# PUBLIC HEARING BOARD OF HOUSING QUALITY APPEALS CITY HALL McCLOSKEY CONFERENCE ROOM March 21, 2018, 4:00 P.M.

# ALL ITEMS ARE ON THE CONSENT AGENDA

I. <u>ROLL CALL</u>

#### II. CONFLICT OF INTEREST DISCLOSURE FORMS

- III. ELECTION OF OFFICERS 2018
- IV. <u>REVIEW OF SUMMARY</u> January 17, 2018

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#### V. <u>PETITIONS</u>

- 1) [WITHDRAWN] 17-TV-96, **910 S. Dunn Street**, Cheryl Underwood (John Mason). Previously heard July 19, 2017. Request for an extension of time to complete repairs.
- 17-TV-99, 2615 E. Dekist Street, Ann Kreilkamp. Previously heard July 19, 2017. Held over from February 21, 2017 meeting due to lack of quorum. Request for an extension of time to complete repairs.
- 3) 17-TV-139, 3111 S. Leonard Springs Road, Julie Cooper (Scott May). Previously heard September 20, 2017. Held over from December 20, 2017, January 17, 2018 and February 21, 2018 meetings due to lack of quorum. Request for an extension of time to complete repairs.
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- 4) 17-RV-165, 315 E. 7<sup>th</sup> Street, H.A.N.D. (Stasny & Horn, IGP). Held over from December 20, 2017, January 17, 2018 and February 21, 2018 meetings due to lack of quorum. Request for rescission of a variance.
- 5) 18-TV-14, **1022 W. Meadow Lane**, Peek & Associates (Tai Hubbard). Held over from February 21, 2017 meeting due to lack of quorum. Request for an extension of time to complete repairs. p. 31
- 6) 18-AA-15, 1004 S. Dunn Street, Robert & Ruth Schimmelpfennig. Held over from February 21, 2017 meeting due to lack of quorum. Request for relief from an administrative decision.
- 7) 18-RV-17, **425 S. Washington Street**, H.A.N.D. (Gail Fairfield). Held over from February 21, 2017 meeting due to lack of quorum. Request for rescission of a variance.

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 18-TV-18, 2500 S. Rockport Road, Rex Whitmer (Country View Associates, L.P.). Held over from February 21, 2017 meeting due to lack of quorum. Request for an extension of time to complete repairs.

- 9) 18-TV-19, **614 N. Grant Street**, Mackie Properties (Clayton Nunes). Request for an extension of time to complete repairs. p. 83
- 10) 18-TV-20, 629 N. College Avenue, Samantha Michael (Chickering Rentals). Request for an extension of time to complete repairs. p. 90
- 11) 18-RV-21, **514 W. 6**<sup>th</sup> **Street**, H.A.N.D. (Stasny & Horn, IGP). Request for rescission of a variance. p. 101
- 12) 18-TV-22, **2634 E. Dekist Street**, Craig Howard. Request for an extension of time to complete repairs. p. 102
- 13) 18-TV-23, **205 E. Vermilya Avenue**, Linda Braunlin. Request for an extension of time to complete repairs. p. 109
- 14) 18-TV-24, **1000 E. Atwater Avenue**, Brawley Property Management. Request for an extension of time to complete repairs. p. 120
- 18-TV-25, 1501 S. Arbors Lane, Timothy Roberts (Andrew Held). Request for an extension of time to complete repairs.
   p. 124
- 16) 18-TV-26, **2603 E. 3<sup>rd</sup> Street**, Peek & Associates (Liza Decsy). Request for an extension of time to complete repairs. p. 138
- 17) 18-TV-27, **1275 E. Short Street**, Naomi Posner-Horie. Request for an extension of time to complete repairs. p. 145
- 18) 18-RV-28, **610 E. Hillside Drive**, H.A.N.D. (Dwellings, LLC). Request for rescission of a variance. p. 150
- 19) 18-RV-29, **109 N. Clark Street**, H.A.N.D. (Ganesh Properties). Request for rescission of a variance. p. 151
- 18-RV-30, 314 W. 2<sup>nd</sup> Street, H.A.N.D. (Liberty Properties). Request for rescission of a variance.
  p. 152
- 21) 18-RV-31, 929-931 S. Dunn Street, H.A.N.D. (John Muller). Request for rescission of a variance. p. 153
- 18-AA-32, 991 S. Winslow Road, Abbey Hamilton. Request for relief from an administrative decision.
   p. 154
- 23) 18-AA-33, **714 S. Eastside Drive**, Martin & Barbara Burkhead. Request for relief from an administrative decision. p. 157
- VI. GENERAL DISCUSSION
- VII. PUBLIC COMMENT
- VIII. ADJOURNMENT

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# B.H.Q.A. MEETING OF JANUARY 17, 2018 SUMMARY

MEMBERS PRESENT: Nicholas Carder, Elizabeth Gallman, Nikki Gastineau, Susie Hamilton

STAFF PRESENT: Michael Arnold, Daniel Bixler, John Hewett, Kenneth Liford, Norman Mosier, Doris Sims, Dee Wills (HAND), Christopher Wheeler (Legal)

GUESTS PRESENT: Julie Buergler (RLN Properties), Connie Cohenour (The Reserve at Chandler's Glen), John Figg (Curry Pike Apartments), Andrew Meadows (Robert Meadows, LLC)

Meeting start time 4:00 PM.

#### I. REVIEW OF SUMMARY

Carder made a motion to approve the minutes for December 20, 2017. Hamilton seconded. Motion passed, 4-0.

#### II. CONSENT AGENDA

17-TV-128, **1601-1629 S. Ira Street**, Tom Crichton (John Hart). Previously heard September 20, 2017. Request for an extension of time to complete repairs. Staff recommendation to grant request with a February 14, 2018 deadline.

17-TV-162, **901-903 N. Lindbergh Drive**, Jeff Brawley (Echo Properties). Previously heard November 15, 2017. Request for an extension of time to complete repairs. Staff recommendation to grant request with a February 17, 2018 deadline.

18-RV-01, **430 N. Roosevelt Street**, H.A.N.D. (B.K. Sharma). Request for rescission of a variance. Staff recommendation to grant the rescission.

18-RV-02, **109 S. Jefferson Street**, H.A.N.D. (Neelam & Satish Kumar). Request for rescission of a variance. Staff recommendation to grant the rescission.

18-RV-03, **720 N. Grant Street**, H.A.N.D. (K. Justin Brown). Request for rescission of a variance. Staff recommendation to grant the rescission.

18-TV-04, **445 W. Hoosier Court**, Michael Carpenter (Regency Consolidated Management). Request for an extension of time to complete repairs. Staff recommendation to grant request with a June 15, 2018 deadline to call and schedule re-inspection.

