zip Code: 46032

Phone Number: 812 822 1231 Email Address: USE LOCAL CONTACT

Occupants: Rex Barnes

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)

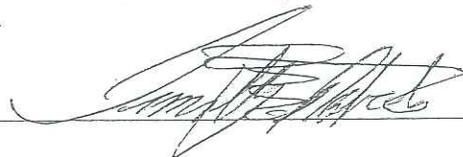
REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 16-TV-149

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.

WAITING ON BIDS FOR THE REGARDING WORK FROM
OUTSIDE CONTRACTORS.

Signature (required):



Name (please print):

Timothy E Roberts

Date:

16/Jul/16

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

Andrew Held
770 3rd Ave. S.W.
Carmel, IN 46032

RE: NOTICE OF COMPLAINT INSPECTION

Dear Andrew Held,

On 05/13/2016 a complaint inspection was performed at 1501 S Arbors LN, unit #1523. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within fourteen days (14) and call this office no later than _____, to schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with Sections BMC 16.03.040 (c) and 16.10.040 (a) of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington. You have the right to appeal to the Board of Housing Quality Appeals. If you need more than fourteen (14) days to correct the violations, or if you want to appeal any violation, an appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,
Xc: Timothy Roberts: 3296 Walnut Springs Dr., Bloomington, IN 47401



City Of Bloomington
Housing and Neighborhood Development

COMPLAINT INSPECTION REPORT

7062

Owner

Andrew Held
770 3rd Ave. S.W.
Carmel, IN 46032

Agent

Timothy Roberts
3296 Walnut Springs Dr.
Bloomington, IN 47401

Tenant:

Rex Barnes
1523 S. Arbors Lane
Bloomington, IN 47401

Prop. Location: 1501 S Arbors LN

Number of Units/Structures: 24/4

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 4/2/3 2/3/3, Bld 2: 4/2/3, Bld 3: 4/2/3 2/3/3, Bld 4:
6/2/3 2/3/3

Date Inspected: 05/13/2016
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 2

Inspector: Jo Stong
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: Garages

The following items are the result of a complaint inspection conducted on **May 13, 2016**. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

Building 3 (containing Unit 1523)

EXTERIOR:

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

Clean debris from all exterior exhaust vents. BMC 16.04.050(a), BMC 16.04.070

Reinstall the downspout next to unit #1525 to direct storm water away from the structure. BMC 16.04.040(b)

Regrade the soil along the west side of the structure (to the left of the entry of Unit 1525) to eliminate the trough and direct water away from the structure, and to eliminate erosion and stagnant water. BMC 16.04.040(b)

Crawlspace:

Properly reconnect all dryer and furnace ductwork. BMC 16.04.060(c)

Unit 1523:

INTERIOR:

The tenant has found mold in several closets along exterior walls. The use of a dehumidifier is strongly recommended.

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 17, 2016
Petition Type: An extension of time to complete repairs.
Petition Number: 16-TV-150
Address: 924 W Kirkwood Ave.
Petitioner: Adam R. Bowen
Inspector: Matt Swinney
Staff Report: May 17, 2016 Completed Cycle Inspection Report

Owner has requested an extension of time to complete the repairs. Owner has a new address and had not updated his information on his registration form. He stated he did not receive the cycle report until approximately June 3, 2016.

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: August 26, 2016 to call and schedule the reinspection.

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

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

RECEIVED
JUN 20 2016
CW

NOTE: A \$20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

Property Address: 924 West Kirkwood Ave

Petitioner's Name: Adam Bowen

Address: 6450 Around the Hills Road

City: Indianapolis State: IN Zip Code: 46226

Phone Number: 812-325-4478 Email Address: arbowen@gmail.com

Property Owner's Name: Adam & Jenna Bowen

Address: 6450 Around the Hills Road

City: Indianapolis State: IN Zip Code: 46226

Phone Number: 812-325-4478 Email Address: arbowen@gmail.com

Occupants:

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

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

Please check the petition type that you are requesting:

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

OFFICE USE ONLY

16-TV-150

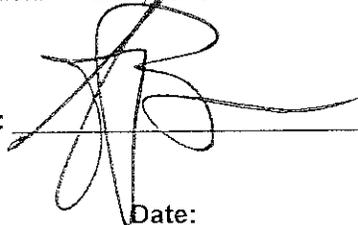
Petition Number 16-TV-150

SEE REVERSE

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

We did not receive the results of our inspection in a timely manner due to a change in our primary mailing address. We are requesting a continuation on our timeline to make repairs as we did not receive the results in a timely fashion. Thank you for the consideration.

Signature (required):



Name (please print):

Adam Bowen

Date:

6/13/16

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



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

4771

Owner(s)

Bowen, Adam & Jenna
5401 Carrollton Avenue
Indianapolis, IN 46220

Prop. Location: 924 W Kirkwood AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/1/3

Date Inspected: 05/11/2016
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspector: Matt Swinney
Foundation Type: Basement
Attic Access: No
Accessory Structure: Shed

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

INTERIOR

Living room 17 x 13, Bath, Basement

No violations noted.

Bedroom 12 x 11

No violations noted.

Existing Egress Window Measurements:

Height: 32 inches
Width: 24 inches
Sill Height: 18 inches
Openable Area: 5.33 sq. ft.

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

Kitchen 9 x 10

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

EXTERIOR

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

Furnace Inspection Documentation

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), BMC 16.04.060(c), BMC 16.04.060(b)

Tenants and Owners Rights and Responsibilities Summary

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)

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. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied.** BMC 16.03.050(e) and BMC 16.10.030(b)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

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 17, 2016

Petition Type: An extension of time to complete repairs.

Petition Number 16-TV-151

Address: 301 E. Brownstone Dr.

Petitioner Heath May

Inspector: Mosier/Swinney/McCormick

Staff Report: March 24, 2016 – Conducted Cycle Inspection
April 28, 2016 – Plan Review Completed
June 20, 2016 – Received BHQA Appeal

It was noted during the cycle inspection that there are numerous repairs to be completed. Petitioner is requesting an extension of time to complete the repairs.

Staff recommendation: Grant the request.

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

Compliance Deadline: September 17, 2016 – Interior Violations
August 17, 2017 – For Exterior Violations

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



RECEIVED JUN 20 2018

BY: SW

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: 301 East Brownstone Drive Bloomington, IN 47408

Petitioner's Name: Heath May for Brownstone Terrace

Address: 2015 North Dunn Street

City: Bloomington State: Indiana Zip Code: 47408

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

Property Owner's Name: Brownstone Terrace

Address: 2015 North Dunn Street

City: Bloomington State: Indiana Zip Code: 47408

Phone Number: (812) 334-0333 Email Address: Varsity Properties <management@varsityproperties.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 16-TV-151

SEE REVERSE

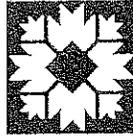
Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance,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

Due to the scope of the exterior repairs, found on pages 43-44 of the cycle inspection, we would like to request a one year extension. These repairs include repairs on the siding and fascia of six of the fourteen buildings. Gutter repairs on four of the fourteen buildings. ~~Painting~~ Per the general violations various areas of painting and removal of mold growth on all of the fourteen buildings. Cleaning of all downspouts, gutters, and roofs from all buildings and carports. Also the repair of all decks attached to the upper level bedrooms. One per unit and noted per unit in pages three thru thirty nine. These decks are scheduled to be repaired or replaced within the year. We have already obtained a permit (2016-0434) for said repairs. 16 of the 121 decks have been repaired or replaced already. As stated before the amount of exterior work requires more time.

Signature (required): Heath May

Name (please print): Heath May Date: 06/20/16

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.



301 E. Brownstone Dr. 1

City of Bloomington
Housing and Neighborhood Development

RENTAL PLAN REVIEW REPORT

Address: 301 E. Brownstone Dr.
Bloomington IN 47408
Legal Description: 013-22540-02 PT NE NW 33-9-1W 7.22A
Number of units/buildings: 121/16
Number of bedrooms: NA
Zoning and Use: RM
Occupant load: 5 each
Application # C16-199 Parcel #53-05-33-200-004.000-005

Owner:

Varsity Properties
2015 N Dunn St
Bloomington IN 47408

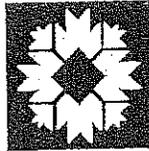
This review is for deck and railings only

Any changes to the plans by the owner or contractor or any changes required by City of Bloomington Planning Department that alter the number of units, the number of bedrooms in a unit or the maximum number of occupants in a unit, shall be submitted to Housing and Neighborhood Development for review. Additional building for this site shall also be submitted for review.

Please call to schedule the rental inspection 45 days prior to completion of the project.

1. Construction shall be in compliance with all requirements set forth by the Indiana Department of Homeland Security, Monroe County Building Department, Bloomington Fire Department, Bloomington Planning Department and Housing and Neighborhood Development. An inspection shall be completed by HAND upon completion of the work. A copy of the C of O from Monroe County Building Department shall be provided to HAND.

