

PUBLIC HEARING

BOARD OF HOUSING QUALITY APPEALS

CITY HALL ALLISON CONFERENCE ROOM 225

In Person / Zoom Virtual Meeting

<https://bloomington.zoom.us/j/84090354059?pwd=mJxCil15kPgJ0iLnlZVKW3s6bUT5qk.1>

Meeting ID 840 9035 4059 Passcode 084395

MAY 20, 2025 4:15 P.M.

ALL ITEMS ARE ON THE CONSENT AGENDA

I. **ROLL CALL**

II. **MINUTES** – April 15, 2025

III. **PETITIONS**

- 1) **24-TV-60, 701 E. Summitview Place**, Angie Butler (Summit Pointe United, LLC). Request for an extension of time to complete repairs. Item postponed since December 2024 meeting.
- 2) **[WITHDRAWN] 25-TV-41, 3649 E. Morningside Drive**, Timarron Real Estate, LLC. Request for an extension of time to complete repairs.
- 3) **25-TV-42, 223 E. 8th Street**, Brawley Property Management. Request for an extension of time to complete repairs,
- 4) **25-TV-43, 3200 E. Longview Avenue**, Angie Butler (Kingston Manor United, LLC). Request for an extension of time to complete repairs.
- 5) **25-TV-44, 718 W. 17th Street**, Kathryn Sample (Mackie Properties). Request for an extension of time to complete repairs.
- 6) **25-TV-45, 917-927 W. Graham Place**, Rakesh Kumar (Ishaan & Manav, LLC). Request for an extension of time to complete repairs,
- 7) **25-TV-46, 515 S. Washington Street**, Brawley Property Management. Request for an extension of time to complete repairs.

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 or e-mail human.rights@bloomington.in.gov.

BOARD of HOUSING QUALITY APPEALS
Meeting: TUESDAY, APRIL 15, 2025, 4:15 PM
ALLISON CONFERENCE RM. 225
SUMMARY

MEMBERS PRESENT: **Present:** Matthew Clark, Jacob Cole, Christina Geels, Bryan Woerner

STAFF PRESENT: **Present:** Michael Arnold, Daniel Bixler, Barry Collins, Rob Council, Rebecca Davis, Christina Finley, Chastina Hayes, Kenny Liford, Jo Stong, Steve Tamewitz (HAND), Taylor Brown (Legal)
Zoom: Anna Killion-Hanson (HAND)

GUESTS: **Present:** David Colman (114 S. Grant Street), David Kamen, Lisa Kamen (3015 E Longview Avenue)
Zoom: Philip Baney (701 N Walnut), Elizabeth Dawson (2510 N Dunn), Ralph Dennie (Middle Way House), Angie Butler (Summit Pointe), Deb Majors (Summit Pointe), Jordan Vogel (250 E 14th Street)

Meeting start time 4:15 PM.

I. ELECTION OF OFFICERS

Woerner made motion for Cole as Chair. Geels seconded. Motion passed, 4-0.
Cole made motion for Geels as Vice-Chair. Woerner seconded. Motion passed, 4-0.
Geels made motion for Clark as Secretary. Cole seconded. Motion passed, 4-0.
2025 officers are: Chair – Cole, Vice Chair –Geels, Secretary – Clark.

II. MINUTES

Cole made motion to accept the December 17, 2024 minutes. Woerner seconded. Motion passed, 4-0.

III. CONSENT AGENDA

24-TV-61, 2945 S. Pinewood Drive, Jabberwocky Real Estate – Richard Bettler (Manjula Reinhold). Request for an extension of time to complete repairs. Item postponed from December 2024 meeting. Staff recommendation to deny the request and require immediate compliance.

25-AA-02, 3241 N. Valleyview Drive, Nathan & Amanda Hunter. Request for relief from an administrative decision, Staff recommendation to grant the request.

25-TV-03, 315 W. 17th Street, Apt 3, MyBtown Properties (David B. Burns). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 01, 2025 deadline.

25-TV-04, 310 W. 12th Street, Heather Fulton - Park On Morton (The Preiss Company). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 01, 2025 deadline for life safety violations and a May 15, 2025 deadline for all other violations.

25-TV-06, 1601 S. Walnut Street, JMT Properties, LLC. Request for an extension of time to complete repairs. Staff recommendation to deny the request and require immediate compliance.

25-TV-13, 2630 E. Dekist Street, Parker Real Estate Management (Kevin Yick). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an April 29, 2025 deadline for interior items and a May 15, 2025 deadline for exterior items.

25-TV-16, 2395 S. Winding Brook Circle, Julie Knost & David Zaret. Request for an extension of time to complete repairs, Staff recommendation to grant the request with a May 15, 2025 deadline.

25-TV-17, 306 S. Wilmington Court, Benjamin Chang. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an April 25, 2025 deadline.

25-AA-18, 917 W. Gourley Pike, Patricia Anderson. Request for relief from an administrative decision. Staff recommendation to grant the request.

25-TV-19, 803 N. Park Ridge Road, Peek & Associates – Mark Kleinbauer (Mahnaz Moshfegh). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 01, 2025 deadline for life safety violations and a May 15, 2025 deadline for all other violations.

25-AA-20, 2529 S Madison Street, Steven J. Bloomfield. Request for an extension of time to complete repairs. Staff recommendation to grant the request.

25-TV-23, 2601 E. 7th Street, John Doran (Dympna Doran). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 15, 2025 deadline for violations for exterior carport and a May 01, 2025 deadline for all other violations.

25-TV-24, 124 S. Greenwood Avenue West, Peek & Associates (Iesciu Mullins). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 31, 2025 deadline for exterior electrical repairs and a May 01, 2025 deadline for all other violations.

25-TV-25, 3342 N Kingsley Drive, Peek & Associates (Yirgalum Mahrie). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 15, 2025 deadline for electrical and furnace repairs and a May 01, 2025 deadline for all other violations.

25-TV-26, 540 S Basswood Drive, Erika Santa – Kittle Property Group, Inc. (Limestone Crossing Apartments, LP). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an April 29, 2025 deadline for life safety violations and a May 01, 2025 for all other violations.

25-TV-31, 404 W. 6th Street, Lance Keller – Granite Management (CJ Satellite, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 15, 2025 deadline.

25-AA-34, 1275 N. Maple Street, Willowbrook Apartments (Matthew Ferguson). Request for relief from an administrative decision. Staff recommendation to grant the request with a June 15, 2025 deadline.

25-TV-35, 400 W. 2nd Street, Parker Real Estate Management (Johnway Corporation). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 15, 2025 deadline.

25-TV-36, 3692 E. 10th Street, Derek Jones. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 01, 2025 deadline.

25-TV-39, 609 S Walnut Street, Liam P. Walsh. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 29, 2025 deadline.

Approved.

IV. PETITIONS

24-TV-50, 114 S. Grant Street, David Colman. Petitioner present to request an extension of time to complete repairs. Item previously heard on September 17, 2024. Staff recommendation to grant the request with a July 5, 2025 deadline. Cole made motion to grant the request per staff recommendation. Geels seconded. Motion passed, 4-0.

24-TV-56, 401 S. Washington Street, Ralph Dennie (Middle Way House). Petitioner was present to request an extension of time to complete repairs. Item postponed from the October 2024, November 2024 and December 2024 meetings. Staff recommendation to grant the request with an April 29, 2025 deadline. Geels made motion to accept staff recommendation with a June 9 2025 deadline. Cole seconded. Motion passed, 4-0.

24-TV-60, 701 E. Summitview Place, Angie Butler (Summit Pointe United, LLC). Petitioner present to request an extension of time to complete repairs. Item postponed from December 2024 meeting. Due to recusals for potential conflict of interest, item tabled until next meeting.

25-TV-05, 250 E. 14th Street, Daniel Brackett (Landmark Properties, Inc.). Petitioner present to

request an extension of time to complete repairs, Staff recommendation to grant the request with an April 29, 2025 deadline. Woerner made motion to grant request per staff recommendation. Cole seconded. Motion passed, 4-0.

25-TV-12, 1004 S. Madison Street, Parker Real Estate Management (Thomas Bastin). Petitioner not present to request an extension of time to complete repairs. Pulled by Geels. Staff recommendation to grant request with May 15, 2025 deadline. Geels made motion to deny the request. Cole seconded. Motion passed, 4-0. Request denied.

25-TV-21, 2510 N. Dunn Street, Elizabeth "Libby" Dawson (AlerisLife/ 5 Star Senior Living - Meadowood). Petitioner present to request an extension of time to complete repairs, Staff recommendation to grant the request with a May 1, 2025 deadline for life safety violations and a May 15, 2025 deadline for all other repairs. Woerner made motion to grant request per staff recommendation. Cole seconded. Motion passed, 4-0.

25-TV-27, 3015 E. Longview Avenue, Lisa Kamen (Bryan Rental, LLC). Petitioner present to request an extension of time to complete repairs. Staff recommendation to grant the request with May 31, 2025 deadline. Geels made motion to grant request per staff recommendation with a June 9, 2025 deadline. Cole seconded. Motion passed, 4-0.

25-TV-28, 120 S. Kingston Drive, Distinct Management, LLC (David Bilfeld). Petitioner not present to request an extension of time to complete repairs. Pulled by Geels. Staff recommendation to grant request with May 15, 2025 deadline. Geels made motion to deny the request. Cole seconded. Motion passed, 4-0. Request denied.

25-TV-33, 207 E. 12th Street, Parker Real Estate Management (Phil Jones). Petitioner not present to request an extension of time to complete repairs. Pulled by Geels. Staff recommendation to grant request with May 31, 2025 deadline. Geels made motion to grant request per staff recommendation. Cole seconded. Motion passed, 4-0.

25-TV-38, 701 N. Walnut Street, Philip Baney. Petitioner present to request an extension of time to complete repairs. Staff recommendation to grant the request with an April 29, 2025 deadline for all life safety violations and a May 1, 2025 deadline for all remaining violations including the exterior handrail. Woerner made motion to grant the request per staff recommendation. Cole seconded. Motion passed, 4-0.