18-RV-05, **315 E. 8<sup>th</sup> Street**, H.A.N.D. (JDPHD Investment Group). Request for rescission of a variance. Staff recommendation to grant the rescission.

18-TV-07, **1424 N. Jackson Street**, Jackson Heights (Scott May). Request for an extension of time to complete repairs. Staff recommendation to grant request with a January 31, 2018 deadline for all life-safety violations and a March15, 2018 deadline to complete all other repairs and schedule for re-inspection.

18-AA-08, **1023 E. Thornton Drive**, Robert Meadows/Barbara Moss Revocable Trust. Request for relief of an administrative decision to register property as a rental unit. Staff recommendation to grant the request as long as owned by current owner and occupied by current residents, with yearly monitoring to verify these conditions.

18-RV-10, **326 S. Jordan Avenue**, H.A.N.D. (Charles Sinn, Sr.). Request for rescission of a variance. Staff recommendation to grant the rescission.

18-RV-11, **406 E. 20<sup>th</sup> Street**, H.A.N.D. (CJ Satellite, LLC). Request for rescission of a variance. Staff recommendation to grant the rescission.

18-RV-12, **804 E. 8th Street**, H.A.N.D. (Sharp Flats, LLC). Request for rescission of a variance. Staff recommendation to grant the rescission.

18-RV-13, 831 W. 6<sup>th</sup> Street, H.A.N.D. (Tim Treahy). Request for rescission of a variance. Staff recommendation to grant the rescission.

# Approved.

#### III. <u>PETITIONS</u>

17-TV-139, **3111 S. Leonard Springs Road**, Julie Cooper (Scott May). Previously heard September 20, 2017 and December 20, 2017. Petitioner was not present to request an extension of time to complete repairs. Staff recommendation to grant request with a February 20, 2018 deadline. Held over from December 20, 2017 meeting due to lack of quorum. Gastineau recused herself due to an

affiliation with the property. Due to lack of quorum, item held until February 21, 2018 meeting.

17-TV-155, **306 S. Euclid Street**, Norman Ladd. Previously heard November 15, 2017. Petitioner was not present to request an extension of time to compete repairs. Staff recommendation to deny the request. Gastineau made motion to deny the request per staff recommendation. Gallman seconded. Motion passed, 4-0. Request denied.

17-RV-165, **315 E.** 7<sup>th</sup> **Street**, H.A.N.D. (Stasny & Horn, IGP). Previously heard December 20, 2017. Staff recommendation to grant the rescission. Held over from December 20, 2017 meeting due to lack of quorum. Carder recused himself due to an affiliation with the property. Due to lack of quorum, item held until February 21, 2018 meeting.

18-AA-06, **101-105 S. Curry Pike**, Jon Figg. Petitioners, Jon Figg and Julie Buergler, were present to request relief from an administrative decision limiting the permit to three years. Staff recommendation to deny the request. Carder made motion to grant the request. Hamilton seconded. Motion failed, 2-2 (Gallman, Gastineau nay). Request denied.

18-AA-08, **1023 E. Thornton Drive**, Robert Meadows/Barbara Moss Revocable Trust. Item was on Consent Agenda and approved. The petitioner, Paul Meadows, was present to request relief from an administrative decision to register property as a rental unit. Gastineau made motion to remove from Consent Agenda for discussion. Hamilton seconded. Motion passed, 4-0. Staff recommendation to grant the request as long as owned by current owner and occupied by current residents, with yearly monitoring to verify these conditions. Gallman made motion to grant the request per staff recommendation. Carder seconded. Motion passed, 4-0.

18-TV-09, **1320 N. Arlington Park Drive**, The Reserve at Chandler's Glen (Gene B. Glick Company). The petitioner, Connie Cohenour, was present to request an extension of time to complete repairs. Staff recommendation grant the request for February 15, 2018 deadline on Unit 612 to complete repairs and be re-inspected, and immediately schedule re-inspection for all other units. Hamilton made motion to grant request per staff recommendation. Gastineau seconded. Motion passed, 4-0.

#### IV. GENERAL DISCUSSION

Hamilton raised concern over repeat appeals for the same property. Sims noted policy of new charge (\$25) and application per request. Sims made mention of forthcoming HAND Newsletter with information to owners and agents.

#### V. PUBLIC COMMENT

None.

#### VI. ADJOURNMENT

Gastineau made motion to adjourn. Carder seconded. Motion unanimously passed. Meeting adjourned at 4:52 PM.

\* 17-RV-165, 315 E. 7<sup>th</sup> Street. This petition should have been removed from the consent agenda and tabled until January. A member of the BHQA is an employee of the owner. The Director has asked for this petition to be heard again.



City of Bloomington H.A.N.D.

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

Meeting Date:	March 21 <sup>st</sup> , 2018
Petition Type:	An extension of time to complete repairs,
Petition Number:	17-TV-99 (Old Buisness)
Address:	2615 E. Dekist St
Petitioner:	Ann Krielkamp
Inspector:	Kenny Liford
Staff Report:	March 2 <sup>nd</sup> , 2017 Completed cycle Inspection report. December 28 <sup>th</sup> , 2017 BHQA App received

Petitioner has requested an extension of time for repairs to the garage. They have an open Building permit.

Staff recommendation:	Grant 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, but not limited to, the possibility of fines.
Compliance Deadline:	April 30 <sup>th</sup> , 2018 to call and schedule the re-inspection.
Attachments:	Cycle inspection, BHQA Appeal, Petitioner's Letter

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RATER DEC 2 8 201 Application for Appeal To The Board of Housing Quality Appeals PLODMINGY Ē P.O. Box 100 Bloomington, IN 47402 812-349-3420 hand@bloomingfon.in.gov Property Address: 2 Petitioner's Name: ( Address: State: Zip Code: Cĩty: Phone Number: 812-2013 Email Address: ·\_\_\_ 10-CO me, Property Owner's Name: Address: Ø o Zip Code: State: City: Con Zemail Address: Phone Number: 8/2 Occupants: The following conditions must be found in each case in order for the Board to consider the request: That the exception is consistent with the intent and purpose of the housing code and promotes 1. public health, safety and general welfare. That the value of the area about the property to which the exception is to apply will not be adversely 2. affected. Please circle the petition type that you are requesting: An extension of time to complete repairs (Petition type TV) A) B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V) Relief from an administrative decision (Petition type AA) C) D) Rescind a variance (Petition type RV) OFFICE USE ONLY REMINDER: A \$20 filing fee must be submitted with this application before the property can be 1-99 Petition Number 17-TU OLD placed on the meeting agenda. BUSINESS SEE REVERSE JULY 19, 2017

(ND ĆΣ ŀ Signature (required): Date: Name (please print):

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

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# City Of Bloomington Housing and Neighborhood Development

# CYCLE INSPECTION REPORT

Owner(s) Ann R. Kreilkamp 134 N. Overhill Drive Bloomington, IN 47408

Prop. Location: 2615 E Dekist ST Number of Units/Structures: 1/1 Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 03/01/2017 Primary Heat Source: Gas Property Zoning: RC Number of Stories: 1 Inspector: Kenneth Liford Foundation Type: Crawl Space Attic Access: No Accessory Structure: Shed/Gazebo

Monroe County Assessor's records indicate this structure was built in 1956. There were no requirements for emergency egress at the time of construction.