Reviewer: M. Arnold
Review date: 04/25/2016



City of Bloomington
Planning and Transportation Department

Certificate of Zoning Compliance

Application #: C16-199

Date: April 14, 2016

Property Address: 301 E. Brownstone Drive

Zoning: PUD Brownstone Apartments

Proposed Use: Dwelling, multifamily -- balcony repair

PROPOSED WORK
IN FLOODPLAIN

Yes No

FEMA MAP PANEL
18105C0142D

Effective Date December 17, 2010

The attached plans have been reviewed for compliance with applicable provisions of Title 20, Bloomington Unified Development Ordinance, and conformance with the terms of any approvals which have been granted under authority of the Ordinance. The Planning and Transportation Department finds the plans to be in compliance:

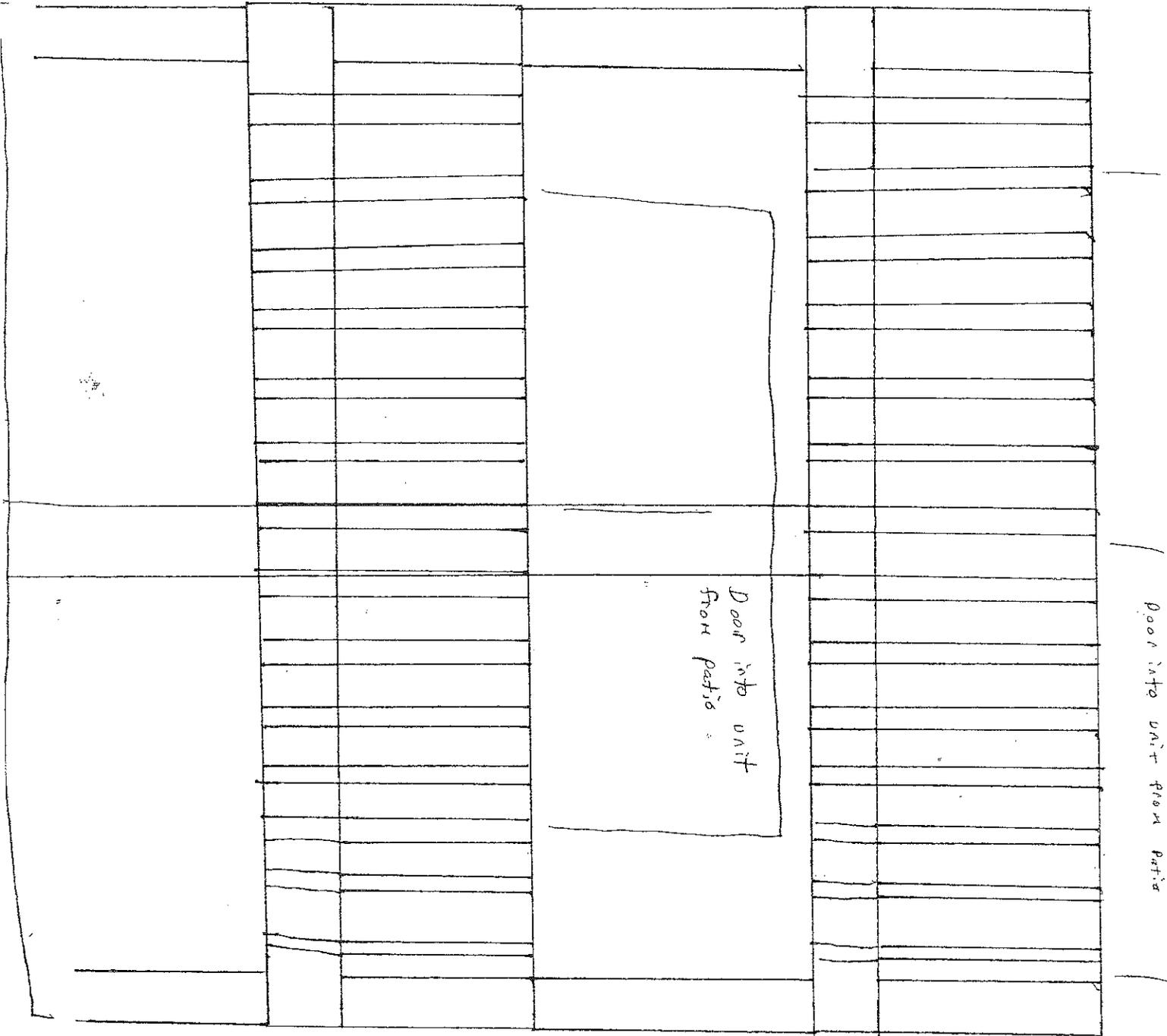
- As submitted

- With modifications or conditions as follows:

1. This permit approves balcony repairs and replacement. The balconies/decks cannot be expanded. No other changes are approved at this time.
2. No increase in number of bedrooms or additional dwelling units is approved with this permit.
- 3.
- 4.

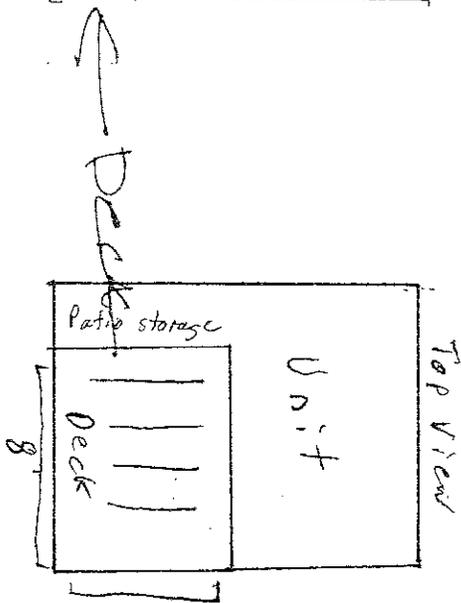
This Certificate of Zoning Compliance pertains only to the attached plans and the specific use proposed, exactly as submitted and reviewed. This Certificate does not constitute the issuance of any additional required permits nor exempt the property from compliance with any requirements of other governmental entities.

Beth Rosenbarger, AICP
Zoning and Long Range Planner
City of Bloomington
Planning and Transportation Department



Door into unit from patio

Door into unit from patio



Top View

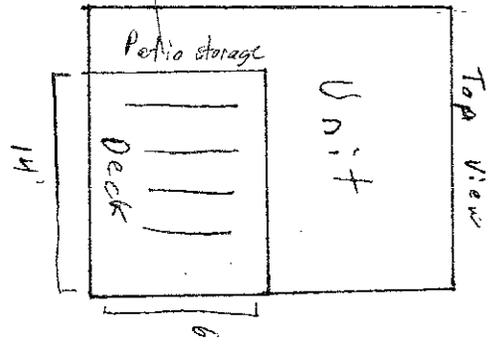
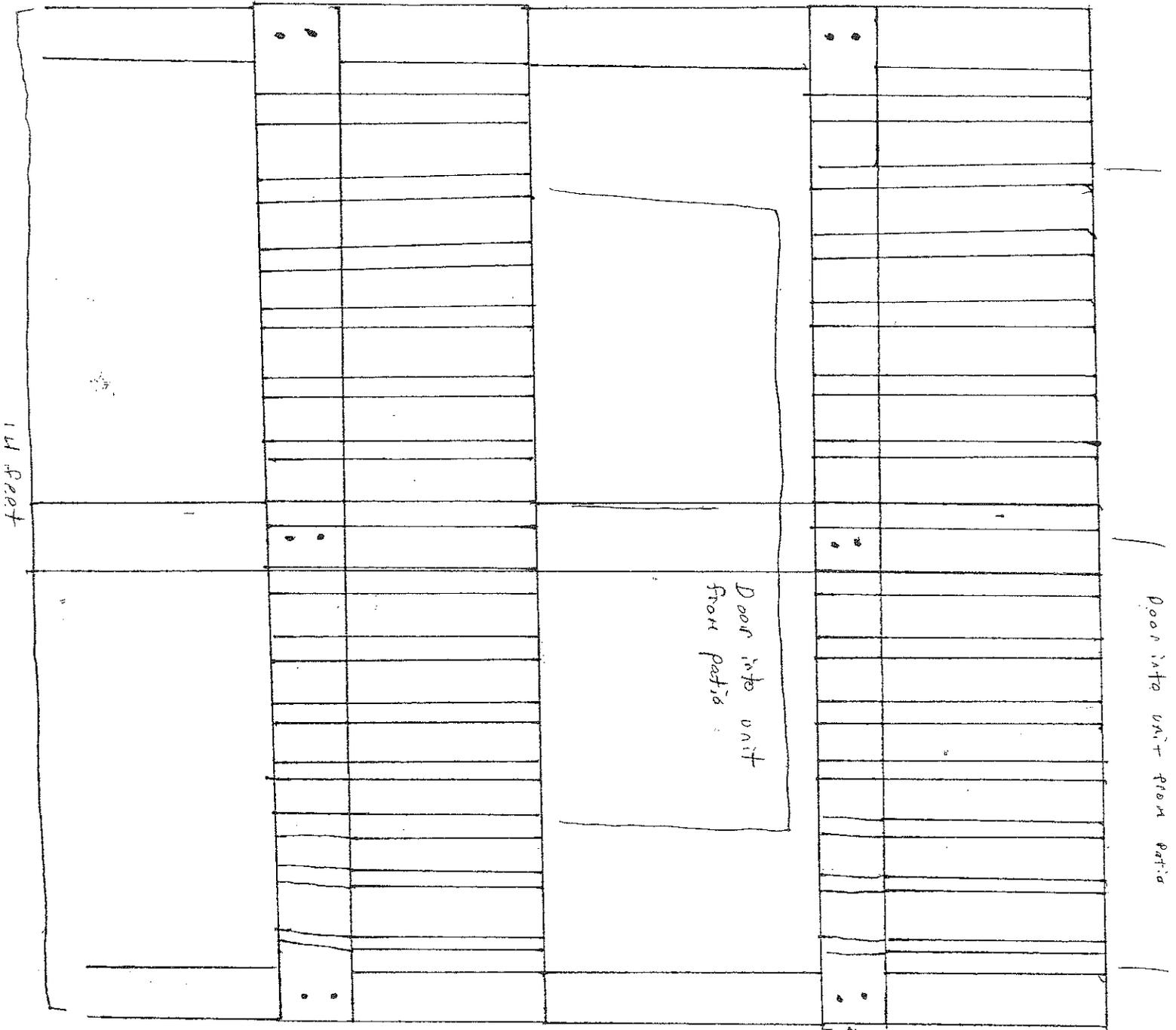
Joists - 2" X 8" 16" on center. Both ends secured w/ hanger brackets.

Posts - 4" X 6" length depends on deck location w/in property. Three posts per bay.

Band Boards - 2" X 10" X 8'

Deck - 42" ^{from} deck boards to top of nails. Spine 4" on center.

- UNITS
- 176, 178, 194, 196, 238, 408
 - 410, 405, 407, 327, 329, 331
 - 333, 313, 311, 309, 307, 229
 - 231, 211, 209, 207, 205



Joists - 2" X 8" 16" on center.
Both ends secured w/
hanger brackets.