I. **GENERAL DISCUSSION**

Introduction of two new Board members, Matthew Clark and Brian Woerner.
Introduction of new inspector, Steve Tamewitz.

IV. **PUBLIC COMMENT**

None.

V. **ADJOURNMENT**

Geels made motion for adjournment. Cole seconded. Motion passed unanimously. Meeting adjourned 5:27 PM.

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

Meeting Date: May 20, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 24-TV-060

Address: 701 E Summitview Pl

Petitioner: Angela Butler

Inspector: Arnold/Hayes/Council

Staff Report:

April 23, 2024	Cycle Inspection completed
June 06, 2024	Cycle Inspection report sent
July 19, 2024	BHQA Application received
August 20, 2024	BHQA granted the Extension of Time
September 19, 2024	Life Safety Inspection scheduled
November 06, 2024	Life Safety Inspection (Partial)
November 15, 2024	BHQA Application received
November 19, 2024	Reinspection Scheduled
December 17, 2024	Petition Tabled
January 13, 2025	No Reinspection completed Tenant not notified/weather And scheduled full reinspection
January 21, 2025	Meeting cancelled due to lack of quorum
February 18, 2025	Meeting cancelled due to lack of quorum
February 26, 2025	Reinspection Completed
February 28, 2025	Sent Remaining Violations report
March 18, 2025	Meeting cancelled due to lack of quorum
April 21, 2025	Not heard due to lack of quorum

Petitioner is requesting additional time to complete repairs on the balconies. Previous BHQA request granted extension of time until September 20, 2024 for Life Safety items and November 03, 2024 for all other items. Only a partial inspection of Life Safety items was completed on November 06, 2024, due to staffing issues at HAND. Complete reinspection was completed on February 26, 2025.

5/5/25 BJK

Staff recommendation: Grant the extension of time to complete the repairs

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

Compliance Deadline: June 03, 2025 All items on the Remaining violations report
July 01, 2025 Remaining deck issues

Attachments: RV Report; BHQA Application



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0012
Application Date: 11/15/2024

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 701 E Summit View PL
Parcel Number: 53-08-09-100-003.000-009

Owner

Summit Pointe United LLC
701 E Summitview
Bloomington IN 47401

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.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

We currently have 57 out of 67 balconies that we need to have repaired per our property inspection. The winter months are approaching which will make it difficult to complete the work. I would like to request to have until May 31, 2025 to get this work completed.



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: 701 E. Summitview Place Bloomington, IN 47401

Petitioner's Name: Angela Butler

Address: 701 E. Summitview Place

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (812) 822-3034

E-mail Address: abutler@hometpg.com

Owner's Name: Summit Pointe United LLC

Address: 169 Ramapo Valley Road Suite ML 7

City: Oakland

State: New Jersey

Zip Code: 07436

Phone Number: 812-736-2566

E-mail Address: dmajors@hometpg.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.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)
Petition Number: 24-TV-60

MA, CH, PC

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

We currently have 57 out of 67 balconies that we need to have repaired per our property inspection. The winter months are approaching which will make it difficult to complete the work. I would like to request to have until May 31, 2025 to get this work completed.

Signature (Required): _____

Name (Print): Angie Butler **Date:** 11/15/24

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form

FEB 23 2025

REMAINING VIOLATIONS REPORT

736

Owner(s)

Summit Pointe United Llc
701 E Summitview
Bloomington, IN 47401

Agent

Hometown Property Group LLC
169 Ramapo Valley Rd
Oakland, NJ 07436

Prop. Location: 701 E Summit View PL

Number of Units/Structures: 288/22

Units/Bedrooms/Max # of Occupants: Bld 1: 16/1/5, Bld 2: 8/1/5 4/2/5, Bld 4: 16/2/5, Bld 5: 16/1/5, Bld 6: 8/1/5 4/2/5, Bld 7: 8/1/5 4/2/5, Bld 9: 8/1/5 4/2/5, Bld 10: 16/2/5, Bld 11: 4/1/5 8/2/5, Bld 12: 8/1/5 4/2/5, Bld 13: 8/1/5 4/2/5, Bld 14: 4/1/5 8/2/5, Bld 15: 4/1/5 8/2/5, Bld 16: 16/1/5, Bld 17: 16/2/5, Bld 18: 16/2/5, Bld 8: 4/1/5 8/2/5, Bld 3: 8/1/5 4/2/5, Bld 19: 16/2/5, Bld 20: 16/2/5, Bld 21: 8/1/5 4/2/5

Date Inspected: 04/22/2024

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: No

Inspector: R Council/C Hayes/M Arnold

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

Life Safety Items Hi-lighted in Yellow

Monroe County Assessor's records indicate that this structure was built in 1987. These are the minimum requirements for emergency egress at the time of construction.

Clear height: 24"

Clear width: 20"

Maximum sill height: 44" aff

Openable area: 5.7 sq. ft.

2/27/25 BR

Existing Egress Window Measurements:

Height: 25 inches

Width: 35 inches

Sill Height: 23 inches

Openable Area: 6.08 sq. ft.

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

Note: Only rooms with violations will be listed in this report. Room dimensions and inventories are in the file.

INTERIOR:
BUILDING 1

Unit 630:

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) (**Sliding door**)

Unit 640:

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)

Living Room:

Repair sliding door to function as intended. BMC 16.04.060(a)

Furnace Closet:

Eliminate the mold/mildew growth. BMC 16.04.060(a)

Hall Bathroom:

Secure loose cabinet face. BMC 16.04.060(a)

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

Eliminate the mold/mildew growth. BMC 16.04.060(a)

BUILDING 19:

Unit 672:

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

Unit 684:

Balcony:

Repair/replace the deteriorating siding. BMC 16.04.060 (a)

Unit 686:

Balcony:

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

Repair/replace the deteriorating siding. BMC 16.04.060 (a)

Unit 682:

Balcony:

Repair/replace the deteriorating siding. BMC 16.04.060 (a)

Unit 670:

Balcony:

Repair/replace the deteriorating siding. BMC 16.04.060 (a)

Unit 664:

Dining Room:

Replace the missing vent cover. BMC 16.04.060(a)

Hallway:

The smoke detector in this room is not loud enough to provide proper notification. NFPA requires the alarm to be easily heard above maximum ambient sound. Install a new 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

BUILDING 17:**Unit 718:****Living Room:**

Repair the sliding glass door to function as intended. BMC 16.04.060 (b)

Kitchen:

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

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

Replace the missing refrigerator. BMC 16.04.060 (a)

Hallway:

Replace the missing closet door. BMC 16.04.060 (a)

Utility 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 Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)(will not latch)

Replace the missing door. BMC 16.04.060 (a)

Bathroom:

Replace the missing cove base adjacent to the bathtub. BMC 16.04.060 (a)

Replace the deteriorating sink faucet. BMC 16.04.060 (a)

Repair the peeling ceiling. BMC 16.04.060 (a)

Laundry Room:

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

Hallway:

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

Unit 720:

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

Unit 728:**Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Unit 730:**Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Unit 724:**Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Unit 726:**Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Unit 702:**Kitchen:**

Repair the dishwasher to function as intended. (Per tenant) BMC 16.04.060 (c)

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

1st Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (Left wall)

BUILDING 16:**Unit 750:****Bedroom:**

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

Unit 760:**Balcony:**

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Unit 756:**Balcony:**

Secure the loose deck boards. BMC 16.04.060 (b)

Unit 758:**Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Unit 738:**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

Unit 744:**Balcony:**

Replace the broken sliding glass door handle. BMC 16.04.060 (a)

Unit 746:**Balcony:**

Secure all loose deck boards and nails. BMC 16.04.060 (b)

BUILDING 18:**Unit 792:****Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Unit 790:**Kitchen:**

Repair/replace the light switches so that they function as intended. (Overhead light) BMC 16.04.060 (b) (switch at hallway entry)

Unit 766:**Kitchen:**

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

BUILDING 20**Unit 614:****Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Unit 612:**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Unit 618:**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

BUILDING 21**Unit 601:****Kitchen**

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

Bathroom:

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

Hallway:

Repair the furnace closet doors to open/close easily. BMC 16.04.060(a)

Unit 603:**Living Room:**

Repair the sliding door to latch as intended. BMC 16.04.060(c)

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)

Unit 605:**Living Room:**

Replace the broken sliding door handle. BMC 16.04.060(a)

Kitchen:

Repair/replace the flooring. BMC 16.04.050(a) (bubbled/warped)

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

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

Unit 611:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (north wall)

Unit 609:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (south wall)

Repair/replace the deteriorated board. BMC 16.04.050(a) (under storage door threshold)

Unit 617:

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

Unit 619:**Deck:**

Replace the missing trim. BMC 16.04.050(a) (around shed door)

Living Room:

Properly repair and surface coat the damaged wall. BMC 16.04.060(a) (adjacent to the door handle)

Unit 621:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (south wall)

Living Room:

Secure the sliding door handle. BMC 16.04.060(c)

Hallway:

Repair the furnace closet doors to open easily. BMC 16.04.060(a)

Unit 623:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (north wall)

Living Room:

Repair the sliding door to open/close easily. BMC 16.04.060(a)

BUILDING 2:**Unit 635:****West Bathroom:**

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

East Bathroom:

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

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

Unit 633:**Entry porch/stairs:**

Repair the deteriorating concrete at the entry porch. BMC 16.04.050 (a)

Furnace Closet:

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

West Bedroom:

Properly and permanently eliminate the mold/mildew like substance on the window frame using EPA approved methods for mold remediation. BMC 16.04.060(a)

East Bedroom:

Properly and permanently eliminate the mold/mildew like substance on the window frame using EPA approved methods for mold remediation. BMC 16.04.060(a)

Unit 637:**Living Room:**

Repair the sliding glass door to lock. BMC 16.04.060 (b) (No access)

Repair/replace the deteriorating floor at the sliding glass door. BMC 16.04.060 (a)