### INTERIOR

<u>Entry</u>

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

Living Room (23x14-3), Family Room off Kitchen (18x11-2), Laundry/Bath, Furnace closet No violations noted.

Kitchen

Repair the ignitors so the range burners to function as intended. BMC 16.04.060(c)

 $\Lambda$ <u>Loft</u>

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

#### <u>Hall Bath</u>

Replace/Repair the missing knob for bathtub. BMC 16.04.060(c)

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

bloomington.in.gov

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Northeast Bedroom (11-4x8-9) Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

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**Existing Egress:** 

Height: 20.5 inches Width: 32 inches Sill Height: 36 inches Openable Area: 4.56 sq. ft.

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

Southeast Bedroom (12-5x9-1) No violations noted.

> Existing Egress: Height: 20.5 inches Width: 32 inches Sill Height: 36 inches Openable Area: 4.56 sq. ft.

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

#### EXTERIOR

Properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Remove and properly dispose of any unusable yard waste/brush pile. BMC 16.04.040(d)

Repair or replace damaged or deteriorating roofing on garage/shed. This is to be done in a workmanlike manner and includes but is not limited to damaged or deteriorating roofing material, sheathing, and all structural members. BMC 16.04.050(a)

Remove or cap old drain pipe in yard on east side of house. BMC 16.04.050(b)

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 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.

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

Meeting Date: March 21, 2018

Petition Type: An extension of time to complete repairs

Petition Number: 17-TV-139 (old business)

Address: 3111 S. Leonard Springs Road

Petitioner: Julie Cooper

*W* 

Inspector: Jo Stong, Dee Wills, Kenny Liford

Staff Report:June 14, 2017: Conducted cycle inspectionJune 28, 2017: Mailed inspection reportAugust 11, 2017: Received appeal

September 21, 2017: BHQA granted extension of time until October 4, 2017 for all life-safety violations, and November 20, 2017 for all other violations.

October 04, 2017 Agent scheduled reinspection of life-safety violations for October 12, 2017

October 12, 2017 Conducted reinspection of life-safety violations; not all complied.

October 18, 2017: Mailed Remaining Violations Report

November 02, 2017 City Legal Process was started.

November 09, 2017 Agent called office to inquire about City Legal Letter November 13, 2017 Agent scheduled reinspection of remaining life-safety violations for November 20, 2017

November 13, 2017 Received 2<sup>nd</sup> appeal

November 20, 2017 Reinspection of remaining life-safety violations. All complied

December 12, 2017: Mailed Remaining Violations report

December 21, 2017: BHQA member recused herself from voting; no quorum. Property pulled from agenda until January meeting.

January 17, 2018: BHQA member recused herself from voting; no quorum. Property pulled from agenda until February meeting.

February 21, 2018: No quorum for BHQA. Petition to be heard at March 21, 2018 meeting.

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. The petitioner is requesting an extension of time to complete all other repairs except for the Life Safety Violations. The petitioner stated she did not realize that there was a 2<sup>nd</sup> BHQA deadline for the Non-Life Safety violations. All life-safety violations are in compliance. The petitioner requested an additional 60 days on November 13, 2017 on the 2<sup>nd</sup> appeal. Sixty days have passed.

Staff recommendation:	Grant the 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:	April 1, 2018
Attachments:	2 <sup>nd</sup> Appeal, Remaining Violations Report

	•	1 <sup>11</sup>	, Ì	OLD BHOA - March 21, 2018
GTY OF BLOOMIN	YGTON HOUGHA		Application For Appeal To The Ind of Housing Quality Ap P.O. Box 100 Bloomington, IN 47402 812-349-3420 hand@bloomington.in.go	
Property Address: 311	1 S LEONARD S	PRINGS RD, BLOOM	NGTON, IN 47403	· · ·
Petitioner's Name: JUL	IE COOPER			
Address: 3111 S LEONAR	D SPRINGS RC	), BLOOMINGTON, IN	47403	
City: BLOOMINGTON		State: Indiana	Zip Code: 474	03

E-mail Address: woodlandsprings@sbcglobal.net

E-mail Address: woodlandsprings@sbcglobal.net

City: BLOOMINGTON

Phone Number:

Phone Number: (812) 336-5603

Address: 701 E SUMMITVIEW PLACE

812-331-2666

Owner's Name: Scoot G May

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:

State: Indiana

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 completel A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agendal

(WIII be assigned by BHQA)
Petition Number: <u>17-TV-139</u>
(OLD BUSINESS)

Zip Code: 47403

JS, DW, KA herversly heard

Page 2 of 2

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.

Need extension of time to complete repairs do to the number of turns and getting apartments ready for move ins. 60 days extension is being requested

Signature (Required) 11/6/17 Date: Name (Print): -000-5

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.



# DEC 1 2 2017

# Housing and Neighborhood Development

**City Of Bloomington** 

# REMAINING VIOLATION INSPECTION REPORT

<u>Owner(s)</u> May, Scott G. 701 E. Summitview Place Bloomington, IN 47401

Agent Cooper, Julie 3111 S. Leonard Springs Rd. Bloomington, IN 47403

Prop. Location: 3111 S Leonard Springs RD Number of Units/Structures: 118/7 Units/Bedrooms/Max # of Occupants: Bld 1: Bld A: 30/2/5, Bld B: 10/3/5 10/1/5 8/2/5, Bld C: 10/1/5 10/3/5, Bld D: 8/3/5 8/1/5, Bld E: 8/2/5, Bld F: 8/2/5, Bld G: 8/2/5

Date Inspected: 06/14/2017 Primary Heat Source: Gas Property Zoning: RM Number of Stories: 1 Inspector: Kenny Liford, Jo Stong, Dee Wills Foundation Type: Crawl Space Attic Access: No Accessory Structure: swimming pool

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#### **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 reinspection.

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

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

401 N Morton St Bloomington, IN 47404 Fax (812) 349-3582 Rental Inspection (812) 349-3420 Neighborhood Division (812) 349-3421 Housing Division (812) 349-3401



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#### GENERAL VIOLATIONS

- 1) Remove all trash, weeds and debris from the egress window wells. BMC 16.04.050(b)
- 2) Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)

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

#### **INTERIOR:**

# BLDG A

# Unit A1

Entry:

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

Living Room:

Repair the window to open and close completely as intended and to be weather tight. BMC 16.04.060(a)

Back Right Bedroom Repair the window to open and close completely as intended and to be weather tight. BMC 16.04.060(a)

#### Unit A2

No violations noted.