Posts - 4" X 6" length dependent
on deck location w/in
property. Three posts per deck

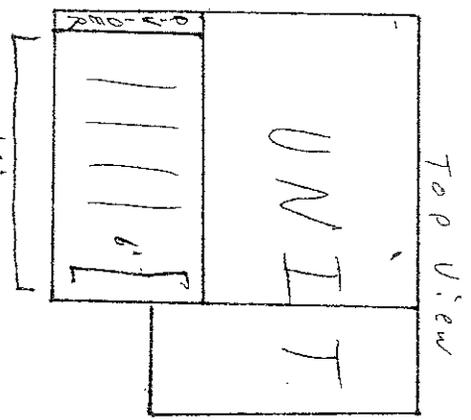
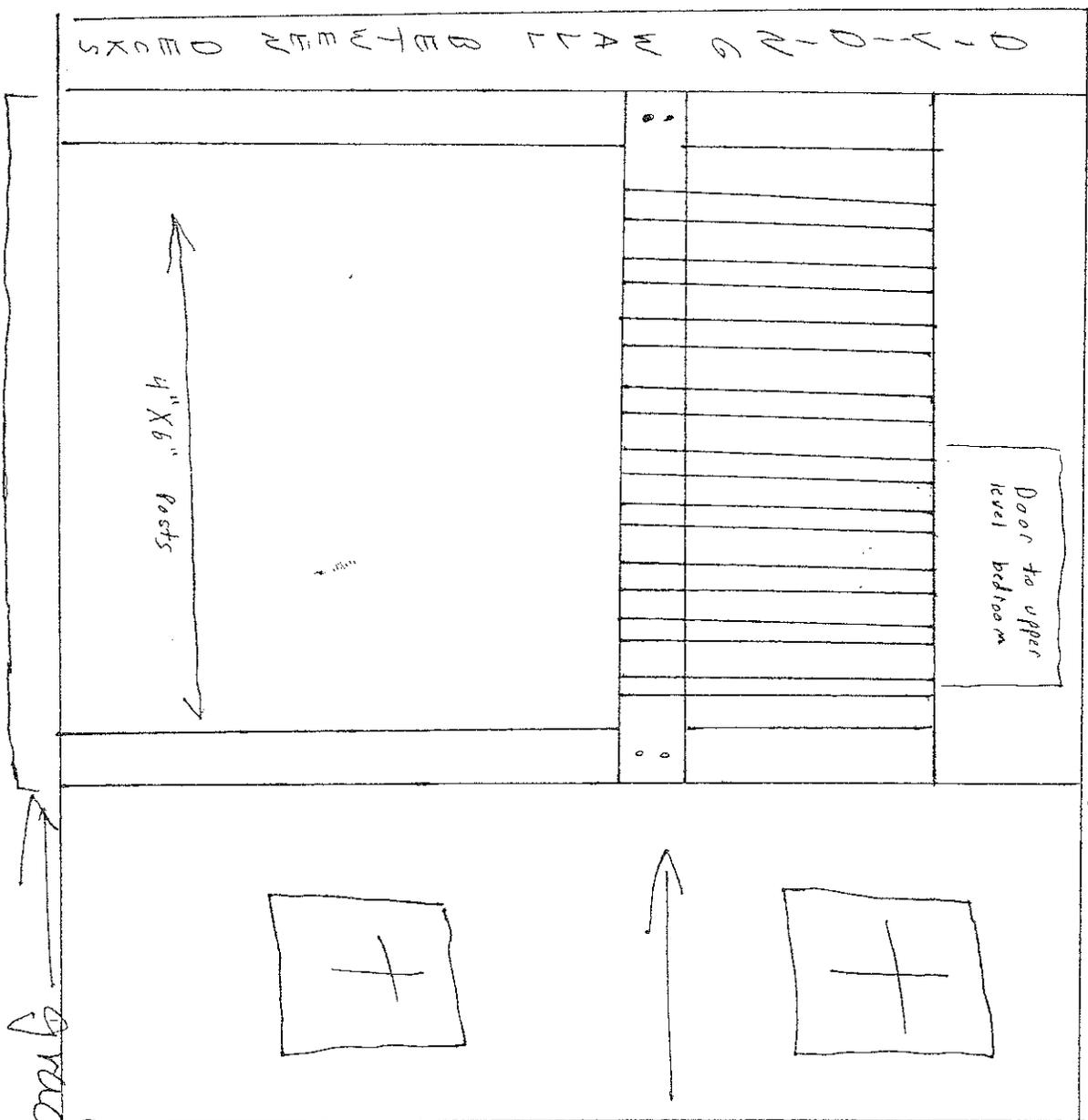
Band Boards - 2" X 10" X 14"

Deck
Hand Rails - 42" ^{from} deck boards
to top of rails. Spill
4" on center.

- Units
- 225, 227, 180, 182, 240, 302
 - 304, 306, 308, 322, 324, 326
 - 328, 404, 406, 420, 422, 424
 - 426, 436, 438, 440, 442, 409
 - 411

runway back deck

Brownston Back Patio Decks



DECK

- Joists - 2" X 8" 16" on center
Both ends secured w/ hanger brackets.
 - Posts - 4" X 6" length dependant on location w/in property
Two post per deck.
 - Band boards - 2" X 10" X 10'
 - Hand Rails - 42" ^{9/16"} deck boards to top of rails.
Spindles 4" on center
- UNITS
- 235, 233, 223, 221, 219, 217
 - 215, 213, 203, 201, 172, 174
 - 184, 186, 188, 190, 200, 202
 - 204, 206, 212, 214, 216, 218
 - 220, 222, 224, 226, 228, 230
 - 232, 234, 310, 312, 314, 316
 - 330, 332, 334, 336, 400, 402
 - 412, 414, 416, 418, 428, 430
 - 432, 434, 444, 446, 415, 413
 - 225, 323



City Of Bloomington
Housing and Neighborhood Development
CYCLE INSPECTION REPORT

76

Owner(s)

Brownstone Terrace
 2015 N. Dunn Street
 Bloomington, IN 47408

Prop. Location: 301 E Brownstone DR

Number of Units/Structures: 121/16

Units/Bedrooms/Max # of Occupants: Bld 1: 2/1/5 5/2/5 1/3/5, Bld 2: 4/1/5 6/2/5, Bld 3: 2/1/5 5/2/5 1/3/5, Bld 4: 4/1/5 6/2/5, Bld 5: 2/2/5 2/3/5, Bld 6: 2/2/5 2/3/5, Bld 7: 2/1/5 5/2/5 1/3/5, Bld 8: 7/2/5 1/3/5, Bld 9 : 7/2/5 1/3/5, Bld 10: 2/1/5 3/2/5 3/3/5, Bld 11: 7/2/5 1/3/5, Bld 12 : 7/2/5 1/3/5, Bld 13: 2/1/5 5/2/5 1/3/5, Bld 14: 4/1/5 6/2/5, Bld 15: 4/1/5 6/2/5, Bld 16: 1/3/5

Date Inspected: 03/24/2016
 Primary Heat Source: Electric
 Property Zoning: PUD
 Number of Stories: 2

Inspector: Mosier, Swinney, McCormick
 Foundation Type: Crawl Space
 Attic Access: Yes
 Accessory Structure: Carports

03/08/2013 This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on March 05, 2013 for the egress requirements. Project Name: 236 & 242 E BROWNSTONE DR WINDOWS; Variance Number: 13-03-5.

The Monroe County Assessor's records indicate that this structure was built in 1985.
 Minimum egress requirements for a multi-family dwelling built at the time of construction.
 Openable area: 4.75 Sq. Ft.
 Clear height: 24 inches
 Clear width: 18 inches
 Sill height: Not more than 48 inches above finished floor

NOTE:

- ☞ Room dimensions are in the file or listed on the previous cycle inspection report.
- ☞ Only Units/Rooms with violations shall be listed on this report.

Typical Egress:

**Door to the exterior, or:
 Casement Window:**

Height: 43 inches
Width: 18 inches
Sill Height: 37 inches
Openable Area: 5.31 sq. ft.

Slider Window:

Height: 40.5 inches
Width: 18 inches
Sill Height: 38 inches
Openable Area: 4.92 sq. ft.

401 N Morton St
 Bloomington, IN 47404
 Fax (812) 349-3582

City Hall
 Bloomington.in.gov

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

Unit 236 and Unit 242-Rear Bedroom:

Slider Window:

Height: 30 inches

Width: 20 inches

Sill Height: 42 inches

Openable Area: 4.16 sq. ft.

GENERAL VIOLATIONS:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. BMC 16.04.020

Eliminate the mold growth on all structures. BMC 16.04.050(a)

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

Repair/drive the nails that have popped up on all of the balconies. BMC 16.04.050 (a)

INTERIOR:

BLDG 1

UNIT 235

Laundry Closet:

Reconnect the dryer vent hose. BMC 16.04.060 (a)

½ Bath:

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

Secure the loose toilet. BMC 16.04.060 (c)

2nd LEVEL

Hall Bath:

Re-caulk the sink counter top. BMC 16.04.060 (a)

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

Balcony:

Secure the loose handrail. BMC 16.04.050(b)

UNIT 233

Living Room:

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

½ Bath:

Secure the loose toilet. BMC 16.04.060 (c)

Hall Bath:

Repair the west sink drain to function as intended, slow. BMC 16.04.060 (a)

UNIT 225

Furnace Closet:

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

Laundry Closet:

Repair the right side bi-fold door to function as intended. BMC 16.04.060 (a)

Living Room:

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

N Bedroom:

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

Closet:

Repair the closet doors to function as intended, off track. BMC 16.04.060(a)

UNIT 231

Furnace Closet:

Repair the doors to function as intended, off of tracks. BMC 16.04.060 (a)

Hallway:

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

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bath:

Repair the damaged door casing and repair the door to latch properly. BMC 16.04.060 (a)

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

Repair/replace the diverter spout on the tub, stuck in place. BMC 16.04.060 (c)

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

Bedroom:

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

Balcony:

Replace the missing spindles. BMC 16.04.050(b)

UNIT 227

Bathroom:

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

UNIT 229

Furnace Closet:

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)

Bathroom:

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

UNIT 223

Living Room:

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

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

2nd LEVEL

Stairway/Hallway:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Hall Bath:

Replace the defective tub waste and overflow. BMC 16.04.060 (c)

Re-caulk the sink counter top. BMC 16.04.060 (a)

UNIT 221

Bath:

Re-caulk the right side counter top. BMC 16.04.060 (a)

2nd LEVEL

Stairway/Hallway:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom:

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

Secure the loose toilet. BMC 16.04.060 (c)

N Bedroom:

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

BLDG 2

UNIT 219

Bathroom:

Repair the door to latch properly. 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)

UNIT 217

Living Room:

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

2nd LEVEL

Stairway/Hallway:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

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

Bathroom:

Re-caulk the sink counter top. BMC 16.04.060 (a)

Balcony:

Secure the loose handrail. BMC 16.04.050 (b)

UNIT 233

Living Room:

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

½ Bath:

Secure the loose toilet. BMC 16.04.060 (c)

2nd LEVEL

Hall Bath:

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

UNIT 225

Furnace Closet:

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

Laundry Closet:

Repair the right side bi-fold door to function as intended. BMC 16.04.060 (a)

Living Room:

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

N Bedroom:

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

Closet:

Repair the doors to function as intended, off of the tracks. BMC 16.04.060 (a)

UNIT 231

Furnace Closet:

Repair the doors to function as intended off of the tracks. BMC 16.04.060 (a)

Hallway:

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

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom:

Repair the damaged door casing and repair the door to latch properly. BMC 16.04.060 (a)

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

Repair/replace the diverter spout on the tub, stuck. BMC 16.04.060 (c)

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

Bedroom:

Replace the broken light switch cover plate. BMC 16.04.060 (b)

Balcony:

Replace broken or missing spindles in handrail/guardrail. BMC 16.04.020, BMC 16.04.050(b)

UNIT 227

Bathroom:

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

UNIT 223

Living Room:

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

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

2nd LEVEL

Stairway:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Hall Bath:

Replace the defective tub waste and overflow to function as intended. BMC 16.04.060 (c)

Re-caulk the sink counter top. BMC 16.04.060 (a)

UNIT 221

Bathroom:

Re-caulk the right side counter top. BMC 16.04.060 (a)

Stairway/Hallway:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom:

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

Secure the loose toilet. BMC 16.04.060 (c)

N Bedroom:

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

BLDG 2

UNIT 219

Bathroom:

Repair the door to latch properly. 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)

UNIT 217

Living Room:

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

2nd LEVEL

Stairway/Hallway:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

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

Bathroom:

Re-caulk the sink counter top. BMC 16.04.060 (a)

Hall Closet:

Repair/replace the bi-fold doors to function as intended, missing knob and top pin.
BMC 16.04.060 (a)

UNIT 215

Furnace Closet:

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

2nd LEVEL

Stairway/Hallway:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom:

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

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

UNIT 213

½ Bath:

Re-caulk the sink counter top. BMC 16.04.060 (a)

2nd LEVEL

Hall Bath:

Re-caulk the sink counter top. BMC 16.04.060 (a)

Balcony:

Secure the loose handrail. BMC 16.04.050 (b)

UNIT 205

Living Room:

Repair the door to lock without the use of the deadbolt. BMC 16.04.060 (a)

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

Balcony:

Repair the sliding glass door screen to open easily. BMC 16.04.060 (b)

UNIT 211

Hallway:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

UNIT 207

Bathroom:

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

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

UNIT 209

Bedroom:

Secure the loose receptacle and install the missing cover plate. BMC 16.04.060 (b)

UNIT 203

Balcony:

Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.

Exceptions:

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

LP gas burners shall not be located on combustible balconies or within 10 feet of combustible construction.

Exception:

1. One and two family dwellings.
2. Where buildings, balconies, and 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 attached. (Propane tanks shall not be stored in the living space, garage or storage shed). BMC 16.04.020(3), Indiana Fire Code Sec. 308.3.1 & Sec. 308.3.1.1

Dining Room:

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

2nd LEVEL

Hall Bath:

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

UNIT 201

Laundry Closet:

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

2nd LEVEL

Bathroom:

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

Re-caulk the sink counter top. BMC 16.04.060 (a)

BLDG 3

UNIT 172

Kitchen:

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

2nd LEVEL

Bathroom:

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

N Bedroom:

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

S Bedroom:

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

UNIT 174

2nd LEVEL

Stairway/Hallway:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom:

Seal edge of floor covering adjacent to bathtub, and west end of tub. BMC 16.04.060(a)

Balcony:

Secure the loose handrail. BMC 16.04.050 (b)

UNIT 176

Kitchen:

Secure the loose faucet. BMC 16.04.060 (c)

UNIT 180

Balcony:

Secure the loose window for the door. BMC 16.04.060 (a)

Replace the defective screen on the storm door. BMC 16.04.060 (a)

Bathroom:

Secure the loose toilet. BMC 16.04.060 (c)

Repair/replace the defective tub diverter spout, stuck in place. BMC 16.04.060 (c)

E Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware, Repair/replace the defective hardware. BMC 16.04.060(b)

UNIT 182

Furnace Closet:

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)

Balcony:

Secure the loose handrail. BMC 16.04.050 (b)

Bathroom:

Secure the loose toilet. BMC 16.04.060 (c)

Repair the water pressure to the tub 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)

UNIT 184

Dining Room:

Every window shall be capable of being easily opened and held in position by its own hardware, Repair/replace the defective hardware. BMC 16.04.060(b)

2nd LEVEL

Bathroom:

Re-caulk the sink counter top. BMC 16.04.060 (a)

UNIT 178

Bathroom:

Re-caulk the sink counter top. BMC 16.04.060 (a)

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

Kitchen:

Repair the faucet to eliminate the constant dripping. 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)

UNIT 186

Kitchen:

Replace the defective garbage disposal. BMC 16.04.060 (c)

2nd LEVEL

Stairway/Hallway:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Balcony:

Replace the defective doorknob. BMC 16.04.060 (a)

BLDG 4

UNIT 188

½ Bath:

Secure the loose toilet. BMC 16.04.060 (c)

Balcony:

Replace the failing deck boards. BMC 16.04.050 (b)

UNIT 190

Balcony:

Secure the loose handrail. BMC 16.04.050 (b)

Laundry Closet:

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

½ Bath:

Re-caulk the sink counter top. BMC 16.04.060 (a)

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

Secure the loose toilet. BMC 16.04.060 (c)

Furnace Closet:

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

Kitchen:

Re-caulk the sink counter top. BMC 16.04.060 (a)

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

2nd LEVEL

Hall bath:

Repair the tub faucet not to leak. BMC 16.04.060 (c)

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

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster, left end of tub at wall. BMC 16.04.060(a)

N Bedroom:

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

S Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. Repair/replace the defective window crank to function as intended. BMC 16.04.060 (b)

UNIT 192

Entryway:

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

Hallway:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom:

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

Bedroom:

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

UNIT 194

Hallway:

Replace the single station smoke detector with a hardwired smoke detector. IC22-11-18-3.5

Bathroom:

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

Re-caulk the sink counter top. BMC 16.04.060 (a)

Repair/replace the defective diverter spout, diverter stuck in place. BMC 16.04.060 (c)

UNIT 196

Hallway:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom:

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

UNIT 198

Furnace Closet:

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)

Living Room:

Every window shall be capable of being easily opened and held in position by its own hardware, Repair/replace the defective hardware. BMC 16.04.060(b)

UNIT 200

Living Room:

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

1/2 bath:

Secure the loose toilet. BMC 16.04.060 (c)

Repair/replace the curling linoleum at the perimeter of room. BMC 16.04.060 (a)

2nd LEVEL

Bathroom:

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

UNIT 202

Balcony:

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

½ Bath:

Re-caulk the sink counter top. BMC 16.04.060 (a)

Hall Closet:

Secure the loose door jamb. BMC 16.04.060 (a)

Secure the loose access panel. BMC 16.04.060 (a)

Dining Room:

Repair/replace the damaged window. BMC 16.04.060 (b)

2nd LEVEL

Hall bath:

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

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

Unclog the tub drain. BMC 16.04.060 (a)

S Bedroom:

Secure the loose doorjamb. BMC 16.04.060 (a)

UNIT 204

Living Room:

Repair/replace the entry door to latch and lock as intended. BMC 16.04.060 (b)

Balcony:

Repair/replace the sliding glass screen door to function as intended. BMC 16.04.060 (a)

Kitchen:

Repair/replace the loud garbage disposal. BMC 16.04.060 (c)

2nd LEVEL

Balcony:

Secure the loose handrail. BMC 16.04.060 (b)

Hall Bath:

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

N Bedroom:

Replace the broken window. BMC 16.04.060(a)

UNIT 206

½ Bath:

Re-caulk the sink counter top. BMC 16.04.060 (a)

Furnace Closet:

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

Hall Closet:

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

Dining Room:

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

Secure the loose and hanging register vent. BMC 16.04.060 (c)

Stairway/Hallway:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Hall Bath:

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

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

S Bedroom:

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

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

BLDG 5

UNIT 212

2nd LEVEL

Balcony:

Level the deck and replace the failing deck boards on the south bedroom balcony. BMC 16.04.050 (b)

Hall Bath:

Re-caulk the counter top. BMC 16.04.060 (a)

N Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware, Repair the loose window crank to function as intended. BMC 16.04.060(b)

Replace the cracked window frame. BMC 16.04.060 (a)

UNIT 214

2nd LEVEL

Stairway/Hallway:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

UNIT 216

Living Room:

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

Furnace Closet:

Replace the missing cover for the furnace. BMC 16.04.060 (c)

2nd LEVEL

Stairway/Hallway:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom:

Secure the loose floor covering at the perimeter. BMC 16.04.060 (a)

S Bedroom Balcony:

Replace the soft deck boards. BMC 16.04.050(b)

UNIT 218

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Kitchen:

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

BLDG 6

UNIT 220

Laundry Closet:

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

W Bedroom Balcony:

Replace the damaged deck boards. BMC 16.04.050(b)

Secure the loose handrails. BMC 16.04.050 (b)

Bathroom:

Re-caulk the counter top. BMC 16.04.060 (a)

UNIT 222

Dining Room:

Every window shall be capable of being easily opened and held in position by its own hardware, repair/replace the failing window crank to function as intended. BMC 16.04.060(b)

2nd LEVEL

Stairway/Hallway:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

W Bedroom Balcony:

Secure the loose deck boards. BMC 16.04.050 (b)

E Bedroom:

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

Bathroom:

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

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

UNIT 224

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.