Repair the deteriorating drywall around the sliding glass door. BMC 16.04.060 (a)

Dryer Closet:

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

Unit 641:**Bedroom:**

Repair the deteriorating carpet in front of closet. BMC 16.04.060 (a)

Unit 649:**Balcony:**

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

Kitchen:

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

Unit 651:**Bathroom:**

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

Balcony:

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

BUILDING 3**Unit 705:****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 707:**Bathroom:**

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

Unit 711:**Hallway:**

Secure loose light switch. BMC 16.04.060(b) (left of the bedroom door)

Unit 715:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (east wall)

Unit 703:**Master Bedroom/Bathroom:**

Replace broken toilet seat. BMC 16.04.060(a)

Repair the tub drain to function as intended (drains very slowly). BMC 16.04.060(c)

BUILDING 4

Unit 759: (Bedbugs)

Hall Bathroom:

Determine the source and eliminate the water leak. BMC 16.04.060(a) **(Toilet)**

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

Unit 771:

Deck:

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

Unit 769:

Deck:

Hammer down all protruding nail heads. BMC 16.04.050(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)**

Unit 765:

Kitchen:

Repair or replace garbage disposal to function as intended. BMC 16.04.060(c) **(Internal short causing smoke)**

Deck:

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Unit 775:**Kitchen:**

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

Furnace Closet:

Determine the source and eliminate the water leak. BMC 16.04.060(a) (**Water heater**)

Unit 773:**Entry:**

Secure loose electrical receptacle. BMC 16.04.060(b)

Bedroom:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles (one at the beginning of each circuit). If GFCI receptacles are installed, the GFCI receptacle must be labeled with the wording "no equipment ground." All receptacles supplied by the GFCI receptacle must be labeled "no equipment ground" and "GFCI protected." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements (**West wall**)

Master Bedroom:

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements (**Right of window.**)

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements (**South wall**)

Unit 777:**Bath/laundry:**

Determine the source and eliminate the water leak. BMC 16.04.060(a) (**At shower controls**)

Unit 787:**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Unit 781:**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

BUILDING 5:**Unit 731:****Bathroom:**

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

Unit 739:**Balcony:**

Repair the loose deck boards. BMC 16.04.050 (b)

Unit 737:**Living Room:**

Secure all loose electrical receptacles. BMC 16.04.060(b)

Bathroom:

Determine source and eliminate leak at shower controls. BMC 16.04.060(a)

Unit 735:**Balcony:**

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

Unit 733:**Balcony:**

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

Unit 755:**Bedroom:**

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)(no key)

Bathroom:

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

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

Unit 753:**Balcony:**

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

Unit 751:**Balcony:**

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

Secure the loose soffit. BMC 16.04.050 (a)

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

BUILDING 6**Unit 817:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (west wall)

Laundry:

Dryer shall exhaust to the exterior. BMC 16.04.060(c)

BUILDING 7**Unit 825:****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)

Hallway:

Secure the return air vent cover to the wall. BMC 16.04.060(a)

Kitchen:

Repair the carpet/transition strip at the entry to the kitchen. BMC 16.04.060(a)

Master Bedroom:

Repair the broken window. BMC 16.04.060(a) (no key)

Unit 843:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (east wall and storage door trim/frame)

Unit 837:**Kitchen:**

Repair/replace the damaged/broken portion of the exterior of the microwave. BMC 16.04.060(a)

Unit 845:**Master Bathroom:**

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

Kitchen:

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

BUILDING 8**Unit 903:****Bedroom:**

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

Unit 913:**Living Room:**

Secure loose electrical receptacle. BMC 16.04.060(b) (**Right of couch**)

Deck:

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(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)

Bathroom:

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) (By closet)

Unit 919:**Patio:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Master Bedroom:

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

BUILDING 9:**Unit 971:****Balcony:**

Stabilize the sagging deck. BMC 16.04.050 (b)

Unit 969:**Utility Closet:**

Remove the dryer vent exhaust on the water heater and replace with code approved/manufacturer approve vent line. BMC 16.04.060 (b)

Balcony:

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

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

Unit 975:**Kitchen:**

Replace broken/missing outlet cover plate. BMC 16.04.060(b) (in cabinet above microwave)

Bedroom 1:

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

BUILDING 10**Unit 925:****Master Bedroom:**

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

Unit 937:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (west wall)

Unit 939:**Deck:**

Replace the broken intermediate board on the balcony guardrail. BMC 16.04.050(a)

Replace the deteriorated boards. BMC 16.04.050(a) (east wall)

Unit 933:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (west wall)

Unit 945:**Front Bedroom:**

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

Unit 953:**Deck:**

Secure the trim board. BMC 16.04.050(a) (under the sliding door)

Replace the deteriorated boards. BMC 16.04.050(a) (east wall and storage door trim/frame)

Bedroom 2:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. BMC 16.04.020(a)(3), 2014 IFC 1003.6, 1030 (check window)

Unit 955:**Bedroom 1:**

Properly repair and surface coat the crack where the wall meets the ceiling. BMC 16.04.060(a)
(above the door)

Bedroom 2:

Properly repair and surface coat the crack where the wall meets the ceiling. BMC 16.04.060(a)

Unit 951:**Deck:**

Replace the top board of the deck railing. BMC 16.04.050(a)

BUILDING 11**Unit 1001:****Master Bedroom:**

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

Unit 1005:**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Unit 1007:**Bathroom:**

Properly secure shower faucet controls to stud. BMC 16.04.060(c)

Unit 1013:**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Unit 1019:**Patio:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Laundry:

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

Master Bedroom/Bathroom:

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

Unit 1021:**Furnace Closet:**

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 1023:**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

BUILDING 12:**Unit 1027:****Right Bedroom:**

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. BMC 16.04.020(a)(3), 2014 IFC 1003.6, 1030

Unit 1039:

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

BUILDING 13**Unit 1055:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (east wall)

Living Room:

Eliminate the crease in the carpeting. BMC 16.04.060(a) (trip hazard)

Unit 1057:**Bathroom:**

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

Unit 1065:**Living Room:**

Repair the sliding door to lock. BMC 16.04.060(c)

Kitchen:

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

Unit 1067:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (east wall)

Unit 1051:**Master Bathroom:**

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Kitchen:

Determine source and eliminate leak. BMC 16.04.060(a) (**Under sink**)

BUILDING 14**Unit 1042:**

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

Unit 1040:**Dining Room:**

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

Unit 1046:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (south wall)

Master Bathroom:

Eliminate the drip at the sink faucet. BMC 16.04.060(c)

Unit 1044:**Living Room:**

Repair sliding door to latch securely. BMC 16.04.060(b)

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

Master Bedroom:

Replace the damaged door. BMC 16.04.060(a)

Unit 1036:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (north wall)

Unit 1026:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (south wall)

Unit 1024:**Bathroom:**

Eliminate the drip at the tub faucet. BMC 16.04.060(c)

Unit 1030:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (south wall)

Unit 1028:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (north wall)

BUILDING 15

Unit 1022:

Deck:

Replace the damaged boards. BMC 16.04.050(a) (south wall)

Hallway:

Repair the carpeting at the bedroom doors. BMC 116.04.060(a)

Unit 1020:

Deck:

Replace the deteriorated boards. BMC 16.04.050(a) (north wall)

Unit 1000:

Bedroom:

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

Unit 1004:

Deck:

Replace the damaged boards. BMC 16.04.050(a) (north wall)

EXTERIOR:

Clubhouse/Office Building:

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e) (remove or trim the deteriorated portions of the tree – adjacent to flagpole).

Building 20:

Repair/replace the loose/missing shingles on the structure. BMC 16.04.050(a)

Secure the fence. BMC 16.04.050(a) (North side of structure – East entry-west side unit)

Building 17:

Repair/replace the loose/missing shingles on the structure. BMC 16.04.050(a)

Repair/replace the deteriorated corner of the structure. BMC 16.04.050(a) (W of entry 700-714)

Repair/replace the deteriorated siding. BMC 16.04.050(a) (above the 700-714 entry)

Building 21:

Repair/replace the loose/missing shingles on the structure. BMC 16.04.050(a)

Replace the missing siding on the north end of the structure. BMC 16.04.050(a)

Building 3:

Eliminate the trip hazard in the sidewalk leading to Unit 723 porch. BMC 16.04.040(c)

Re-install the support post for the balcony. BMC 16.04.050(a) (at patio west of center entry on north side of structure).

Building 5:

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e) (remove or trim the deteriorated portions of the tree – southwest corner of the structure).

Building 6:

Replace the deteriorated fence boards at Unit 805 patio. BMC 16.04.050(a)

Building 7:

Repair/replace the deteriorated portion of the sidewalk south side of the structure. BMC 16.04.040(c)

Building 9:

Eliminate the trip hazard in the sidewalk leading to Unit 723 porch. BMC 16.04.040(c)

Building 10:

Repair/replace the deteriorated portion of the sidewalk north side of structure at the parking area. BMC 16.04.040(c)

Repair/replace the deteriorated white siding. BMC 16.04.050(a) (Above the west entry on the south side of the structure)

Building 11:

Repair/replace the loose/missing shingles on the structure. BMC 16.04.050(a)

Building 15:

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e) (SW corner of the structure).

East Intersection of Summitview Pl and Alpine Trail:

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e) (South side of the intersection).

Building 13:

Repair/replace the deteriorated portion of the sidewalk northwest corner of structure at the parking area. BMC 16.04.040(c)

Building 14:

Repair the deteriorated steps leading to entry 1040-1046. BMC 16.04.040(c)

Secure the handrail closet to the structure at entry 1040-1046. BMC 16.04.050(a)

General Condition:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) **(This item has a deadline of 04/23/2025) (This includes, but is not limited to, the balcony floors, railings and siding)**

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)

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 or his agent and the expiration date of the permit. BMC 16.03.030(c)

This is the end of this report.