#### Unit A3

Left Bedroom:

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

# <u>Unit A4</u>

Bathroom: Repair the surface of the ceiling to be free of cracks, peeling paint and/or sagging materials. BMC 16,04,060(a)

#### <u>Unit A5</u>

Kitchen:

Repair the light in the range hood to function as intended. BMC 16.04.060(c).

# <u>Unit A6</u>

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

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

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

#### <u>Unit A7</u>

No violations noted.

#### Unit A9

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

#### Unit A10

#### <u>Bath:</u>

Properly seal the floor covering to prevent water infiltration. BMC 16.04.060(a)

# Unit Aff

Bath: Properly rehang the towel bar. BMC 16.04.060(a)

#### Unit A15

Bath:

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

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16,04,060(a)

#### **Unit A17**

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

#### Unit A18 (vacant)

Kitchen:

Repair the light in the range hood to function as intended. BMC 16.04.060(c)

Bath:

Properly repair the wall by the toilet in a workmanlike manner. BMC 16.04.060(a).

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

Unit A 20 No violations noted.

# <u>Unit A21</u>

Hallway: Repair the loose light fixture to function as intended. BMC 16.04.060(c)

Bathroom:

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

# <u>Units A22, A23</u>

No violations noted.

# Unit A24

Entry: Repair or replace the torn carpet. BMC 16.04.060(a) <u>Kitchen:</u> Repair the garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

Properly repair the broken drawer. BMC 16.04.060(a)

Bath:

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

#### Left Bedroom:

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

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Clean the heating/air conditioning supply/return grille. BMC 16.04.060(c)

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# Bathroom

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

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16,04.060(a)

# <u>Unit A26</u>

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)

### Kitchen;

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

# Unit A27

Bath:

Replace the deteriorated gasket around the tub spout. BMC 16.04.060(o)

### Right Bedroom:

This room was not accessible at the time of this inspection (tenant was sleeping). This room must be brought into compliance with in the same 60 day deadline as the remainder of this property. BMC 16.03.040 Window will be measured at the reinspection.

# Unit A28

# Kitchen:

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

<u>Bath:</u> ·

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

### <u>Unit A29</u>

No violations noted.

### Unit A30

# <u>Bath:</u>

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

Secure toilet to its mountings. BMC 16.04.060(c)

# BLDG B

# Unit B1

<u>Bathroom</u>

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

# Unit B4

<u>Kitchen:</u>

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

Repair the light in the range hood to function as intended. BMC 16.04.060(c)

Bath:

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

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

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

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

#### Unit B5

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

#### Dining Room

Properly secure/ seal the failing drywall tape at the ceiling so that it functions as intended. BMC 16.04.060(a)

#### Bathroom

Replace the missing sink stopper. BMC 16.04.060(c)

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

#### Left Bedroom

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

#### Unit B7

Kitchen:

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

Bath:

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

Scrape and paint the ceiling where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f)

### Unit B8

Bathroom Repair the hole in the wall around the GFI. BMC 16.04.060(a)

### Unit B14

# Front Bedroom:

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

#### Back Bedroom

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

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# <u>Unit B15</u>

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

# <u>Unit B19</u>

<u>Bath:</u>

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

# Unit B20, Unit B21

No violations noted.

# <u>Unit B22</u>

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

#### <u>Unit B23</u>

Living Room 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)

Furnace Room

Replace the missing door casing. BMC 16.04.060(a)

# Unit B24

Bath: Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

# Unit B26

Living Room:

Repair or replace closet doors so they function as intended, BMC 16,04,060(a)

Kitchen:

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

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

#### Bathroom;

Replace the corroded faucet with a new one. BMC 16.04.060(c)

#### Back Left Bedroom:

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

# Unit B27

#### Living Room:

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

# Unit B28

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

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Bathroom:

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

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

Replace the missing hot water tub faucet handle. BMC 16.04.060(c)

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

#### Bedroom:

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

Repair the hole(s) in the door or replace the door. BMC 16.04.060(a)

# BLDG C

<u>Unit C1</u> <u>Kitchen:</u> Repair the loose faucet to function as intended. BMC 16.04.060(c)

## Bathroom:

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

#### UnitC2

#### Living Room:

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

Kitchen:

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

# Bathroom:

Secure toilet to its mountings. BMC 16.04.060©

#### Unit C3

No violations noted.

# <u>Unit C4</u>

Entire Unit:

Repair the air conditioning system in this unit to function as intended. BMC 16.04.060(c)

Replace all damaged carpeting in the apartment. BMC 16.04.060(a)

#### Kitchen:

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

#### Bathroom:

Properly repair the floor and replace the damaged floor covering. BMC 16.04.060(a)

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

Replace the broken towel rack. BMC 16.04.060(a)

Scrape and paint the ceiling where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f)

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# Unit C5

Kitchen:

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

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

#### Mechanical Room:

Replace the stop trim for the door. BMC 16.04.060(a)

#### Bath:

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

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

#### Unit C6

No violations noted.

# Unit C8

Kitchen:

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

#### Unit C9

Kitchen:

Repair the garbage disposal to function as intended. BMC 16.04.060(c) Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

#### Units C10, C11

No violations noted.

# Unit C12

Hallway:

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

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

#### Back Left Bedroom:

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

#### <u>Unit C13</u>

Bath:

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

#### Bedroom:

The window in this room was not accessible and must be checked at the reinspection.

#### Unit C14

Bath:

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

### <u>Unit C15</u>

# Kitchen:

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

#### Back Right Bedroom

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed on the ceiling. BMC 16.04.060(f)

#### <u>Unit C16</u>

# Bath:

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

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

#### Middle Bedroom:

Properly seal around the window to eliminate air infiltration. BMC 16.04.060(a)

#### Unit <u>C17</u>

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

#### Unit C18

# <u>Bath:</u>

Secure the toilet to its mountings, BMC 16.04.060(c)

#### <u>Unit C19</u>

Middle Bedroom

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

#### Unif C20

#### Living Room:

Repair the closet door adjacent to the entry to function as intended. BMC 16.04.060(a)

Bath:

Scrape and paint the ceiling where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f)

### BLDG D

<u>Unit D1</u> <u>Kitchen</u> Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

#### Bathroom

Replace the missing sink stopper, BMC 16.04.060(c).