Bathroom:

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

UNIT 226

Living Room:

Repair/seal the floor covering adjacent to the entry door. BMC 16.04.060 (a)

½ Bath:

Repair the toilet to function as intended, not flushing properly. BMC 16.04.060 (c)

Seal the floor covering at the perimeter. BMC 16.04.060 (a)

2nd LEVEL

Stairway/Hallway:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

W Bedroom:

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

Bathroom:

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

BLDG 7

UNIT 228

Living Room:

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

Front Balcony:

Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.

Exceptions:

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

LP gas burners shall not be located on combustible balconies or within 10 feet of combustible construction.

Exception:

3. One and two family dwellings.
4. Where buildings, balconies, and 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 attached. (Propane tanks shall not be stored in the living space, garage or storage shed). BMC 16.04.020(3), Indiana Fire Code Sec. 308.3.1 & Sec. 308.3.1.1

UNIT 230

Laundry Room:

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

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)

Living Room:

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

Stairway:

Determine the source of the leak in the ceiling and repair the ceiling. BMC 16.04.060 (a)

Hallway:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

UNIT 232

Mechanical Closet:

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

Kitchen:

Re-caulk the counter top. BMC 16.04.060 (a)

Living Room:

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

Hallway:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom:

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

UNIT 234

Bathroom:

Repair/replace the shower doors to function as intended. BMC 16.04.060 (a)

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

N Bedroom:

Replace the missing doorknob. 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)

UNIT 236

Bathroom:

Properly repair the soft 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)

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

UNIT 238

Bathroom:

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

Re-caulk the counter top. BMC 16.04.060 (a)

UNIT 240

Dining Room:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

N Bedroom:

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

Bathroom:

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

UNIT 242

Bathroom:

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

BLDG 8

302

Hallway

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

Bathroom

Properly re-caulk around the 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)

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

Back Bedroom

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

Deck

Properly repair/replace deck boards. This includes but is not limited to replacing or repairing damaged or deteriorated deck board, and structural members. BMC 16.04.050(a)

304

Kitchen

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

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

Bathroom

Properly re-caulk around the 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)

306

Bathroom

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

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

Kitchen

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

308

Kitchen

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

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

Living Room

Replace broken electrical receptacle. BMC 16.04.060(b)

Bathroom

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

Secure toilet to its mountings. BMC 16.04.060(c)

Deck

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

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

310

Living Room

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

Kitchen

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

Upstairs

Bathroom

Properly re-caulk around the 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)

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

Deck

Properly repair/replace deck boards. This includes but is not limited to replacing or repairing damaged or deteriorated deck board, and structural members. BMC 16.04.050(b)

312

Dining Room

Secure loose electrical receptacle by the laundry closet. BMC 16.04.060(b)

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

Laundry Closet

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

½ Bath

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

Upstairs

Bathroom

Properly re-caulk around the 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)

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

314

Laundry Closet

Replace missing door knob assembly in a manner so that it functions as intended. BMC 16.04.060(a)

½ Bath

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

Kitchen

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

Upstairs

Bathroom

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

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

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

316

Living Room

Replace broken electrical receptacle. BMC 16.04.060(b)

½ Bath

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

BLDG 9

322

Dining Room

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

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

Laundry Closet

Replace missing door knob assemblies in a manner so that they function as intended.
BMC 16.04.060(a)

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

Deck

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

Replace the missing protective cover for the light fixture. BMC 16.04.050(a)

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

Bathroom

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

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

324

Bathroom

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

Front Bedroom

Secure loose electrical receptacle. BMC 16.04.060(b)

Deck

Properly repair/replace deck boards. This includes but is not limited to replacing or repairing damaged or deteriorated deck board, and structural members. BMC 16.04.050(b)

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

326

Bathroom

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

Deck

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

328

Dining Room

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

Kitchen

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

330

Living Room

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

Upstairs

Bathroom

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

Deck

Properly repair/replace deck boards. This includes but is not limited to replacing or repairing damaged or deteriorated deck board, and structural members. BMC 16.04.050(b)

332

Living Room

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

Hallway Closet

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

Kitchen

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

Upstairs

Bathroom

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

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

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Front Right Bedroom

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

Deck

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

334

½ Bath

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

Laundry Closet

Replace the missing door knob assembly in a manner so that it functions as intended.
BMC 16.04.060(a)

Upstairs

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom

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

Deck

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

336

Living Room

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

Kitchen

Repair the faucet to eliminate the leak. BMC 16.04.060(c)

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

Upstairs

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom

Properly re-caulk around the 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)

Deck

Properly repair/replace deck boards. This includes but is not limited to replacing or repairing damaged or deteriorated deck board, and structural members. BMC 16.04.050(b)

BLDG 10

400

Living Room

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Stairs

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

Upstairs

Bathroom

Properly re-caulk around the 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)

402

Living Room

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

Upstairs

Bathroom

Properly re-caulk around the 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)

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Deck

Properly repair/replace deck boards. This includes but is not limited to replacing or repairing damaged or deteriorated deck board, and structural members. BMC 16.04.050(b)

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

404

Kitchen

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

406

Deck

Replace the missing protective cover for the light fixture. BMC 16.04.050(c)

408

Entry

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

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Deck

Properly repair/replace deck boards. This includes but is not limited to replacing or repairing damaged or deteriorated deck board, and structural members. BMC 16.04.050(b)

410

Bathroom

Properly re-caulk around the 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)

Bedroom

Secure loose electrical receptacle. BMC 16.04.060(b)

Kitchen

Repair the range hood light fixture to function as intended and replace the missing filter.
BMC 16.04.060(a)

412

Living Room

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

Laundry Closet

Secure loose electrical receptacle. BMC 16.04.060(b)

Upstairs

Bathroom

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

414

Living Room

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

½ Bath

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

Upstairs

Bathroom

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

Deck

Properly repair/replace deck boards. This includes but is not limited to replacing or repairing damaged or deteriorated deck board, and structural members. BMC 16.04.050(b)

BLDG 11

416

½ Bath

Properly re-caulk around the countertop to eliminate water infiltration. 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)

Upstairs

Bathroom

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

Deck

Properly repair/replace deck boards. This includes but is not limited to replacing or repairing damaged or deteriorated deck board, and structural members. BMC 16.04.050(b)

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

418

½ Bath

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

Kitchen

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

Upstairs

Bathroom

Properly re-caulk around the 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)

Deck

Properly repair/replace deck boards. This includes but is not limited to replacing or repairing damaged or deteriorated deck board, and structural members. BMC 16.04.050(b)

420

Living Room

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom

Properly re-caulk around the 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)

Front Bedroom

Secure loose electrical switch. BMC 16.04.060(b)

Deck

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

423

Kitchen

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

Repair the faucet to eliminate the leak. BMC 16.04.060(c)

Deck

Properly repair/replace deck boards. This includes but is not limited to replacing or repairing damaged or deteriorated deck board, and structural members. BMC 16.04.050(b)

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

424

Back Bedroom

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

Deck

Properly repair/replace deck boards. This includes but is not limited to replacing or repairing damaged or deteriorated deck board, and structural members. BMC 16.04.050(b)

426

Kitchen

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

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)

Bathroom

Properly re-caulk around the 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)

Deck

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

428

Kitchen

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

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

Upstairs

Bathroom

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

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Front Bedroom

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

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

430

Upstairs

Bathroom

Properly re-caulk around the 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)

Deck

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

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

CLUB HOUSE

301A

Entry

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

Kitchen

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

Front Bathroom

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

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

Back Bathroom

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

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

BLDG 15

303

Entry

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

Living Room

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

½ Bath

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

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

Laundry Closet

Replace the missing door knob assemblies in a manner so that they function as intended. BMC 16.04.060(a)

Kitchen

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

Upstairs

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom

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

305

Entry

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

½ Bath

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

Kitchen

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

Upstairs

Bathroom

Properly re-caulk around the 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)

Deck

Properly repair/replace deck boards. This includes but is not limited to replacing or repairing damaged or deteriorated deck board, and structural members. BMC 16.04.050(b)

307

Bathroom

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

Secure toilet to its mountings. BMC 16.04.060(c)

309

Bathroom

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

Hallway

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

311

Kitchen

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

Mechanical Closet

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

313

Bathroom

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

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

Deck

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

Bldg. 11

315

Upstairs

Bathroom

Properly re-caulk around the 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)

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

317

½ Bath

Properly re-caulk around the countertop to eliminate water infiltration. 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)

Upstairs

Bathroom

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

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

319

Living Room

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

½ Bath

Repair the broken faucet knob. BMC 16.04.060(c)

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

Upstairs

Bathroom

Properly re-caulk around the 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)

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Front 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)

Replace broken electrical switch. BMC 16.04.060(b)

321

Upstairs

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Deck

Properly repair/replace deck boards. This includes but is not limited to replacing or repairing damaged or deteriorated deck board, and structural members. BMC 16.04.050(b)

BLDG 14

323

Living Room

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Kitchen

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

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

Upstairs

Bathroom

Properly re-caulk around the 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)

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

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Back Bedroom

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

325

½ Bath

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

Upstairs

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

327

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom

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

Kitchen

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

Living Room

Fix the broken window frame. BMC 16.04.060(a)

329

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bedroom

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

Deck

Properly repair/replace deck boards. This includes but is not limited to replacing or repairing damaged or deteriorated deck board, and structural members. BMC 16.04.050(b)

331

Entry

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

Entry Closet

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

Bathroom

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

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

Kitchen

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

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

333

Entry

Repair or replace the peeling linoleum at the carpet transition strip. BMC 16.04.060(a)

Bathroom

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

Kitchen

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

335

Hallway

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

Upstairs

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom

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

Replace the broken toilet seat. BMC 16.04.060(a)

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

Front Bedroom

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

337

½ Bath

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

Upstairs

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

339

Living Room

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

Upstairs

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom

Properly re-caulk around the 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)

341

Living Room

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Upstairs

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom

Properly re-caulk around the 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)

BLDG 13

401

Kitchen

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

½ Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Living Room

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Upstairs

Hallway

Repair the light fixture to be secure and function as intended. BMC 16.04.060(a)