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

Meeting Date: May 20, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-42

Address: 223 E 8th Street

Petitioner: Brawley Property Management

Inspector: Jo Stong

Staff Report: January 3, 2024: Conducted cycle inspection w/agent
January 24, 2024: Mailed inspection report
April 17, 2024: Conducted reinspection. All but exterior painting complied
April 18, 2024: Mailed temporary permit w/expiration date of January 3, 2025
November 12, 2024: Did drive-by; painting not done
December 3, 2024: Sent exterior extension reminder report
February 4, 2025: Did drive-by; painting not done.
February 6, 2025: Front line staff spoke w/agent, who stated painting should be done by end of February
March 6, 2025: Front line staff spoke w/agent. Painting not done due to weather
April 14, 2025: Received appeal.

During a cycle inspection of the above property it was noted that the exterior of the structure had peeling paint and exposed wood. The petitioner is seeing an extension of time to complete the painting, stating they are in the process of hiring a new contractor.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: June 30, 2025

Attachments: Exterior Extension Reminder Report; BHQA Application

5/5/25 JN



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0049
Application Date: 4/11/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 223 E 8th ST
Parcel Number: 53-05-33-300-040.000-005

Applicant

Brawley Property Management
PO Box 5543
Bloomington IN 47407

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.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

We are requesting an extension to complete exterior painting. The contractor that we thought was painting the unit was unable to and we are in the process of getting competing estimates to have the work completed soon. We expect the work to be completed within 60-90 days.

EXTERIOR EXTENSION REPORT

9454

Owner

BMI Properties LLC
P.O. Box 5543
Bloomington, IN 47407

Agent

Brawley Property Management
P.O. Box 5543
Bloomington, IN 47407

Prop. Location: 223 E 8th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 01/03/2024
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: none

This report is your reminder from the Housing and Neighborhood Development Office that this rental property is operating under a Temporary Permit that expires on 01/03/2025.

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

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.10.030 of the Bloomington Municipal Code.

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

EXTERIOR:

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

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(c)

This is the end of this report.



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

Meeting Date: May 20, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-43

Address: 3200 E Longview Ave

Petitioner: Angela Butler

Inspector: Chastina Hayes and Rebecca Davis

Staff Report: February 10, 2025 – Cycle Inspection
February 24, 2025 – Cycle Report mailed
April 15, 2025 – BHQA appeal received
April 25, 2025 - 60 day deadline

Staff recommendation: The application received requests an extension until August 31, 2025 for 64 units. Staff recommends granting an extension, however the compliance dates are different than requested.

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

Compliance Deadline: June 3, 2025 – All life safety violations
July 15, 2025 – All other remaining violations

Attachments: Cycle Report; BHQA Application

5/5/25 RB



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0050
Application Date: 4/15/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 3200 E Longview AVE
Parcel Number: 53-05-35-300-026.000-005

Applicant

Summit Pointe United LLC
701 E Summitview
Bloomington IN 47401

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.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

I am requesting until 5/31/2025 to have the health and safety issues completed. I would like to request until 8/31/2025 to have the remaining repairs completed. The request is due to being short staffed in maintenance, coming into our very busy leasing season, and currently completing our HAND repairs at Summit Pointe Apts. with a deadline of 5/31/2025.

CYCLE INSPECTION REPORT

647

Owner(s)

Kingston Manor United LLC
701 E. Summit View Place
Bloomington, IN 47401

Agent

Home Town Property Group LLC
169 Ramapo Valley Road
Oakland, NJ 07436

Prop. Location: 3200 E Longview AVE

Number of Units/Structures: 64/4

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 1/Eff/5 7/1/5 16/2/5, Bld 2: 1/Eff/5 3/1/5 8/2/5, Bld 3: 4/1/5 8/2/5, Bld 4: 1/Eff/5 1/1/5 6/2/5 8/3/5

Date Inspected: 02/10/2025

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 2

Inspector: Hayes/Davis

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

Typical Egress Windows

Lower Level Units

Height:	30 inches	30 inches
Width:	27.5 inches	22 inches
Sill Height:	51 inches	51 inches
Openable Area:	5.73 sq. ft.	4.58 sq. ft.

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

Middle and Upper Level Units

Height:	30.5 inches
Width:	26 inches
Sill Height:	30 inches
Openable Area:	5.51 sq. ft.

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

Notes: Floor plan with measurements in file

Only rooms with violations are listed in this report

All Life Safety Items are highlighted**INTERIOR:**

General Notes: All lights in common interior spaces and outside of the buildings should be in working order with functioning light bulbs. BMC 16.04.060 (a)

The inspectors highly recommend that smoke detectors be installed in the common hallways and stairwells of the apartment buildings, one on each level.

Units 1-6:**Main Stairwell:**

Repair/replace the exterior entry doors so that they function as intended. (Do not close properly) BMC 16.04.060 (a) (East and West doors)

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

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements (Between closet 1 & 2)

Unit 3:**Kitchen:**

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

Repair/replace the deteriorated base of the cabinet under sink. BMC 16.04.060 (a)

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

Living Room:

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Bathroom:

Repair/replace the sink faucet so that it functions as intended. BMC 16.04.060 (c)

Repair/replace the deteriorating base of the cabinet under the sink. BMC 16.04.060 (a)

Bedroom:

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

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

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

Unit 6:**Kitchen:**

Secure the loose sprayer base. BMC 16.04.060 (a)

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

Main Hallway:

Replace the missing closet door handle adjacent to Unit 6. BMC 16.04.060 (a)

Replace the missing floor tile at the west entry door. BMC 16.04.060 (a)

Unit 5:

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) **(Roaches)**

Hallway:

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

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

Bathroom:

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

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

Replace the missing cabinet doorknobs. BMC 16.04.060 (a)

Unit 2:**Kitchen:**

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

Locate and eliminate the water leak under the sink. BMC 16.04.060 (a)

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Hallway:

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

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Bathroom:

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Left Bedroom:

Secure the loose access panel behind the door. BMC 16.04.060 (a)

Unit 4:**Kitchen:**

Repair/replace the torn vinyl flooring. BMC 16.04.060 (a)

Bathroom:

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

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

Unit 1:

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

Units 7-12 Hallway:

Repair/replace the exterior entry doors so that they function as intended. (Do not close properly) BMC 16.04.060 (a) (East and West doors)

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

Unit 9:**Living Room:**

Secure the loose carpet at the entry door. BMC 16.04.060 (a)

Bedroom:

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

Unit 12:

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

Living Room:

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

Bathroom:

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

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Unit 11:**Kitchen:**

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

Hallway:

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

Bathroom:

Repair/replace the toilet seat so that it functions as intended. BMC 16.04.060 (a)

Right Bedroom:

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

Secure the loose electrical outlet on the south wall. BMC 16.04.060 (b)**Unit 8:**

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) (Roaches)

Kitchen:

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

Left Bedroom:

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

Bathroom:

Replace the missing cabinet doorknobs. BMC 16.04.060 (a)

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

Unit 7:**Living Room:**

Repair the peeling ceiling. BMC 16.04.060 (a)

Replace the missing vent cover on the ceiling. BMC 16.04.060 (a)

Kitchen:

Repair the peeling ceiling. BMC 16.04.060 (a)

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

Replace the broken electrical outlet adjacent to the stove. BMC 16.04.060 (b)**Hallway:**

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

Bathroom:

Repair the peeling ceiling. BMC 16.04.060 (a)

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

Replace the broken electrical switch cover plate. BMC 16.04.060 (b)**Right Bedroom:**

Repair the peeling ceiling. BMC 16.04.060 (a)

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Unit 10:

Kitchen:

Secure the loose sink faucet handle. BMC 16.04.060 (a)

Replace the missing cabinet door handles under the sink. BMC 16.04.060 (a)

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

Hallway 13-18:

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

Repair/replace the exterior entry doors so that they function as intended. (Do not close properly) BMC 16.04.060 (a) (East and West doors)

Unit 15:

Living Room:

Secure the loose carpet where it meets the vinyl. BMC 16.04.060 (a)

Service and repair HVAC system to operate as intended. BMC 16.04.060(c) (Does not keep up per tenant)

Kitchen:

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

Unit 18:

Bathroom:

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

Unit 17:

Bathroom:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Repair the missing floor adjacent to the toilet. BMC 16.04.060 (a)

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

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Hallway:

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Unit 14:

Living Room:

Properly seal the windows to prevent water infiltration. (Tenant states they leak when raining) BMC 16.04.060 (a)

Dining Room:

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

Kitchen:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Bathroom:

Replace the burnt electrical outlet. BMC 16.04.060 (b)

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

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

Repair/replace the tub diverter so that it functions as intended. BMC 16.04.060 (a)

Right Bedroom:

Properly seal the windows to prevent air infiltration. BMC 16.04.060 (a)

Unit 16:

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

Unit 13:

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

Bathroom:

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

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

Left 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 (Dog)

Hallway 19-24:

Repair/replace the exterior entry doors so that they function as intended. (Do not close properly) BMC 16.04.060 (a) (East and West doors)

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

Unit 21:

Repair/replace all missing flooring in the unit. BMC 16.04.060 (a)

Bathroom:

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

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

Unit 24:

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

Unit 23:

Whole Unit:

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

Kitchen:

Repair the overhead light so that it functions as intended. BMC 16.04.060 (c)

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

Replace the missing cabinet doorknobs. BMC 16.04.060 (a)

Unit 20:

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

Unit 22:

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

Unit 19:

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

Hallway 49-54:

Repair/replace the exterior entry doors so that they function as intended. (Do not close properly) BMC 16.04.060 (a) (East and West doors)

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

Unit 54:

Bathroom:

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

Left Bedroom:

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

Replace the missing electrical cover plate under the window. BMC 16.04.060 (h)

Unit 51:

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

Unit 53:**Kitchen:**

Repair/replace the garbage disposal switch so that it functions as intended. (Sparks) BMC 16.04.060 (b)

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

Repair the hump in the carpet where it meets the vinyl. BMC 16.04.060 (a)

Hallway:

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

1st Bedroom:

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

Hallway:

Replace the missing light switch cover plate adjacent to the bathroom door. BMC 16.04.060 (h)

2nd Bedroom:

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

Unit 50:**Living Room:**

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

Kitchen:

Locate and repair the water leak adjacent to the dishwasher. (Per tenant) BMC 16.04.060 (a)

1st Bedroom:

All doors shall be readily Openable from the side from which egress is to be made without the need for keys, special knowledge or effort. BMC 16.04.060(b) (Remove the hasp)

Bathroom:

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

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

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

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

2nd Bedroom:

All doors shall be readily Openable from the side from which egress is to be made without the need for keys, special knowledge or effort. BMC 16.04.060(b) (Remove the hasp)

Unit 52:**Kitchen:**

Repair floor to eliminate soft spot this includes the subfloor and any damaged support. BMC 16.04.060(a) (Adjacent to the dishwasher)

Bathroom:

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

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

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

Unit 49:**Living Room:**

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

Kitchen:

Repair/replace the dishwasher so that it functions as intended. (Per tenant) BMC 16.04.060 (c)

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

Replace the broken electrical cover plate to the right of the sink. BMC 16.04.060 (b)

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

Hallway:

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

Bathroom:

Repair the left cabinet door to close. BMC 16.04.060 (a)

Hallway 55-60:

Locate and eliminate the water leak. (Tenant states storage units flood when it rains) BMC 16.04.060 (a)

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

Repair/replace the exterior entry doors so that they function as intended. (Do not close properly) BMC 16.04.060 (a) (East and West doors)

Unit 60:

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the

unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) (Roaches)

Dining Room:

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

Repair the loose base of the dishwasher. BMC 16.04.060 (a)

Bedroom:

Locate and repair the water leak in the closet. (Leaks when it rains per tenant) BMC 16.04.060 (a)

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

Bathroom:

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

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

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

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Replace the missing cabinet doorknobs. BMC 16.04.060 (a)

Unit 57:

Hallway:

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

Unit 59:

Living Room:

Repair the carpet to prevent a trip hazard. (Humps) BMC 16.04.060 (b)

Properly seal the windows to prevent air infiltration. BMC 16.04.060 (a)

Kitchen:

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

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

Hallway:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new 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

Left Bedroom:

Install a transition strip at the entryway. BMC 16.04.060 (a)

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

Secure the loose electrical outlet under the window. BMC 16.04.060 (b)

Bathroom:

Repair/remove the broken soap dish. BMC 16.04.060 (a)

Repair the peeling ceiling. BMC 16.04.060 (a)

Right Bedroom:

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

Unit 56:

Hallway:

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

Bathroom:

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

Repair the peeling ceiling. BMC 16.04.060 (a)

Right Bedroom:

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

Unit 55:

Whole Unit:

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

Unit 58:

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) (Roaches)

Hallway 61-66:

Repair/replace the exterior entry doors so that they function as intended. (Do not close properly) BMC 16.04.060 (a) (East and West doors)

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

Unit 63:

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination

within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) (Roaches)

Repair the oven light to function as intended. (Stays on when not in use) BMC 16.04.060 (a)

Unit 66:

Kitchen:

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

Unit 65:

Kitchen:

Replace the broken electrical cover plate under the window on the east wall. BMC 16.04.060 (b)

Hallway:

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

Middle Bedroom:

Repair/replace the broken window locks. BMC 16.04.060 (b)

Bathroom:

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

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

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

Unit 62:

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) (Roaches)

Middle Bedroom:

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

Unit 64:

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

Unit 61: There is an active complaint on this unit referencing the roaches from a complaint inspection conducted on 12/20/2024

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be

taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) (Roaches)

Kitchen:

Secure the loose cable clamp on the stove electrical outlet box. BMC 16.04.060 (b)

Seal the hole in the wall behind the stove. BMC 16.04.060 (a)

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

1st Bedroom:

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

Bathroom:

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

Building #25-30:

Common Hallway:

Close the open window on the common hallway landing. BMC 16.04.060(a)

Unit 27:

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

Unit 30:

Kitchen:

Service the hood vent to eliminate excessive noise. BMC 16.04.060(c)

Bathroom:

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

Bedroom

Replace the missing window crank so the window can operate normally (open). BMC 16.04.060(b)

Unit 26:

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 29:

Kitchen:

Determine source and eliminate leak (puddle under sink, may be related to the sprayer, could not determine). BMC 16.04.060(a)

Living Room:

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

Bathroom:

Secure the plumbing for the tub faucet and controls. BMC 16.04.060(b)

Unit 25:Living Room:

Repair the tilt latches on the double window to function as intended (broken/missing). BMC 16.04.060(b)

Bathroom:

Repair the slow dripping sink faucet. BMC 16.04.060(c)

Repair or replace the bathroom exhaust fan. BMC 16.04.060(c)

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Right Bedroom:

The was no access to the window at the cycle inspection. The inspector will look at the window at reinspection.

Unit 28:Living Room:

Seal/caulk around double windows where there are gaps. BMC 16.04.060(a)

Secure the phone plate to wall. 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 (handle sticks, no water comes out). BMC 16.04.060(c)

Repair the front face of the cabinet under the sink (collapsing, not secure). BMC 16.04.060(a)

Bathroom:

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

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

Right Bedroom:

Eliminate all unused openings in the electric service panel by installing approved rigid knockout blanks (panel in closet). BMC 16.04.060(b)

Left Bedroom:

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

Building #31-36**Maintenance Shop (Lower Level):**

Eliminate all unused openings in the left electric service panel by installing approved rigid knockout blanks. BMC 16.04.060(b)

Unit 33:Bathroom:

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Kitchen:

Replace the missing cabinet face to the right of the sink. BMC 16.04.060(a)

Unit 36:Kitchen:

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

Repair the damaged countertop (in front of the sink). BMC 16.04.060(a)

Living Room:

Correct the polarity of the electrical receptacle (left of entrance door). The hot and neutral conductors are reversed. BMC 16.04.060(b)

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

Bathroom:

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

Bedroom:

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

Unit 31:Kitchen:

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

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

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

Bathroom:

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Living Room:

Adjust the entry door to eliminate large gaps of light visible from the inside of the unit. BMC 16.04.060(a)

Unit 35:Living Room:

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

Kitchen:

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

Left Bedroom:

Secure the outlet on the east wall. BMC 16.04.060(b)

Unit 32:**Kitchen:**

Secure the sink sprayer to the base of the sink. BMC 16.04.060(a)

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

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

Bedroom:

Seal the exterior perimeter of the window to eliminate the large gap and leave the structure weathertight. BMC 16.04.060(a)

Unit 34:**Living Room:**

Caulk around the windows to eliminate gaps. BMC 16.04.060(a)

Replace the malfunctioning smoke detector (button gets stuck) BMC 16.04.060(b)

Kitchen:

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

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

Bathroom:

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

Right Bedroom:

Caulk around the windows to eliminate gaps. BMC 16.04.060(a)

Building 37-48:**Common Hallway 43-48**

Repair the back entry door to open and close fully without special knowledge or effort. BMC 16.04.060(a)

Repair the front entry door to open and close fully without special knowledge or effort. BMC 16.04.060(a)

Replace the broken blank cover outside of unit 48. BMC 16.04.060(b)

Unit 45:**Living Room:**

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

Kitchen:

Secure the sink sprayer to the base of the sink. BMC 16.04.060(a)

Bathroom:

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

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

Bedroom:

Correct the polarity of the electrical receptacle (south wall). The hot and neutral conductors are reversed. BMC 16.04.060(b)

Secure loose electrical receptacle under the window. BMC 16.04.060(b)

Unit 44:**Living Room:**

Correct the polarity of the electrical receptacle (left of entry door). The hot and neutral conductors are reversed. BMC 16.04.060(b)

Dining Room:

Repair the window tilt latches and spring mechanism so window open and closes easily without special knowledge or effort. BMC 16.04.060(b)

Kitchen:

Secure the switch/outlet box to the right of the sink. BMC 16.04.060(b)

Bathroom:

Repair the tub faucet to fit as intended on the plumbing pipe. BMC 16.04.060(c)

Left Bedroom:

Properly ground the electrical receptacle (east wall / half switched and west wall). If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements

Unit 47:

All residential rental units, their accessory structures and exterior premises shall be kept free from pests (mice). All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)**The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests.** BMC 16.04.090(a)(d)

Bathroom:

Correct the polarity of the electrical receptacle (bathroom GFCI doesn't trip). The hot and neutral conductors are reversed. BMC 16.04.060(b)

Install approved transition strips along the edge of floor covering in a manner that reduces trip hazards (bathroom threshold). BMC 16.04.060(a)

Unit 48:**Living Room:**

Secure loose electrical receptacle (under window). BMC 16.04.060(b)

Bathroom:

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

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

Unit 46:

Dining Area

Repair the west wall dining room window to function as intended. BMC 16.04.060(b)

Kitchen:

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

Replace the broken oven door handle. BMC 16.04.050(a)

Service the hood exhaust fan to function as intended (loud). 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)

Secure the GFCI electrical box to the wall. BMC 16.04.060(b)

Bathroom:

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

Left Bedroom:

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

Right Bedroom:

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

Unit 43:

Entrance:

All residential rental units shall conspicuously display the unit's address number on the front of the unit. BMC 16.04.100

Kitchen:

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

Secure the gfci electrical box to the right of the sink. BMC 16.04.060(b)

Secure the sink sprayer to the base of the sink. BMC 16.04.060(a)

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

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

Left Bedroom:

Secure loose electrical receptacle (west wall). BMC 16.04.060(b)

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

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

Common Hallway: 37-42:

Secure the loose stair tread nosing on the stairs outside of Unit 39. BMC 16.04.060(b)

Unit 42:

Kitchen:

Secure the hood vent to the cabinet above (left side sags). BMC 16.04.060(c)

Secure the sink sprayer to the base of the sink. BMC 16.04.060(a)

Bathroom:

Repair the electrical wiring in the outlet/switch box so the devices function as intended (lights and fan were going on and off in random switching patterns). BMC 16.04.060(b)

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Bedroom:

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

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

Secure loose electrical receptacle (under window). BMC 16.04.060(b)

Unit 39:

Note: This unit was vacant and undergoing substantial repair work due to flooding and excessive moisture. A mold/mildew like substance was noted in the closet to the left of the entrance door as well as in the hallway. Please refer to the following guidelines for clarity on the expectations for compliance once the unit is repaired/ready for occupancy.