# Unit D5

Kitchen

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

### **Bathroom**

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

# Unit D6

# <u>Kitchen</u>

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

### Ühit D7

Entry:

Properly repair the screen in the storm door. BMC 16.04.060(a)

#### <u>Bath:</u>

Properly seal the top of the tub surround, BMC 16.04.060(a)

# Unit D8

<u>Kitchen</u>

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

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

Replace the missing cabinet handle (above stove). BMC 16.04.060(a)

#### Right Bedroom, Left Bedroom

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

### Unit D9

Bathroom

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

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

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

# Unit D10

#### Kitchen:

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

#### Middle Bedroom:

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

# Units D11, D12

No violations noted.

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# Unit D13

<u>Kitchen:</u> Properly level the stove. BMC 16.04.060(c)

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

# <u>Unit D15</u>

<u>Bathroom</u>

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

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

Unit D16 No violations noted.

### BLDG E Unit El

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

# Unit E2

Right Bedroom:

Properly repair the torn window screen. BMC 16.04.060(a)

# <u>Ünit E3</u>

**Bathroom** 

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

# Viit E4

Bathroom Replace the missing sink stopper. BMC 16.04.060(c)

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

### Unit E5

No violations noted,

#### <u>Unit E6</u>

<u>Kitchen</u> Repair garbage disposal to function as intended. BMC 16.04.060(c)

### <u>Unit E7</u> -

<u>Kitchen:</u> Repair the right rear range burner to function as intended. BMC 16.04.060(c)

#### Bath:

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

Replace the broken toilet seat. BMC 16.04.060(a)

# <u>Unit E8</u>

<u>Bath:</u>

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

## BLDG F

#### Unit F1

No violations noted,

# Unif F2

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

Scrape and paint the ceiling where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f)

#### Bath:

Secure the toilet to its mountings. BMC 16.04.060(c)

Left Bedroom, Right Bedroom

Seal the cracks around the window sill and frame. BMC 16.04.060(a)

# <u>Unit F3</u>

.<u>Kitchen</u> Repair garbage disposal to function as intended, BMC 16.04.060(c)

#### Unit F4

<u>Right Bedroom:</u> Properly repair the torn window screen. BMC 16.04.060(a)

### Unit F5

#### Kitchen:

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

#### Right Bedroom:

Properly repair the torn window screen. BMC 16.04.060(a)

#### <u>Unit F6</u>

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

#### Unit F7

<u>Bathroom</u>

Replace the missing sink stopper, BMC 16.04.060(c)

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

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

# <u>Unit F8</u>

<u>Kitchen</u> Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

# BLDG G Unit G1

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

Properly seal the ceiling around the fan with drywall (remove the spray foam). BMC 16.04.060(a)

### <u>Unit G2</u>

Left Bedroom

Seal the cracks at the base of the window sill and frame. BMC 16.04.060(a)

# <u>Unit G3</u>

Bathroom Properly replace the cracked sink basin. BMC 16.04.060(a)

#### Unit G4

<u>Right Bedroom:</u> Properly repair or replace the carnet at

Properly repair or replace the carpet at the entry. BMC 16.04.060(a)

### <u>Unit G5</u>

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

#### <u>Left Bedroom</u>

Repair or replace door knob assembly in a manner so that it functions as intended. BMC 16.04.060(a) Unit  $G_6$ 

No violations noted,

# Unit G7

Living Room Repair the hole in the ceiling, BMC 16.04.060(a)

Replace damaged or torn storm door screen(s). BMC 16.04.060(a)

# Kitchen '

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

#### Unit G8

No violations noted.

### EXTERIÓR:

#### **BUILDING A**

Properly secure loose shingles, and/or replace damaged or missing shingles on structure. BMC 16.04.050(a)

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

Secure guttering to the structure between units #5 and #6. BMC 16.04.050(a)

Replace all rotten wood and seal around the upper level windows. BMC 16.04.050(a)

Secure the loose fuse panel cover. BMC 16,04.060(a)

# BUILDING B

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

If a residential unit is damaged, mutilated or defaced by marking, carving or graffiti, the owner of said unit, shall restore the surface to an approved state of maintenance and repair. BMC 16.04.050(g)

#### Mechanical Room

No violations noted.

#### BUILDING C

Properly secure loose shingles, and/or replace damaged or missing shingles on structure. BMC 16.04.050(a)

Replace all damaged shutters, BMC 16.04.050(a)

If a residential unit is damaged, mutilated or defaced by marking, carving or graffiti, the owner of said unit shall restore the surface to an approved state of maintenance and repair. BMC 16.04.050(g)

Replace any rotten wood around windows to be weather tight. BMC 16.04.050(c)

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

<u>Mechanical Room</u> Cap or remove all unused copper lines. BMC 16.04.060(c)

# BUILDING D

Mechanical Room

Determine the source and eliminate the water leak under the units. BMC 16.04.060(a)

#### BUILDING E

Properly secure loose shingles, and/or replace damaged or missing shingles on structure. BMC 16.04.050(a)

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

Replace any rotten wood around windows to be weather tight. BMC 16.04.050(c)

Repair the J-channel between units #1 and #3. BMC 16.04.050(a)

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

Mechanical Room No violations noted.

Properly secure loose shingles, and/or replace damaged or missing shingles on structure. BMC 16.04.050(a)

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

Repair the J-channel between units #5 and #7. BMC 16.04.050(a)

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

#### Mechanical Room

No violations noted.

#### BUILDING G

Properly tuck point all missing or defective mortar joints, BMC 16.04,050(a)

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

#### Mechanical Room

Properly secure the cover for the fuse panel. BMC 16,04,060(a)

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)

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

This is the end of this report.



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

Meeting Date:	March 21, 2018	
Petition Type:	Rescind a variance.	
Petition Number:	17-RV-165	
Address:	315 E. 7th Street	
Petitioner:	HAND	
Inspector:	John Hewett	
Staff Report:	December 21, 2016 February 23, 2017 May 9, 2017 October 23, 2017 October 31, 2017 December 20, 2017 January 17, 2018 February 21, 2018	Cycle inspection conducted Mailed report Re-inspected, All but paint complied Paint complied Appeal received Tabled for voting quorum Tabled for voting quorum BHQA Meeting cancelled for lack of

quorum.

This petition should have been removed from the consent agenda and tabled in November because a member of the BHQA is an employee of the owner. The Director has asked for this petition to be heard again.

This property was previously granted a variance to the bath/shower requirements of the Property Maintenance Code. This requirement stated that a bath or shower room must be on the same level as the bedrooms. The Residential Rental and Lodging Establishment Inspection Program does not include this requirement and the Building Code in place at the time of construction did not address this issue; therefore we are asking the Board to rescind this variance. This structure was built before 1940.

Staff Recommendation: Rescind the variance.