Deck

Properly repair/replace deck boards. This includes but is not limited to replacing or repairing damaged or deteriorated deck board, and structural members. BMC 16.04.050(b)

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

Bathroom

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

403

Living Room

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Kitchen

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

Upstairs

Bathroom

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

405

Replace all the missing smoke detectors in this unit. The missing smoke detectors were hard wired and must be replaced with hard wired models. IC 22-11-18-3.5

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

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

407

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Kitchen

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

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

Upstairs

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

409

Kitchen

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

411

Dining Room

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Deck

Replace the missing protective cover for the light fixture. BMC 16.04.050(c)

413

½ Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Upstairs

Front Bedroom

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

Deck

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

415

Laundry Closet

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

½ Bath

Replace broken toilet seat. BMC 16.04.060(a)

Kitchen

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

Upstairs

Hallway

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

BLDG 12

UNIT 432

Laundry Closet:

Repair/replace the right side bi-fold door to function as intended, 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)

Stairway/Hallway:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Hall Bath:

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

UNIT 434

Living Room:

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

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

Laundry Closet:

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

½ Bath:

Secure the loose door hinges and repair the door to latch properly. BMC 16.04.060 (a)

2nd LEVEL

Hall bath:

Secure the loose toilet. BMC 16.04.060 (c)

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

UNIT 436

Dining Room:

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

Kitchen:

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

Balcony:

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

Bathroom:

Repair/replace the exhaust fan to function as intended, rattles. BMC 16.04.060 (c)

Replace the deteriorated caulk at the perimeter of the tub. BMC 16.04.060 (a)

UNIT 438

Laundry Closet:

Secure the loose receptacle. BMC 16.04.060 (b)

Dining Room:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Kitchen:

Secure the loose sprayer. BMC 16.04.060 (c)

Bathroom:

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

UNIT 440

Laundry Closet:

Secure the loose receptacle. BMC 16.04.060 (b)

Dining Room:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Every window shall be capable of being easily opened and held in position by its own hardware, repair the window crank to function as intended. BMC 16.04.060(b)

Kitchen:

Repair/replace the leaking valve under the sink. BMC 16.04.060 (c)

Bathroom:

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

Replace the defective exhaust fan, sticks. BMC 16.04.060 (c)

W Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware, repair the window crank to function as intended. BMC 16.04.060(b)

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

UNIT 442

Dining Room:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Closet:

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

Kitchen:

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

Bathroom:

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

Secure the loose toilet. BMC 16.04.060 (c)

Seal edge of floor covering adjacent to bathtub and behind the toilet. BMC 16.04.060(a)

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

Repair/replace the curling linoleum adjacent to the toilet. BMC 16.04.060 (a)

UNIT 444

Living Room:

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

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Balcony:

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

½ Bath:

Secure the loose toilet. BMC 16.04.060 (c)

Repair/replace the curling linoleum at the perimeter of room. BMC 16.04.060 (a)

Dining Room:

Every window shall be capable of being easily opened and held in position by its own hardware, repair the loose window crank to function as intended. BMC 16.04.060(b)

2nd LEVEL

Stairway/Hallway:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom:

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

Re-caulk the left end of the counter top. BMC 16.04.060 (a)

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

UNIT 446

Living Room:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Hall Closet:

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

Bathroom:

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

Utility Room:

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

2nd LEVEL

Stairway/Hallway:

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom:

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

Secure the loose toilet. BMC 16.04.060 (c)

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

Repair/replace the defective diverter spout, stuck in place. BMC 16.04.060 (a)

SW Bedroom:

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

E Bedroom:

Secure the loose door casing. BMC 16.04.060 (a)

EXTERIOR:

BLDG 1

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

Properly repair the sagging gutter on the carport, north side adjacent to unit 235, building 1.
BMC 16.04.050(a)

Replace the broken J channel on the NW corner of bldg. 1, lower level. BMC 16.04.050(a)

BLDG 2

Paint the exterior side of entry door for unit 205 & 209. BMC 16.04.050(e)

Paint the exterior side of the balcony door of unit 217, 2nd level. BMC 16.04.050 (e)

Replace the failing band boards for unit 215 and unit 213, main level balconies. BMC 16.04.050(a)

BLDG 3

Replace the missing fascia trim on the north side of building. BMC 16.04.050(a)

Properly repair the failing extended wall adjacent to units 172 & 186. BMC 16.04.050(a)

Paint the exterior of the entry door for unit 176, 180, & 184. BMC 16.04.050(e)

Secure the loose lower section of the common stairway adjacent to unit 176. BMC 16.04.050 (b)

Replace the missing siding above the door adjacent to unit 178. BMC 16.04.050(a)

BLDG. 4

Replace the melted siding on the lower level balcony of unit 202. BMC 16.04.050(a)

Paint the storage room door on the lower level balcony of unit 206. BMC 16.04.050(a)

Secure the sagging gutter on the north side of carport adjacent to unit 192. BMC 16.04.050(a)

BLDG 5

Secure the loose gutter and soffit adjacent to unit 216. BMC 16.04.050(a)

BLDG 7

Secure the loose siding above unit 238, common stairway roof, north side of building. BMC 16.04.050(a)

BLDG 8

Properly repair or replace damaged or deteriorated siding behind common stairs at unit 304 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 16.04.060 16.04.050(a)

Re-attach the loose dryer vents on the south side of building. BMC 16.04.050(a)

Bldg. 11

Repair all of the holes in the siding on structure. BMC 16.04.050(a)

Secure the handrail for the common stairs at unit 420 so it is capable of withstanding normally imposed loads. BMC 16.04.050(b)

Secure guttering to the structure adjacent to unit 424. BMC 16.04.050(a)

BLDG 14

Replace the broken east window frame on unit 325, lower level. BMC 16.04.050(a)

OTHER REQUIREMENTS

Registration Form

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 16.03.020(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 16.03.030(d)

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: 20 July 2016

Petition Type: An extension of time to complete repairs.

Petition Number: 16-TV-152

Address: 322-322½ S. Jordan Ave.

Petitioner: Bruce Storm Real Estate c/o Marci Bowlen

Inspector: Michael Arnold

Staff Report: 06 April 2016 Cycle Inspection
 20 April 2016 Sent Report
 16 June 2016 Reinspection Scheduled
 21 June 2016 Received Extension of Time Request
 21 June 2016 Reinspection

During the cycle inspection it was noted that the surface of the front porch was deteriorated and that the brick foundation had loose brick and mortar. HAND requested that issues be repaired. The petitioner is requesting time to replace the current porch after the tenants move out.

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: 20 September 2016

Attachments: Remaining Violations Report, Application

AA



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

RECEIVED
JUN 21 2016

BY:

NOTE: A \$20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

Property Address: 322 S. Jordan Ave. Bloomington, IN. 47408

Petitioner's Name: Marci Bowlen Property Manager of Bruce Storm Real Estate & Management

Address: 322 E. 4th St.

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812-327-4490 Email Address: manager@sellingbloomingtonbystorm.com

Property Owner's Name: Bruce R. & Shannon K. Storm

Address: 322 E. 4th St.

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812-336-9099 Email Address: bstorm6@hotmail.com

Occupants: 4

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

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

Please check the petition type that you are requesting:

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

OFFICE USE ONLY

Petition Number 16-TV-152

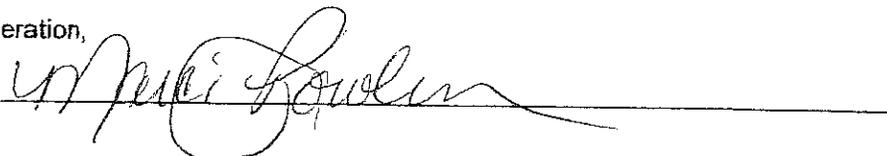
SEE REVERSE

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.

During our HAND inspection it was noted that repairs needed to be done to the front porch which is currently concrete. We have had this porch evaluated by a concrete professional who said the porch needs a major amount of repair to fix it right. This will require taking part of the porch off and repouring it. We currently have Tenants in this house and need to wait until they are all gone during the turn around time to do these repairs. We are considering taking off the entire porch and rebuilding it with a wooded porch that will wrap around to the other door. We need more time to figure out what is the best solution and get this work done when there is no one living in the house.

Thanks for your consideration,

Signature (required):

A handwritten signature in cursive script, appearing to read "Marci Bowlen", is written over a horizontal line. The signature is fluid and somewhat stylized.

Name (please print): Marci Bowlen Date: 06/16/2016

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

JUN 27 2016

REMAINING VIOLATION INSPECTION REPORT

1083

Owner(s)

Storm, Bruce
322 E. 4th St. Suite 1
Bloomington, IN 47408

Agent

Bowlen, Marci
322 E 4th Street Suite 1
Bloomington, IN 47408

Prop. Location: 322 1/2 S Jordan AVE
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/4 1/1/2

Date Inspected: 04/06/2016
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

Inspector: Mike Arnold
Foundation Type: Basement
Attic Access: N/A
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:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) **(This item has a deadline of 06 April 2017)**

Properly repair the concrete porch deck where concrete is cracked and loose. BMC 16.04.050(a) (At steps). (Received Application for extension of time).

Properly secure/repair the brick support wall under the front porch. BMC 16.04.050(a) (Bricks are loose and mortar missing) (Received Application for extension of time).

Required Documentation:

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), BMC 16.04.060(c), BMC 16.04.060(b)

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 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. **BMC 16.03.030(c)**

This is the end of the report



City of Bloomington
H.A.N.D.

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

Meeting Date: August 17, 2016
Petition Type: Rescind a variance.
Petition Number: 16-RV-153
Address: 1004 W. 6th Street
Petitioner: HAND
Inspector: Dee Wills
Staff Report: June 13, 2016 Completed Cycle Inspection

This property was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling height; therefore we are asking the Board to rescind this variance. This 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 17, 2016
Petition Type: Rescind a variance.
Petition Number: 16-RV-154
Address: 313 N. Overhill Drive
Petitioner: HAND
Inspector: Dee Wills
Staff Report: June 13, 2016 Completed Cycle Inspection

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 did not address bathroom ventilation; therefore we are asking the Board to rescind this variance. This structure was built in 1954.