This unit/room was not inspected at the time of this inspection, as it was vacant and being turned over. This unit/room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property, or prior to this unit being occupied. All work in this unit shall be completed in a workmanlike manner and includes but is not limited to the following:

- *Properly complete the installation of all electrical wiring, lighting fixture(s), electrical receptacle(s), and all other electrical fixtures or appliances. These items will be checked for compliance with the City of Bloomington Municipal Code at reinspection and have the same 60 day compliance deadline as the remainder of this property. BMC 16.03.040.*
- *Complete the installation of the plumbing and all associated fixtures and their bases/cabinets where applicable. These items will be checked for compliance with the City of Bloomington Property Maintenance Code at reinspection and have the same 60 day compliance deadline as the remainder of this property. BMC 16.04.030*
- *Properly complete the installation and surface coat all wall and ceiling surfaces where applicable. These items will be checked for compliance with the City of Bloomington Property Maintenance Code at reinspection and have the same 60 day compliance deadline as the remainder of this property. BMC 16.04.030*
- *Install a smoke detection in an approved manner and location(s). 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. BMC 16.04.020*
- *Once the painting is complete all light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(a)*

Unit 41:

Kitchen:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements (would not trip with outlet tester). BMC 16.04.020(a)(5); IEC 406.3(D)

Living Room:

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

Bathroom:

Repair the bathtub drain to function as intended (drains very slowly). BMC 16.04.060(c)

Repair the drywall above the shower (taped/bubbling). BMC 16.04.060(a)

Repair floor to eliminate soft spot this includes the subfloor and any damaged support (toilet sinking). BMC 16.04.060(a)

Left Bedroom:

Replace the worn light switch. BMC 16.04.060(c)

Right Bedroom:

Note: The window in this bedroom could not be accessed and will be inspected at the reinspection.

Hallway:

Paint the stained ceiling in the hallway. BMC 16.04.060(a)

Right Bedroom:

Paint the stained ceiling. BMC 16.04.060(a)

Unit 38:Hallway:

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

Bathroom:

Complete the drywall repair and paint. BMC 16.04.060(a)

Unit 40:Kitchen:

Replace both switches in the double switch box so they function as intended. BMC 16.04.060(c)

Bathroom:

Replace the missing handles on the vanity cabinet doors. BMC 16.04.060(a)

Repair the hole in the wall (shower curtain rod). BMC 16.04.060(a)

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

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Left Bedroom:

Repair the clothes hanging rod to function as intended. BMC 16.04.060(a)

Right Bedroom:

Repair the window to fully close and latch. BMC 16.04.060(a)

Unit 37:**Living Room:**

Secure the ceiling vent in the ceiling. BMC 16.04.060(a)

Kitchen:

Determine source and eliminate leak. BMC 16.04.060(a)

EXTERIOR:

Repair/replace all deteriorating parking blocks. BMC 16.04.050 (a)

Properly seal around all window/wall air conditioning units to prevent animal/pest entrance. BMC 16.04.050 (a)
(All BUILDINGS)

Repair/replace the deteriorating block on the entry stairwell. BMC 16.04.050 (a)(Hallway 55-60 West Entrance)

Secure the loose soffit above the west entrance at unit 19-24 entrance. BMC 16.04.050 (a)

Secure the loose soffit above the west side entrance units 13-18. BMC 16.04.050 (a)

Properly seal around the windows on the west side above unit 1-6 entrance. BMC 16.04.050 (a)

Tuckpoint the brick adjacent to entry 1-6 southwest corner. BMC 16.04.050 (a)

Secure the loose electrical box (Unit 14) adjacent to the air conditioner on the east side of the structure. BMC 16.04.050 (b)

Tuckpoint the brick on the southwest corner adjacent to units 31-36 entrance. BMC 16.04.050 (a)

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

The mailbox for unit 46 does not properly lock. It is strongly recommended to repair the lock to function as intended.

Building 37-48:

Secure the AC disconnect box for unit 41 to the structure. BMC 16.04.050(b)

OTHER REQUIREMENTS

Thoroughly clean and service the furnaces. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. BMC 16.04.060(c)/Or provide full access to the units at reinspection.

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.

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

Meeting Date: May 20th, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-44

Address: 718 West 17th Street

Petitioner: Kathryn Sample

Inspector: Kenny Liford

Staff Report: January 31st, 2025 Completed cycle inspection.
April 15th, 2025 Reinspection scheduled.
April 15th, 2025 BHQA application received.

The agent has asked for a extension of time for replacing the backsplash in units 718 and 728 due to it being a custom order. The agent has also asked for a extension of time for the cleaning of chimneys in units 718, 724, 726, 728, 736 due to working with a new vendor.

Staff recommendation: Approve the request

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

Compliance Deadline: July 31st, 2025 for all backsplash repairs and fireplace documentation. A reinspection for all other violations has been scheduled.

Attachments: Cycle Report; BHQA Application

5/5/25 AK



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0051
Application Date: 4/15/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 718 W 17th ST
Parcel Number: 53-01-32-428-002.000-005

Applicant
Kathryn Sample
PO Box 236
Ellettsville IN 47429

25-TV-214

4-15-25

KL

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.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

Cedar Grove Townhomes (718-736 W 17th St) is on a single permit. Mackie Properties is requesting an extension of time on the following report items:

UNIT 718

- Living Room: Show documentation that the fireplace has been inspected within the last twelve months, and that it is safe for use, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended.

- Kitchen: Repair or replace the damaged backsplash.

UNIT 724

- Living Room: Show documentation that the fireplace has been inspected within the last twelve months, and that it is safe for use, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended.

UNIT 726

- Living Room: Show documentation that the fireplace has been inspected within the last twelve months, and that it is safe for use, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended.

UNIT 728

- Kitchen: Repair or replace the damaged backsplash.

UNIT 736

- Living Room: Show documentation that the fireplace has been inspected within the last twelve months, and that it is safe for use, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended.

The chimney inspector that we used to use has retired and closed his business. We are utilizing a new chimney vendor and have scheduling secured for the first week in May to have chimneys inspected in units 718, 724, 726, and 736.

The damaged kitchen backsplash/endsplash pieces in units 718 and 728 cannot be repaired and will need to be replaced. They were custom-ordered and are expected to arrive between mid-June and mid-July. After delivery, we will need to allow time for installation.

Mackie Properties is requesting a new deadline of 7/31/25 to allow time for the new endsplash pieces to be delivered and installed. We plan to send copies of the chimney inspections when they are completed.



CITY OF
BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Rental Cycle Inspection Information

2/14/2025

Representative

Mackie Properties
PO Box 236
Ellettsville IN 47429

Owner

Cedar Grove
PO Box 325
Clear Creek IN 47426

RE: 718 W 17th ST

We have recently completed an inspection at **718 W 17th ST**. Please find the enclosed inspection report which contains important information about the property. All noted violations and recommendations are listed on the enclosed report, please spend some time reviewing this report fully. All violation corrections should be completed no later than **4/15/2025**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 4/15/2025** to schedule a re-inspection. You do have the right to appeal any violation of the Bloomington Municipal Code Title 16 noted on the inspection report to the Board of Housing Quality Appeals.

This report is issued in accordance with BMC 16.10.020 and 16.10.040 of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all the interior and exterior violations have been corrected and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles must be in compliance before a permit can be issued. Please be advised that non-compliance by 4/15/2025 may limit the permit period.

If the owner(s) or agent(s) contact information has changed since your last inspection, please submit a new registration form to the HAND Department. The registration must be signed by the owner of the property, not the agent. All rental forms and documents can be found online at bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and forms will be made available.

If you have any questions regarding the permit process, you may call 812-349-3420 8:00am-5:00pm, Monday through Friday.

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report

CYCLE INSPECTION REPORT

3784

Owner(s)

Cedar Grove, Llc
P.O. Box 325
Clear Creek, IN 47426

Agent

Mackie Properties
P.O. Box 236
Ellettsville, IN 47429

Prop. Location: 736 W 17th ST
Number of Units/Structures: 10/2
Units/Bedrooms/Max # of Occupants: Bld 1: Bld South: 4/3/5, Bld North: 6/2/5

Date Inspected: 01/31/2025	Inspector: Kenny Liford
Primary Heat Source: Electric	Foundation Type: Crawl Space
Property Zoning: MM	Attic Access: Yes
Number of Stories:	Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1993.
Minimum emergency egress requirements for the time of construction:

Openable area required: 5.7sq. ft.
Clear width required: 20"
Clear height required: 24"
Maximum Allowable Sill Height: 44" above finished floor

INTERIOR

North Building

Unit 726

Main Level

Entry, ½ Bathroom, Dining Room (9-6 x 8-0), Deck, Hallway

No violations noted.

Kitchen (10-8 x 8-0)

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

Living Room (23-6 x 18-4)

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

Upper Level

Back Bedroom (14-3 x 14-3), Front Bedroom (13-0 x 10-3), Bathroom/ Laundry

No violations noted.

Existing Egress Window Measurements:

Height: 26 inches

Width: 34.50 inches

Sill Height: 25.50 inches

Openable Area: 6.22 sq. ft.

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

Unit 728

Main Level

Entry, Deck, Hallway

No violations noted.