Conditions: None

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Attachments: None

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

Meeting Date:	March 21, 2018
Petition Type:	An extension of time to complete repairs
Petition Number:	18-TV-14
Address:	1022 W. Meadow Lane
Petitioner:	J. Tyson Evans c/o Peek & Associates
Inspector:	Jo Stong
Staff Report:	October 18, 2017: Conducted cycle inspection October 30, 2017: Mailed inspection report December 29, 2017: Received appeal February 21, 2018: Received furnace documentation. February 21, 2018: No quorum for BHQA; moved to March 21 meeting

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found. The petitioner is requesting an extension of time of 120 additional days to evaluate the trees on the property and have them properly trimmed or removed. The petitioner states that this time of year is a difficult one to properly evaluate the deciduous trees.

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:	May 15, 2018 for trees
Attachments:	Cycle report, appeal

Page 1 of 2



Property Address: 1022 W. Meado	w Lane '	• .
Petitioner's Name: J. Tyson Evans	C/O Peek & Associates	· .
Address: 899 S. College Mall Road #	385	· .
City: Bloomington	State: Indiana	Zip Code: 47401
Phone Number: (812) 360-3460	E-mail Address: mklein	ba@homefinder.org
Owner's Name: Tai Hubbard		·
Address: 867 S: Garrison Chapel Roa	d	· ·
City: Bloomington	State: Indiana	<b>Zip Code:</b> 47403
Phone Number: 317-690-6065	E-mail Address:	
Occupants: James Leonard	. •	, ,

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 assi	gned by BHQA)
Petition Number: _	<u>18-TV-14</u>

Page 2 of 2

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)

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 need more time to get a proper evaluation of the trees that HAND has requested be evaluated and cut as necessary. With the leaves off of the deciduous trees it makes it too difficult to evaluate the condition and extent of any trimming that may be needed. There is a pine tree in the front yard that is dead and will be removed in the next 30 days and any other obvious dead limbs will be cut as well. I will provide photos of the removed tree in front to HAND in January 2018. We request 120 days extension to have the complete and entire property evaluated and trimmed as deemed necessary by a tree company. Respectfully submitted, Mark Kleinbauer

Signature (Required): \_

Name (Print): Mark Kleinbauer

Date:

12/29/17

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).

This document may be saved on your computer for future use, however, any data that you have entered will not be saved.



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1022 W. Meadow Lane October 19, 2017 Page 1



# City Of Bloomington Housing and Neighborhood Development

# RENTAL INSPECTION INFORMATION

OCT 3 0 2017

Hubbard, Thais Tai 867 S Garrison Chapel Rd Bloomington, IN 47403

RE: 1022 W Meadow LN

Please find the enclosed Rental Inspection Report which contains pertinent information about the Cycle Inspection that was recently conducted at the above referenced property. The inspector has listed all noted violations and recommendations on the enclosed Rental Inspection Report. You have sixty (60) days from the date of this letter to correct the violations listed on the report.

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later that **DEC 2 9 2017** oschedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental 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 interior and exterior violations have been corrected, and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles of the BMC must be in compliance before a permit will be issued. Please be advised that non-compliance by the deadlines listed in this letter may limit the permit period to a maximum of three (3) years.

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 at www.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 provided.

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

Sincerely,

Housing & Neighborhood Development Encl:Inspection Report, Xc:Peek & Associates C/O Mark Kleinbauer: 899 S. College Mall Road #385, Bloomington, IN 47401

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

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

bloomington.in.gov

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1022 W. Meadow Lane October 19, 2017 Page 2



# City Of Bloomington Housing and Neighborhood Development

# CYCLE INSPECTION REPORT

Owner Hubbard, Thais Tai 867 S Garrison Chapel Rd Bloomington, IN 47403 Agent Peek & Associates c/o Mark Kleinbauer 899 S. College Mall Road #385 Bloomington, IN 47404

Prop. Location: 1022 W Meadow LN Number of Units/Structures: 1/1 Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 10/18/2017 Primary Heat Source: Gas Property Zoning: RS Number of Stories: 2 Inspector: Jo Stong Foundation Type: Basement Attic Access: No Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1966. There were no requirements for emergency egress at the time of construction.

# **INTERIOR:**

LOWER LEVEL Family Room (22-4 x 12-10), Bath, Garage/Laundry/Mechanical Room (gas furnace here): See Other Requirements at the end of the report for required furnace documentation.

No other violations noted.

# UPPER LEVEL

Stairway, Living Room (13-8 x 13-7), Kitchen (10-2 x 9-4), Deck: No violations noted.

Southeast Bedroom (9-4 x 8-3), Southwest Bedroom (11-6 x 8-0): No violations noted, Existing Egress Window Measurements (double-hung): Height: 24 inches Width: 34 inches Sill Height: 28 ½ inches Openable Area: 5.67 sq. ft.

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

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1022 W. Meadow Lane October 19, 2017 Page 3

Northwest Bedroom (12-9 x 9-3):

No violations noted.

Existing Egress Window Measurements (sliding): Height: 34 inches Width: 16 inches Sill Height: 45 inches Openable Area: 3.78 sq. ft.

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

# **EXTERIOR:**

Provide documentation from a tree professional which addresses the safety and/or health of all trees on the property. Remove all dead trees from property. Trim all dead branches from all trees. 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)

# **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 ppmMaximum concentration for flue products:50ppmBMC 16.01.060(f), BMC 16.04.060(b), (c)

### Tenants and Owners Rights and Responsibilities Summary

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

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

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

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

This is the end of this report.


# City of Bloomington Housing & Neighborhood Development

Meeting Date:	March 21, 2018		
Petition Type:	Relief from an administrative decision		
Variance Request:	Relief from the requirement to register this as a rental.		
Petition Number:	18-AA-15		
Address:	1004 S Dunn		
Petitioner:	Ruthanna Schimmelpfennig		
Inspector:	John Hewett		
Staff Report:	October 16, 2017 October 16, 2017 November 1, 2017 November 17, 2017 December 19, 2017 January 10, 2018 February 21, 2018	File pulled for check of ownership and rental status Sent notice to register and schedule Cycle Sent 2 <sup>nd</sup> Notice to register received registration form, owner will call to schedule. Legal department sent letter. HAND received Appeal form and fee. The BHQA meeting was cancelled due to lack of Quorum.	

The property is currently occupied by the owner's daughter and grandchildren. The owner is allowing the daughter and grandchildren to reside there.

Staff recommendation: Grant the relief from administrative decision.

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Conditions: This property shall not be considered a rental for as long as the current ownership and tenants do not change. If additional tenants occupy this structure or other tenants occupy the structure while the current owners maintain ownership, the requirement to register and inspect shall be enforced. This property shall be monitored on a yearly basis to determine compliance.