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 17, 2016
Petition Type: Rescind a variance.
Petition Number: 16-RV-155
Address: 327 N. Roosevelt
Petitioner: HAND
Inspector: Dee Wills
Staff Report: May 25, 2016 Completed Cycle Inspection

This property was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling height; therefore we are asking the Board to rescind this variance. This structure was built in 1952.

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

JA



City of Bloomington
H.A.N.D.

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

Meeting Date: August 17, 2016

Petition Type: An extension of time to complete repairs.

Petition Number: 16-TV-156

Address: 515 W. Howe Street

Petitioner: Kevin Spicer/Spicer Rentals

Inspector: Jo Stong

Staff Report: March 2, 2016: Conducted cycle inspection
March 6, 2016: Mailed inspection report
June 6, 2016: Mailed Remaining Violations report
June 27, 2016: Received appeal

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found. The petitioner is seeking an extension of time to complete repairs.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: August 22, 2016 for all life-safety violations
(noted in bold type on report)
August 31, 2016 for all other violations

Attachments: Cycle report, appeal

RECEIVED
JUN 3 7 2016



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: 515 W. Howe St.

Petitioner's Name: Kevin Spicer / Spicer Rentals

Address: 237 E. Winslow Rd.

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-333-4663 Email Address: kspicer@hometownrealtors.com

Property Owner's Name: Kevin Spicer / Spicer Rentals

Address: SAME

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: Sean Bird + Allyson Neely

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 16-TV-156

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.

Need an extension of time for the
reinspection of 515 W. Howe St.

Signature (required):

Kevin A. Spicer

Name (please print):

KEVIN G. SPICER

Date:

6-24-16

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



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

5320

Owner

Spicer Rentals
237 E. Winslow Road
Bloomington, IN 47401

Prop. Location: 515 W Howe ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 03/02/2016
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

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

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

INTERIOR:

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

Living Room:

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

Northwest Bedroom (office):

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

Note: Window will be measured at the reinspection.

Repair the broken pane in the top sash of the north window. BMC 16.04.060(a)

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

Dining Room, Kitchen:

No violations noted.

West Bedroom:

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

Existing Egress Window Measurements (double-hung):

Height: 30 ½ inches
Width: 25 ¼ inches
Sill Height: 19 inches
Openable Area: 5.35 sq. ft.

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

Southwest Bedroom:

No violations noted.

Existing Egress Window Measurements (sliding; both sashes removable):

Height: 28 ¼ inches
Width: 58 inches
Sill Height: 25 ½ inches
Openable Area: 11.38 sq. ft.

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

Bathroom:

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

Secure toilet to its mountings. BMC 16.04.060(c)

Properly secure the loose tile on the north wall to the wallboard. BMC 16.04.060(a)

Back Porch/Laundry:

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

Scrape and paint the southeast entry door where paint is peeling or wood is exposed. BMC 16.04.060(f)

BASEMENT

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

EXTERIOR:

Properly repair the gutter over the front (north) porch. BMC 16.04.050(a)

Secure the handrails on the south side so they are capable of withstanding normally imposed loads. BMC 16.04.050(b)

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

Replace or properly terminate the electrical receptacle on the south wall to the left of the stairs. If replaced it must be a GFCI-protected receptacle. BMC 16.04.050(b)

Crawlspace:

No violations noted.

OTHER REQUIREMENTS:

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: August 17, 2016
Petition Type: Rescind a variance
Petition Number: 16-RV-157
Address: 1332 N. Woodburn Ave.
Petitioner: HAND
Inspector: Matt Swinney
Staff Report: June 15, 2016 Cycle Inspection

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 requirements; therefore we are asking the Board to rescind this variance. The structure was built in 1930.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

JK



City of Bloomington
H.A.N.D.

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

Meeting Date: 17 August 2016
Petition Type: Rescind a variance
Petition Number: 16-RV-158
Address: 612 N. Dunn St.
Petitioner: HAND
Inspector: Michael Arnold
Staff Report: 22 June 2016 Cycle Inspection
 29 June 2016 BHQA Application

This structure was previously granted a variance to the handrail requirements for the two west and east stairs (leading to the front porch and to the deck). At some point in time the porch and deck have been re-built and code compliant handrails and guardrails have been installed. The variance is no longer needed.

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 17, 2016
Petition Type: Rescind a variance.
Petition Number: 16-RV-159
Address: 620 N. College
Petitioner: HAND
Inspector: Dee Wills
Staff Report: August 17, 2015 Completed Cycle Inspection
December 22, 2015 Completed Reinspection
February 19, 2016 Completed Reinspection
June 29, 2016 Completed Reinspection

This property was previously granted a variance to the ceiling height and sharing the same bathroom requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height and sharing the same bathroom requirement and the Building Code in place at the time of construction did not address ceiling height and sharing the same bathroom; therefore we are asking the Board to rescind this variance. This structure was built in 1908.

Staff Recommendation: Rescind the variance.

Conditions: None





City of Bloomington
H.A.N.D.

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

Meeting Date: August 17, 2016
Petition Type: Rescind a variance
Petition Number: 16-RV-160
Address: 115 S Clark ST
Petitioner: HAND
Inspector: Matt Swinney
Staff Report: June 29, 2016 Cycle Inspection

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

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 27, 2016
Petition Type: Rescind a variance
Petition Number: 16-RV-161
Address: 802 N. College Avenue
Petitioner: HAND
Inspector: Jo Stong

Staff Report: This property was previously granted variances to the minimum ceiling height requirements of the Property Maintenance Code for the basement dining and kitchen areas, and for the third floor apartment. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction (1920) did not address ceiling height; 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 for Extension of Time**

Meeting Date: August 17, 2016
Petition Type: An extension of time to complete repairs.
Petition Number: 16-TV-162
Address: 2429-2433 W. Marlene Dr
Petitioner: Kelly Harding
Inspector: Dee Wills
Staff Report: June 02, 2016 Completed Complaint Inspection
June 22, 2016 Completed Remaining Violations Complaint Report
July 06, 2016 Received Application for Appeal

The petitioner is requesting an extension of time to complete repairs on the furnace and air conditioning unit. The unit cannot be accessed without removing the water heater. The work will take several days to complete and the HVAC Company has requested that the work be done after the tenants have vacated the unit. The petitioner is in the process of evicting the current tenants.

Staff recommendation: Deny request for extension of time.

Conditions: This case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline:

Attachments: Application for Appeal, Invoice from HVAC Professional, Complaint Report

[Handwritten mark]



RECEIVED
JUL 07 2016

BY: EW

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

Property Address: 2429 W. Marlene Drive

Petitioner's Name: Kelly Harding

Address: 608 W. Kirkwood Ave

City: Bghtn State: IN Zip Code: 47404

Phone Number: 812 345 6813 Email Address: kellyharding@yahoo.com

Property Owner's Name: JK Development Group, LLC

Address: Same

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: Shayna Williamson + Joshua

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 16-TV-162

July 5, 2016

TO: HAND

RE: COMPLAINT REINSPECTION OF 2429W MARLENE DRIVE, BLOOMINGTON

I am requesting an extension of time for the furnace and A/C repairs at 2429 W. Marlene Drive. I have had 3 different companies service this unit in the past 3 months and the furnace cannot be accessed for repair unless the water heater is removed. Due to the tenant continuing to run the AC unit with no Freon, the motor is locked up. We cannot even remove the panel without removal of the hot water heater, so since this repair may take several days, the heating /AC company has asked that the work be performed when the tenants have vacated the property.

Due to various lease violations, I am filing an eviction in court this week, so the repairs will be made prior to the unit being occupied by another tenant. Until that time, an AC unit has been installed in their front window. If you would like to do an inspection of that unit, please call and let me know and I will be happy to set that up with you.

Kelly Harding

JK Development Group, LLC

812-345-6813

HAND COPY

Invoice

Perry's Airflow Systems

P.O.Box 3295

Bloomington, IN 47402-3295

Date	Invoice #
4/6/2016	7037-6129

Bill To
HARDING RENTALS 608 W.KIRKWOOD BLOOMINGTON, IN. 47404

P.O. No.	Terms	Project
billed	Net 15	

Quantity	Description	Rate	Amount
1.25	Service furnace at 2429 Marlene, not heating. Found furnace locked out on safeties. Power off, gas valve outside furnace and inside furnace all off. Turn power back on, turn gas back on. Found thermal limit open. Found furnace blower wheel and compartment covered with dust. Furnace has operated without a filter for awhile. Cut hole in ductwork and install a filter. Bypass furnace safety and check furnace operation, working again. Went to 3 supply houses here in Bloomington, no one had replacement part. Had to order part for Monday. Furnace should only be operated when someone is home.	73.00	91.25
0.75	20 x 20 x 1 Pleated Air Filter	3.35	3.35T
	Install new limit control part inside furnace. Reconnect wiring and reassemble furnace. Start up and check equipment operation, everything working properly again. Had a hard time putting part back in with water heater right up against furnace. Need to figure out way to install furnace different so they can be worked on when needed.	73.00	54.75
	Carrier Limit / Safety control	38.85	38.85T
	Indiana Sales Tax	7.00%	2.95

And as always, Thank you for your business.

Total

\$191.15

TO: HAND

FROM: Kelly Harding

JK Development Group, LLC

RE: 2429 W. Marlene Drive

TO WHOM IT MAY CONCERN:

This letter is in response to a recent complaint inspection that was performed at 2429 W. Marlene. I wanted to send some documentation with this letter, so I am sorry for the delay but I have been working out of town over 100 hrs per week. I wanted to let you know the chronological order of what has transpired with these tenants.

When they moved in, it was continual complaints, with 3-5 texts every day. I sent my maintenance man over there several times, and nobody would answer the door, even though somebody was home. The day he was finally able to get in, the first attempt, nobody would open the door. The second attempt, he was told to come back after 1pm and he would be let in. The tenant left shortly after noon, but left the door unlocked, so he was able to get in. NOTE: This was 3 attempts in one day! Every single maintenance call or attempt to remedy a situation has been like this. I am told to come, then they are mad when I do. I had a stove purchased at an auction in southern Indiana late on Sat night and personally driven to Bloomington so that they could have it on Sunday, when somebody could hook it up for them, and they were upset because it was delivered without 24 hours notice, even though they filed a formal complaint that they wanted a new stove.