½ Bathroom

Complete the installation of the drywall and properly finish the drywall. BMC 16.04.060(a)

Dining Room (9-6 x 8-0)

Complete the installation of the drywall and properly finish the drywall. BMC 16.04.060(a)

Replace broken/missing outlet cover plates. BMC 16.04.060(b)

Furnace Closet

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

Kitchen (10-8 x 8-0)

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

Living Room (23-6 x 18-4)

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

Upper Level

Back Bedroom (14-3 x 14-3), Front Bedroom (13-0 x 10-3), Bathroom/ Laundry

No violations noted.

Existing Egress Window Measurements:

Height: 26 inches

Width: 34.50 inches

Sill Height: 25.50 inches

Openable Area: 6.22 sq. ft.

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

Unit 730

Main Level

Entry, ½ Bathroom, Dining Room (9-6 x 8-0), Kitchen (10-8 x 8-0), Living Room (23-6 x 18-4), Deck, Hallway
No violations noted.

Upper Level

Back Bedroom (14-3 x 14-3), Front Bedroom (13-0 x 10-3), Bathroom/ Laundry
No violations noted.

Existing Egress Window Measurements:

Height: 26 inches
Width: 34.50 inches
Sill Height: 25.50 inches
Openable Area: 6.22 sq. ft.

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

Unit 732

Main Level

Entry, ½ Bathroom, Dining Room (9-6 x 8-0), Kitchen (10-8 x 8-0), Living Room (23-6 x 18-4), Deck, Hallway
No violations noted.

Upper Level

Back Bedroom (14-3 x 14-3), Front Bedroom (13-0 x 10-3), Bathroom/ Laundry
No violations noted.

Existing Egress Window Measurements:

Height: 26 inches
Width: 34.50 inches
Sill Height: 25.50 inches
Openable Area: 6.22 sq. ft.

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

Unit 734

Main Level

Entry

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

Repair or replace the damaged entry door (Bottom of door is damaged). BMC 16.04.060(a)

1/2 Bathroom, Dining Room (9-6 x 8-0), Living Room (23-6 x 18-4), Deck, Hallway, Kitchen (10-8 x 8-0)
No violations noted.

Upper Level

Back Bedroom (14-3 x 14-3), Front Bedroom (13-0 x 10-3), Bathroom/ Laundry
No violations noted.

Existing Egress Window Measurements:

Height: 26 inches

Width: 34.50 inches

Sill Height: 25.50 inches

Openable Area: 6.22 sq. ft.

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

Unit 736

Main Level

Entry, ½ Bathroom, Dining Room (9-6 x 8-0), Kitchen (10-8 x 8-0), Deck, Hallway, Stairway

No violations noted.

Living Room (23-6 x 18-4)

Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operated or repaired within a residential building. BMC 16.04.020(a)(3) (2014 IFC 313.1, 313.2)

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

Upper Level

Bathroom

Seal the opening in the ceiling above the toilet area. BMC 16.04.060(a)

Front Bedroom (13-0 x 10-3), Back Bedroom (14-3 x 14-3), Hallway

No violations noted.

Existing Egress Window Measurements:

Height: 26 inches

Width: 34.50 inches

Sill Height: 25.50 inches

Openable Area: 6.22 sq. ft.

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

South Building

Unit 724

Main Level

Entry, ½ Bathroom, Dining Room (11-0 x 10-8), Kitchen (10-8 x 8-0), Laundry Closet, Deck

No violations noted.

Hallway

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

Living Room (21-0 x 13-0)

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

Upper Level

Stairway, Hallway, Deck

No violations noted.

Master Bedroom/Bath (18-0 x 11-0) Note: A door leading directly to the exterior serves as the emergency egress for this sleeping room.

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

Repair or replace the bedroom door so that it functions as intended. BMC 16.04.060(a)

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

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

Hall Bathroom

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

Left Bedroom (14-6 x 9-3) : Same window as Right Bedroom

No violations noted.

Right Bedroom (11-3 x 9-0)

This room was not accessible at the time of this inspection (**Door was locked**). 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

Existing Egress Window Measurements:

Height: 26 inches

Width: 34 inches

Sill Height: 25 inches

Openable Area: 6.13 sq. ft.

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

Unit 722

Main Level

Entry, ½ Bathroom, Living Room (21-0 x 13-0), Dining Room (11-0 x 10-8), Laundry Closet, Deck

No violations noted.

Hallway

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

Kitchen (10-8 x 8-0)

Clean and sanitize any/all biological growth under the sink or replace all shelving. BMC 16.04.060(a)

Upper Level

Master Bedroom/Bath (18-0 x 11-0) **Note:** A door leading directly to the exterior serves as the emergency egress for this sleeping room.

No violations noted

Deck, Hall Bathroom

No violations noted.

Left Bedroom (14-6 x 9-3), Right Bedroom (11-3 x 9-0)

No violations noted.

Existing Egress Window Measurements:

Height: 26 inches

Width: 34 inches

Sill Height: 25 inches

Openable Area: 6.13 sq. ft.

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

Unit 720

Entry, Hallway, Dining Room (11-0 x 10-8), Kitchen (10-8 x 8-0), Laundry Closet, Deck, ½ Bathroom, Living Room (21-0 x 13-0)

No violations noted.

Upper Level

Master Bedroom/Bath (18-0 x 11-0) **Note:** A door leading directly to the exterior serves as the emergency egress for this sleeping room.

No violations noted.

Deck, Hall Bathroom

No violations noted.

Left Bedroom (14-6 x 9-3), Right Bedroom (11-3 x 9-0)

No violations noted.

Existing Egress Window Measurements:

Height: 26 inches

Width: 34 inches

Sill Height: 25 inches

Openable Area: 6.13 sq. ft.

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

Unit 718

Main Level

Entry, Hallway, Dining Room (11-0 x 10-8), Deck

No violations noted.

Living Rooms

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

½ Bathroom

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

BMC 16.04.060(c)

Laundry Closet

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

Kitchen (10-8 x 8-0)

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

Upper Level

Master Bedroom/Bath (18-0 x 11-0) Note: A door leading directly to the exterior serves as the emergency egress for this sleeping room.

No violations noted.

Left Bedroom (14-6 x 9-3): Same window as Right Bedroom

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

Right Bedroom (11-3 x 9-0), Deck, Hall Bathroom

No violations noted.

Existing Egress Window Measurements:

Height: 26 inches

Width: 34 inches

Sill Height: 25 inches

Openable Area: 6.13 sq. ft.

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

Crawl Spaces

No violations noted.

EXTERIOR

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

OTHER REQUIREMENTS:

Inventory Damage List: X 10

The owner or his/her 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/her 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. **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)**

Occupancy Affidavit X 10

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

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.



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

Meeting Date: May 20, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-45

Address: 919-927 W. Graham Drive

Petitioner: Rakesh Kumar

Inspector: Jo Stong

Staff Report: August 29, 2024: Conducted cycle inspection of 4 of the 6 units.
September 18, 2024: Gave copy of report to owners at City Hall and mailed copy to owner
December 12, 2024: Mailed remaining violations reports for cycle inspection and for outstanding complaint of March 8, 2024
April 30, 2025: Received appeal

During a cycle inspection of the above property violations of the Bloomington Housing Code were found. The occupancy permit for the property expired on February 25, 2023 and has had 3 cycle inspections and two compliants since July of 2022. The petitioner is seeking an extension of time of 30 days to complete all repairs.

Staff recommendation: Deny the request for an extension of time

Conditions: Complete all repairs and schedule for re-inspection 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: Immediate compliance required.

Attachments: Remaining Violations Report; BHQA Application

5/5/25 B/L



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0054
Application Date: 4/29/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 919 W Graham DR
Parcel Number: 53-08-08-403-085.000-009

Owner

Ishaan & Manan LLC
1397 W Adams Hill Circle
Bloomington IN 47403

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.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

I am requesting a 30-day extension to bring the property located at 919/ 921 /925/927 W Graham Drive, Bloomington, Indiana, into compliance with the City of Bloomington Housing Code. The extension is needed due to several recent challenges, including ongoing court proceedings involving non-paying tenants and the demands of running my restaurant, where I also serve as one of the primary chefs, working 8 - 12 hour shifts daily. Despite these challenges, I have secured a team of workers to address the listed violations. However, they are traveling from Indianapolis, and we need time to coordinate tools, materials, and fully assess the scope of work required. I am fully committed to completing all required repairs and bringing the property into full compliance within the requested 30-day extension period.

Thank you for understanding.



NO PHYSICAL FILE

**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: 919-927 W Graham DR

Petitioner's Name: Rakesh Kumar

Address: 1397 W Adams Hill Cir

City: Bloomington

State: Indiana



Zip Code: 47403

Phone Number: 3172892144

E-mail Address: kumar46228@icloud.com

Owner's Name: Ishaan & Manav LLC

Address: 1397 W Adams Hill Cir

City: Bloomington

State: Indiana



Zip Code: 47403

Phone Number: 3172892144

E-mail Address: kumar46228@icloud.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.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)



Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

Petition Number: 25-TV-45

~~JS~~
JS

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

I am requesting a 30-day extension to bring the property located at 919/921/925/927 W Graham Drive, Bloomington, Indiana, into compliance with the City of Bloomington Housing Code. The extension is needed due to several recent challenges, including ongoing court proceedings involving non-paying tenants and the demands of running my restaurant, where I also serve as one of the primary chefs, working 8 – 12 hour shifts daily.

Despite these challenges, I have secured a team of workers to address the listed violations. However, they are traveling from Indianapolis, and we need time to coordinate tools, materials, and fully assess the scope of work required. I am fully committed to completing all required repairs and bringing the property into full compliance within the requested 30-day extension period.

Thank you for understanding.

Signature (Required): Rakesh Kumar

Name (Print): Rakesh Kumar

Date: 4/29/25

Important information regarding this application format:

1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



DEC 12 2024

REMAINING VIOLATIONS INSPECTION REPORT

This report lists outstanding violations for both a cycle inspection (conducted August 29, 2024) and a complaint inspection (conducted initially on March 8, 2024). All violations must be immediately repaired.