Compliance Deadline: none

Attachments: Appeal form

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

www.bloomington.in.gov

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

BHQA - March 21, 2018 )ECE Application for Appeal To The BY: BLOOMINGTON H Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420 hand@bloomington.in.gov 004 40.1 Property Address: pfennig 900 1mel Petitioner's Name: ۵w Address: Zip Code: Cify: K State: 6) HOL, com 242Email Address: Phone Number: 4 1 Property Owner's Name: Kohen M W P e n n Living Address: en Zip Code: City: 15(9 State Phone Number: 813 そね S24D/Email Address: Ruthsch + COV Sch mp Occupants: )Liri 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. That the value of the area about the property to which the exception is to apply will not be adversely 2. affected. Please circle the petition type that you are requesting: A) An extension of time to complete repairs (Petition type TV) B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V) elief from an administrative decision (Petition type AA) D) Rescind a variance (Petition type RV) OFFICE USE ONLY REMINDER: A \$20 filing fee must be submitted with this application before the property can be カール Petition Number placed on the meeting agenda. SEE REVERSE

-38-

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

mo unt Ø 10 w V 1 Signature (required): mm Name (please print)

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

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

Meeting Date:	21 March 2018		
Petition Type:	Rescind a variance		
Petition Number:	18-RV-017		
Address:	425 S. Washington St.		
Petitioner:	HAND		
Inspector:	Michael Arnold		
Staff Report:	17 January 2018 19 January 2018 19 January 2018 21 February 2018	Cycle Inspection BHQA Application BHQA Report Written BHQA Meeting Cancelled	

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

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City of Bloomington H.A.N.D.

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

Meeting Date:	March 21, 2018
Petition Type:	An extension of time to complete repairs.
Petition Number:	18-TV-18
Address:	2500 S. Rockport Rd.
Petitioner:	Rex Whitmer
Inspector:	Mosier/ Swinney/Liford
Staff Report:	November 6, 2017 - Conducted Cycle Inspection January 16, 2018 – Received BHQA Appeal

Petitioner is requesting an extension of time to complete the repairs due to maintenance staff vacancy and inclement weather

Conditions: Complete all repairs and schedule for re-inspection no later than the deadlines stated below, or this case will be turned over to the City of Bloomington Legal Department for further action, including, but not limited to, the possibility of fines.

Compliance Deadline: March 31, 2018 - for all life-safety issues

May 30, 2018 - for all other violations

Attachments: Cycle Report, BHQA Appeal

-41-

· NO. 1574. ľ, Jan. 8. 2018 1:44YM 1411 3 6 3018 B 4 Application for Appeal To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420 hand@bloomington.in.nov Property Address: \_\_\_\_\_\_ Twents Petitioner's Name: Address: 2500 Roch Zip Code: city: Bloomling Email Address: YWhitmen Phone Number (8 うきも-03727 Property Owner's Name: Dave Cepter Address: 44 City: Lindlamapolle Zip Code: 4624 State: 14-Z)00 Email Address: deserve Phone Number (317 Occupation Diamer Capation View Assoriates The following conditions must be found in each case in order for the Board to consider the request . That the exception is consistent with the intent and purpose of the housing code and promotes 1. public health, safety and general welfare. That the value of the area about the property to which the exception is to apply will not be adversely 2. affected. Please circle the polition type that you are requesting: An extension of time to complete repairs (Petition type TV) . B) A möglification of exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Fettion type V) C) Relief from an administrative decision (Patition type AA) D) Rescind a variance (Petition type RV) REMINDER: A \$20 filling fee must be submitted! With this application before the property can be placed on the meeting agenda. OFFICE USE ONLY Patition Number. SEE REVERSE

i in the b B 新家 药自\$150 · \$2 1:44YM Jan. 8. 2018 2024-64 1 St and the .49 ,ł Rease provide details regarding your request below, your may altechany exhibits of additional comments as your dearn necessary and pertinent to your request. Be specify as to what you are requesting, the reason or us fifteen on to your request. The amount of time needed to bring the property to be compliance, and any modifications and/or alterations you are suggesting. 49 ٠ ÷ Sec attached ×. ·1.: •1 ï 1 • • ١. •; ÿ ١ŕ ÷. э, ģ n 1 Signature (required):  $\cdot$  3 Name (please print): ij jar.  $\partial t^{i}$ ц  $\mathbf{\hat{x}}$ ŝ, ۰.

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be infliction on more than five minutesto present their case and arguments. Additional time can be granted independed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.

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RECEPT COARDNEY REINVESTMENT. FREINDATION: INC.	44 N. Girlı School Raad Indionapalir, IN - 16214 

Board of Housing Quality Appeals,

We are requesting an extension of time to complete necessary repairs due to maintenance staff vacancy and inclement weather.

Applications have been accepted for employment and interviews have been conducted and an offer letter pending.

Approcimently 30% of deficiencies have been completed at this time and we anticipate 100% completion by March 16, 2018, weather permitted.

April 30th 2018-14-

If additional information is needed please contact me (317) 797-3431 at your convenience. Thank you for your consideration in this matter.

# **Rex Whitmer Director Of Facilities** 317-797-3431 | CRF Inc.



Community Reinvestment



# City Of Bloomington Housing and Neighborhood Development CYCLE INSPECTION REPORT

Owner(s) Countryview Associates, L.P. 44 N. Girls School Road Indianapolis, IN 46214

### <u>Agent</u>

Community Reinvestment Foundation 44 North Girls School Rd. Indianapolis, IN 46214

# Prop. Location: 2500 S Rockport RD

Number of Units/Structures: 206/27

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 6/2/5 2/3/5, Bld 2: 6/2/5 1/3/5, Bld 3: 6/2/5 1/3/5, Bld 4: 6/2/5 2/3/5, Bld 5: 4/2/5, Bld 6: 8/2/5, Bld 7: 8/2/5, Bld 8: 8/1/5, Bld 9: 8/1/5, Bld 11: 6/2/5, Bld 12: 6/2/5 2/3/5, Bld 13: 6/2/5 2/3/5, Bld 14: 6/2/5, Bld 15: 6/2/5 2/3/5, Bld 16: 8/2/5, Bld 17: 8/2/5, Bld 18: 8/1/5, Bld 19: 8/1/5, Bld 20: 8/2/5, Bld 21: 8/2/5, Bld 22: 6/2/5 2/3/5, Bld 23: 6/2/5 2/3/5, Bld 24: 6/2/5 2/3/5, Bld 25: 6/2/5 2/3/5, Bld 26: 6/2/5 2/3/5, Bld 27: 6/2/5 2/4/5, Bld 28: 6/2/5 2/3/5

Date Inspected: 11/06/2017 Primary Heat Source: Electric Property Zoning: RH Number of Stories: 2 Inspector: Mosier/Swinney/ Liford Foundation Type: Crawl Space Attic Access: Yes Accessory Structure: None

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

NOTE: Only units and rooms with violations will listed on this report. Room dimensions are in the file.

# Egress window measurements are as follows:

Existing Egress Window Measurements: Height: 44 inches Width: 32 ¼ inches Sill Height: 46 inches Openable Area: 9.85 sq. ft.