I am enclosing the invoices for the repairs I have done in the last 2 months to their heating/Ac system. In early May, when everyone was still using their furnace, she complained that her A/C was not working, Since my A/C contractor had already worked on it, I wanted him to do it under warranty, but with the complaint deadline, I couldn't wait, so I had to pay double to another company. Apparently, the system has a slow leak because the expensive Freon I paid to put in leaked out in 3 weeks time. Instead of turning the unit off when the lines froze, they continued running it until they burnt up the motor in the furnace. This cannot be repaired without removing the hot water heater as the space is very tight.

To remedy the situation immediately, I delivered a large A/C unit in the middle of the night and was told Joshua (tenant) would install it. It sat on the front porch untouched for over 2 weeks. When I asked why, I was told it was too big for the window, even though it was removed from the same size window of a different unit. So, on Memorial Day Sunday, I purchased another AC unit at WalMart around 11:30 pm for them and Joshua was in line in front of me (by accident). I told him this unit was form him and he thanked me and said he would install it. I barely could lift it onto the porch, but it sat there for a week untouched. You might have noticed the Ac unit on the front porch and the Ac unit on the back porch when you did the complaint inspection about having no AC!

So , 2 weeks ago, while he was home to help me lift it, I installed the AC unit in their front window (the one that they said would not fit). That is when he admitted that he never actually tried to do it.

So here is the point: These tenants have cost me a small fortune in service calls that are unnecessary. (Like fixing a refrigerator because it shuts off during the day like they are supposed to do) Their youth and ignorance have caused extensive damage to the furnace. To repair it requires a plumber, heating and Ac person, and electrician at the same time. To try and schedule all of that and make sure they are home to let us in and WILL let us in is a nightmare. My regular maintenance man now refuses to even do work in their apartment because of the difficulty in dealing with them.

They now have a window Ac unit that functions perfectly well; I will not be repairing their furnace or moving the hot water heater until I can move them out because if a part needs to be ordered, the water heater would have to be reinstalled, uninstalled, then reinstalled again. I plan on filing eviction next week. for violation of lease terms anyway, so their days there are limited. If you have any questions, please feel free to call me at 812-345-6813.

Sincerely,

Kelly Harding, JK Developent Group



City Of Bloomington
Housing and Neighborhood Development

COMPLAINT INSPECTION REPORT

701

Owner(s)

Jk Development Group, Llc C/O Kelly Harding
608 W. Kirkwood Ave.
Bloomington, IN 47404

Prop. Location: 2433 W Marlene DR
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/2/5

Date Inspected: 06/02/2016
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 1

Inspector: Dee Wills
Foundation Type: Crawl Space
Attic Access: N/A
Accessory Structure: None

The following items are the result of a complaint inspection conducted on 06/02/2016. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

2429 W. Marlene Drive:
Tenant: Shayna Williamson

Properly repair/ replace the Heating Ventilation Air Conditioning system so that it may function as intended. Currently the air conditioner unit and the furnace do not function. BMC 16.04.060(c)

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

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

Thoroughly clean and service the outdoor condenser unit. BMC 16.04.060(c)

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: 17 August 2016
Petition Type: Rescind a variance
Petition Number: 16-RV-163
Address: 516 E. 11th St.
Petitioner: HAND
Inspector: Michael Arnold
Staff Report: 05 July 2016 Cycle Inspection
06 July 2016 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 we are asking the Board to rescind this variance. This structure was built in 1926.

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: 17 August 2016
Petition Type: Rescind a variance
Petition Number: 16-RV-164
Address: 324 N. Jefferson St.
Petitioner: HAND
Inspector: Michael Arnold
Staff Report: 06 July 2016 Cycle Inspection
 07 July 2016 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 we are asking the Board to rescind this variance. This structure was built in 1940.

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 17, 2016

Petition Type: An extension of time to complete repairs.

Petition Number: 16-TV-165

Address: 407 E. Smith Avenue

Petitioner: Rudy Fields on behalf of Dolores Rockwood

Inspector: Jo Stong

Staff Report: January 4, 2016: Conducted cycle inspection
January 13, 2016: Mailed inspection report
March 18, 2016: Mailed Remaining Violations report
April 5, 2016: Mailed 2nd Remaining Violations report
July 6, 2016: Conducted reinspection (rescheduled twice by petitioner)
July 7, 2016: Received appeal

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. The petitioner is seeking an extension of time until the tenants move out to complete the outstanding repairs, none of which are life-safety in nature. The petitioner states that the work will be complete by August 20, 2016.

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: August 31, 2016

Attachments: Remaining violations report, appeal

RECEIVED
JUL 07 2016



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

Property Address: 407 E. Smith Ave.

Petitioner's Name: Rudy Fields on behalf of Dolores Rockwood

Address: 1309 West Vernal Pike Pike

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-333-5333 Email Address: _____

Property Owner's Name: Dolores Rockwood

Address: 1309 West Vernal Pike

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-336-2977 Email Address: _____

Occupants: Dan Matney

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 16-TV-165

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.

want to wait for student move out to
conduct drywall repairs, tree removals,
and duct replacement. Work will be
complete on August 20, 2016 for new
tenant move in.

Signature (required):

Rudy Fields as Agent

Name (please print):

Rudy Fields

Date:

7-6-16

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



City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATION INSPECTION REPORT

Property was reinspected on July 6, 2016

JUL 20 2016

1744

Owner

Dolores Rockwood
1018 Sassafras Circle
Bloomington, IN 47408

Agent

Rudy D. Fields
1309 W. Vernal Pike
Bloomington, IN 47404

Prop. Location: 407 E Smith AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 01/04/2016
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 1

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

REINSPECTION REQUIRED

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

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

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.

Handwritten initials

INTERIOR:

Living Room:

Repair the holes in the walls (south wall by switch plate, east wall behind front door along baseboard).
BMC 16.04.060(a)

BASEMENT

Properly support the insulated duct near the south wall where it is sagging. BMC 16.04.060(c)

EXTERIOR:

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

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 the report



City of Bloomington
H.A.N.D.

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

Meeting Date: August 17, 2016
Petition Type: Rescind a variance.
Petition Number: 16-RV-166
Address: 1417 S. Walnut St. Unit A
Petitioner: HAND
Inspector: Norman Mosier

Staff Report:

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

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

Handwritten initials



City of Bloomington
H.A.N.D.

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

Meeting Date: August 17, 2016
Petition Type: Rescind a variance
Petition Number: 16-RV-167
Address: 527 N. Prow Avenue
Petitioner: HAND
Inspector: Jo Stong

Staff Report: This property was previously granted variances to the Property Maintenance Code requirements regarding cooking in a sleeping room, and ceiling height. The Residential Rental and Lodging Establishment Inspection Program does not include a requirement regarding cooking in a sleeping room or ceiling height, and the Building Code in place at the time of construction (1900) did not address cooking in a sleeping room or ceiling height; therefore we are asking the Board of Housing Quality Appeals to rescind the variances.

NOTE: Due to the actions of the Board of Housing Quality Appeals, the hard-wired smoke detector with a "hush" button installed by the entry door and the range hood ducted to the exterior must be maintained.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

AK



City of Bloomington
H.A.N.D.

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

Meeting Date: 17 August 2016
Petition Type: Rescind a variance
Petition Number: 16-TV-164
Address: 409-411 W. 3rd St.
Petitioner: HAND
Inspector: Michael Arnold
Staff Report: 04 May 2016 Cycle Inspection
 11 July 2016 Remaining Violations Report written
 12 July 2016 Rescind Variance Request

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. This structure was built in 1875.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

Jet



City of Bloomington
H.A.N.D.

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

Meeting Date: August 17, 2016

Petition Type: Rescind a variance

Petition Number: 16-RV-169

Address: 114 S. Grant St.

Petitioner: HAND

Inspector: Maria McCormick

Staff Report: This property was previously granted a variance to the minimum ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not 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. This structure was built in 1925.

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 17, 2016
Petition Type: Rescind a variance.
Petition Number: 16-RV-170
Address: 415 N. Park Ave
Petitioner: HAND
Inspector: Dee Wills
Staff Report: June 21, 2016 Completed Cycle Inspection
July 14, 2016 Application for Appeal

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

4/2



City of Bloomington
H.A.N.D.

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

Meeting Date: August 17, 2016
Petition Type: Rescind a variance
Petition Number: 16-RV-171
Address: 1200 N Madison ST
Petitioner: HAND
Inspector: Matt Swinney
Staff Report: July 18, 2016 Cycle Inspection

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 requirements; therefore we are asking the Board to rescind this variance. The structure was built in 1951.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

AK



City of Bloomington
H.A.N.D.

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

Meeting Date: August 17, 2016
Petition Type: Rescind a variance.
Petition Number: 16-RV-172
Address: 211 E Grimes LN
Petitioner: HAND
Inspector: Dee Wills
Staff Report: July 07, 2016 Completed Cycle Report
July 19, 2016 Application for Appeal

This property was previously granted a variance to the minimum ceiling height, light and ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height, light and ventilation requirement and the Building Code in place at the time of construction did not address minimum ceiling height, light and ventilation; therefore we are asking the Board to rescind this variance. This structure was built in 1922.

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: 17 August 2016
Petition Type: Rescind a variance
Petition Number: 16-RV-173
Address: 910 E. Maxwell Ln.
Petitioner: HAND
Inspector: Michael Arnold
Staff Report: 19 July 2016 Cycle Inspection
 20 July 2016 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 we are asking the Board to rescind this variance. This structure was built in 1948.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington
H.A.N.D.

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

Meeting Date: August 17, 2016

Petition Type: Rescind a variance

Petition Number: 16-RV-174

Address: 316 E. 8th St.

Petitioner: HAND

Inspector: Maria McCormick

Staff Report: This property was previously granted a variance to the bathroom mechanical ventilation system requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a bathroom mechanical ventilation requirement and the Building Code in place at the time of construction did not address bathroom mechanical ventilation therefore we are asking the Board to rescind this variance. This structure was built in 1930.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