6028

Owner

Ishaan & Manan LLC
1397 W. Adams Hill Circle
Bloomington, IN 47403

Prop. Location: 919-927 W Graham DR

Number of Units/Structures: 6/3

Units/Bedrooms/Max # of Occupants: Bld 1: 4/1/3, Bld 2 (925): 1/2/3, Bld 3 (927) 1/2/3

Date Inspected: 08/29/2024

Primary Heat Source: Gas

Property Zoning: R2

Number of Stories: 1

Inspector: Jo Stong

Foundation Type: Basement, Crawlspace

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.

Outstanding violations from March 3 complaint report:

INTERIOR:

Unit 919½

SE Room:

Re-install the missing sash and repair the window to open and latch as intended. BMC 16.04.060(c)

DL

Outstanding violations from the August 29 cycle inspection report:

INTERIOR:

UNIT 927 (vacant at inspection)

Living Room:

Properly repair the screen in the northwest window so that it functions as intended. BMC 16.04.060(a)

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

Mechanical Room (gas furnace):

See Other Requirements at the end of the report for required furnace documentation.

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

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

Kitchen:

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

Repair the cabinet door for the water heater to close properly. BMC 16.04.060(a)

Properly enclose the wiring for the water heater within the water heater with a stress clamp, or in a junction box. BMC 16.04.060(b)

Northeast Bedroom:

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

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

Bath:

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

Repair the shower to eliminate unnecessary water use (running constantly). BMC 16.04.060(c)

Southeast Bedroom:

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

Properly repair all holes in the drywall. BMC 16.04.060(a)

Replace the deteriorated baseboard. BMC 16.04.060(a)

Repair the wall around the outlet on the west wall to eliminate the gap around the outlet. BMC 16.04.060(c)

Remove the wood from the HVAC vent so that the vent may function as intended. BMC 16.04.060(c)

PC

925 W. GRAHAM

Enclosed Porch:

Repair the storm door to latch as intended. BMC 16.04.060(a)

Hall:

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

Southwest Bedroom:

No violations noted.

Window will be measured at reinspection (AC in egress window).

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)

Northeast Bedroom:

Existing Egress Window Measurements (double-hung):

Height: 14 inches

Width: 28 inches

Sill Height: 33 inches

Openable Area: 2.72 sq. ft.

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

Bath:

Install an approved transition strip in the doorway to eliminate a trip hazard. BMC 16.04.060(a)

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

Properly secure the tub control handles. BMC 16.04.060(c)

Repair the hot water control knob for the sink to function as intended. BMC 16.04.060(c)

BASEMENT (gas furnace)

See Other Requirements at the end of the report for required furnace documentation.

South Entry:

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

Eliminate the exposed wiring over the panel box. BMC 16.04.060(c)

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

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

This room is not approved for sleeping. Remove the beds from the basement. BMC 16.04.060(b)

Properly terminate the wiring above the furnace in an approved junction box. BMC 16.04.060(b)

Properly secure the light fixture on the ceiling near the furnace. BMC 16.04.060(b)

919 ½ W. GRAHAM

Kitchen:

Replace the missing drawer front. BMC 16.04.060(a)

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

Southeast Room:

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

Replace the broken southeast window. BMC 16.04.060(b)

Northeast 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

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

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

Closet:

Install a doorknob on the closet door. BMC 16.04.060(a)

Mechanical Room (gas furnace):

See Other Requirements at the end of the report for required furnace documentation.

Install a flue on the gas water heater using approved materials (flue constructed of flex dryer duct and silver tape). BMC 16.04.060(b)

Replace the missing service panel on the water heater (covered with cardboard). BMC 16.04.060(b)

Replace the temperature/pressure relief (TPR) valve discharge tube on the water heater (it is too short).

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)**

Install an interior cover on the electrical service panel. BMC 16.04.060(b)

Provide documentation from a professional electrician that the panel is properly wired and installed. BMC 16.04.060(b), BMC 16.04.020(a)(5)

Bath:

Repair the wall around the outlet on the south wall in a workmanlike manner to eliminate the gap around the outlet. BMC 16.04.060(c)

Properly seal the shower to eliminate water infiltration, including side, walls and top. BMC 16.04.060(a)

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

Install a door knob on the entry door. BMC 16.04.060(a)

921 W. GRAHAM

Mechanical Closet (gas furnace):

See Other Requirements at the end of the report for required furnace documentation.

Kitchen:

Properly repair or replace the deteriorating flooring. BMC 16.04.060(a)

Properly repair the stove so that it functions as intended (stove top and back are not secure). BMC 16.04.060(c)

921 ½ W. GRAHAM, 919 W. GRAHAM

These units were not inspected at the time of this inspection, as they were not accessible. **THESE UNITS MUST BE SCHEDULED FOR INSPECTION AND INSPECTED PRIOR TO THE 60 DAY DEADLINE FOR THE REMAINDER OF THIS PROPERTY.** BMC 16.03.040

EXTERIOR:

927 W. GRAHAM

Properly repair the hole on the south side of the structure. BMC 16.04.050(a)

Provide a cover for the crawlspace that properly seals the opening to prevent the entry of water and pests.

Remove the stove from the exterior property area. BMC 16.04.050(a)

Ensure the flashing around the furnace flue pipe is properly and securely installed to prevent leaks. BMC 16.04.050(a)

925 W. GRAHAM

Properly secure the hanging outlet by the crawlspace entry. BMC 16.04.060(b)
(crawl space was not accessible)

Replace the missing trim on the front north window. BMC 16.04.050(a)

Remove the dead vines in the windows of the front porch. BMC 16.04.050(a)

Install gutter elbows to direct water away from the structure. BMC 16.04.050(a)

Replace the deteriorated window frame on the northwest side (rotted under AC, window will not properly close to prevent entry of weather and pests). BMC 16.04.050(a), (b)

Repair the hole in the soffit near the southwest corner. BMC 16.04.050(a)

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

919-921 BUILDING

Properly secure the hanging cables at the northeast corner. BMC 16.04.050(a)

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

Properly replace the screen in the window on the east side. BMC 16.04.050(a)

Replace the missing electrical junction box cover plate on the south side between the doors of the lower units. BMC 16.04.050(b)

Repair or replace the improperly-wired light outside of unit 921 ½. BMC 16.04.050(b)

Replace the broken stairs on the deck. BMC 16.04.050(a)

Replace the missing intermediates on the handrail of the deck. BMC 16.04.050(a)

Properly secure all loose intermediates on deck and handrail. BMC 16.04.060(a)

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

OTHER REQUIREMENTS:

Furnace Inspection Documentation x 6

Thoroughly clean and service the six gas furnaces, and 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 tests 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:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

The following documents were not provided to the office or reviewed by the inspector within 60 days of the mailing of the Cycle Report, and as such finer will be levied:

- **Inventory & Damages List for Each Unit**

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.

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.



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

Meeting Date: May 20, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-46

Address: 515 S. Washington Street

Petitioner: Brawley Property Management

Inspector: Jo Stong

Staff Report: November 14, 2024: Conducted cycle inspection
December 3, 2024: Sent inspection report
February 6, 2025: Agent scheduled reinspection
March 6, 2025: Conducted reinspection. Violations not all complied
March 25, 2025: Sent remaining violations report
April 9, 2025: Front line staff called and reminded agent to schedule a reinspection
April 17, 2025: Front line staff spoke w/agent; he will get back to us
April 30, 2025: Agent waiting to hear back from owner for registration form
April 30, 2025: Received appeal

During a cycle inspection of the above property violations of the Bloomington housing code were noted, including a deteriorated deck and stairs. At the reinspection on March 6, 2025 repairs had been made to the deck and stairs which were not code-compliant. The property owners have applied for a building permit from the Monroe County Building Department and are working through the inspection process with them. The petitioner is seeking an extension of time to complete the exterior repairs.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: July 15, 2025

Attachments: Remaining Violations Report; BHQA Application, photos

5/15/25 BA



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0053
Application Date: 4/30/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 515 S Washington ST
Parcel Number: 53-08-04-200-084.000-009

Applicant, Applicant
Brawley Property Management
PO Box 5543
Bloomington IN 47407

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.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

Owners have applied for a building permit thru the county and are working thru inspection process to confirm deck repairs meet code requirements per the request of the HAND violation report. Permit application R-25-417

REMAINING VIOLATIONS INSPECTION REPORT

2297

Owners

Donham, Michael G. & Julia A.
5900 N. Maple Grove Rd.
Bloomington, IN 47404

Agent

Brawley Property Management
P.O. Box 5543
Bloomington, IN 47407

Prop. Location: 515 S Washington ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 11/14/2024
Primary Heat Source: Gas
Property Zoning: R4
Number of Stories: 2

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1899. There were no requirements for emergency egress at the time of construction.

REINSPECTION REQUIRED

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

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

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

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

EXTERIOR:

Properly secure the soffit near the northeast corner. BMC 16.04.050(a)

Replace the missing siding on the west side on the south side of the attic peak. BMC 16.04.050(a)

East Deck:

Replace the rotted joists and properly support the deck. This work may require a building permit from the Monroe County Building Department. No rental permit shall be issued until all Monroe County building inspections have been completed and Certificate of Occupancy permits are issued. Please provide this office with copies of Certificate of Occupancy permit. BMC 16.04.050(b)

North Stairs:

Replace all parts of the stairs, porch and guardrail. Stairs are deteriorated and poorly supported. **This work will require a building permit from the Monroe County Building Department.** No rental permit shall be issued until all Monroe County building inspections have been completed and Certificate of Occupancy permits are issued. Please provide this office with copies of Certificate of Occupancy permit. BMC 16.04.050(b)

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, BMC 16.10.030(b)

The following document was not provided to the office or reviewed by the inspector within 60 days of the mailing of the Cycle Report, and as such a fine will be levied:

- **Inventory & Damages 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. **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(e)

This is the end of this report.



AS
6202 N. - NOV
NOV. 14. 2024



Nov. 14 2024 JS



MARCH 6 2025
57

MARCH 6 2025
JS