Height: 16 inches Width: 32 ¾ inches Sill Height: 39 inches Openable Area: 3.64 sq. ft.

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

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

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

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# **INTERIOR:**

# 2500 South Rockport Road.

Building #1

# <u>101</u>

<u>Kitchen</u> Secure all loose electrical receptacles in this room. BMC 16.04.060(b)

# Furnace closet

Repair or replace closet doors so they function as intended. BMC 16.04.060(a) Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

• shall not be reduced in size from the valve outlet

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- 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)

# <u>Upstairs</u>

### Bathroom

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

# Hallway

Secure all loose electrical receptacles in this room. BMC 16.04.060(b)

# <u>102</u>

# 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)

# <u>Upstairs</u>

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

Replace the missing mirror to the medicine cabinet. BMC 16.04.060(a)

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

# Back Bedroom

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

# Front Bedroom

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

# <u>103</u>

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

# <u>Upstairs</u>

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

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Bathroom (Continued) Secure the loose electrical receptacle (GFCI). BMC 16.04.060(b)

### <u>104</u>

<u>Furnace Closet</u> Install approved cover on the heating/air conditioning unit. BMC 16.04.060(c)

### Kitchen

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

### <u>Upstairs</u>

Front Bedroom

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

### <u>105</u>

<u>½ Bath</u> Secure toilet to its mountings. BMC 16.04.060(c)

#### <u>Kitchen</u>

Determine the source and eliminate the water leak around the faucet. BMC 16.04.060(a)

# <u>106</u>

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

<u>Furnace Closet</u> Install approved cover on the heating/air conditioning unit. BMC 16.04.060(c)

# **Upstairs**

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

Properly secure the faucet on the sink. BMC 16.04.060(c)

Repair the chipping in the bottom of the tub or replace the tub. BMC 16.04.060(a)

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

### <u>107</u>

<u>Kitchen</u> Repair garbage disposal to function as intended. BMC 16.04.060(c)

# <u>Upstairs</u>

Back Bedroom

Secure all loose electrical receptacles in this room. BMC 16.04.060(b)

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

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# <u>108</u>

# Living Room

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

Secure all loose electrical receptacles in this room. BMC 16.04.060(b)

# 1/2 Bath

Replace the old and rotten plumbing from the toilet where it enters the wall. BMC 16.04.060(a)

### Furnace Closet

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

TPR valve discharge tubes:

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

Install a cable clamp where the power supply enters the water heater. BMC 16.04.060(c)

/ Hallway

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

# **Kitchen**

Secure all loose electrical receptacles in this room. BMC 16.04.060(b)

# <u>Upstairs</u>



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

Bathroom

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

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

Secure all loose electrical receptacles in this room, BMC 16.04.060(b)

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

Front Right Bedroom

Replace the painted over outlet in this room. BMC 16.04.060(b)

<u>Back Bedroom</u> Secure all loose electrical receptacles in this room. BMC 16.04.060(b)

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

# Building #2

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Living Room Secure all loose electrical receptacles in this room. BMC 16.04.060(b)

### <u>½ Bath</u>

201

Secure toilet to its mountings. BMC 16.04.060(c)

Secure the loose electrical receptacle (GFCI). BMC 16.04.060(b)

### <u>Upstairs</u> Hallway

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

### **Bathroom**

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

# <u>202</u>

Kitchen

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

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

# <u>Upstairs</u>

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

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

### Right Bedroom

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



# Living Room

Secure all loose electrical receptacles in this room, BMC 16.04.060(b)

# ⅓ Bath

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

### <u>Kitchen</u>

Properly secure the faucet on the sink. BMC 16,04,060(c)

# <u>204</u>

No violations noted.

# <u>205</u>

Living Room Replace broken/missing outlet cover plate, BMC 16.04.060(b)

# 205 (Continued)

### <u>½ Bath</u>

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)

### Kitchen

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

### **Upstairs**

<u>Bathroom</u>

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

#### Right Bedroom

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

### 206

Furnace Closet

Install approved cover on the heating/air conditioning unit. BMC 16.04.060(c)

#### **Upstairs**

### **Bathroom**

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

### <u>207</u>

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1/2 Bath

Secure toilet to its mountings. BMC 16.04.060(c)

#### Furnace Closet

Install a cable clamp where the power supply enters the water heater. BMC 16.04.060(c)

#### <u>Kitchen</u>

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

### Building #3

### <u>301</u>

### <u>Kitchen</u>

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

#### <u>302</u>

Kitchen

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

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

Install new knobs for the sink. BMC 16.04.060(a)

# Upstairs

### Bathroom

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

Secure toilet to its mountings. BMC 16.04.060(c)

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

### **Right Bedroom**

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

### 303

# Furnace Closet

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

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity ٠
- 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 a cable clamp where the power supply enters the water heater. BMC 16.04.060(c)

### **Kitchen**

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

### **Upstairs**

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

### 304 (No Access: Loose Dog)

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

### 305

Living Room

Secure all loose electrical receptacles in this room. BMC 16.04.060(b)

# 1/2 Bath

Secure toilet to its mountings. BMC 16.04.060(c)

### Upstairs

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

# 306

Living Room

Replace broken/missing outlet cover plate, BMC 16.04.060(b)

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# Hallway

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

# 307

1/2 Bath Secure toilet to its mountings. BMC 16.04.060(c)

#### Kitchen

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

### **Upstairs**

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

# **Building #4**

401 1/2 Bath Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

# **Upstairs**

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

#### Bathroom

Replace knobs and stopper for sink. BMC 16.04.060(a)

Remove old caulking and re-caulk around the tub. BMC 16.04.060(a)

#### Front Right Bedroom

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



# Hallway

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

# Kitchen

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

#### <u>403</u>

No violations noted.

# 404

Kitchen

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

# **Upstairs**

<u>Hallway</u> Provide operating power to the smoke detector. IC 22-11-18-3.5

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### <u>406</u>

### <u>Kitchen</u>

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)

# <u>Upstairs</u>

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

# <u>407</u>

<u>Kitchen</u>

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

Enclose electrical wiring where the power supply enters the garbage disposal with protective insulation removed inside the garbage disposal and secure with a cable clamp. BMC 16.04.060(c)

### <u>Upstairs</u> Bathroom

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

# <u>408</u>

Living Room

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

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# <u>Kitchen</u>

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)

# <u>Upstairs</u>

<u>Bathroom</u>

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

### Front Right Bedroom

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

# Back Left Bedroom

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

# Building #5

<u>501</u>

<u>Kitchen</u>

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

### Bathroom

Secure toilet to its mountings, BMC 16.04.060(c)

# <u>502</u>

<u>Kitchen</u> Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements (GFCI above the sink won't reset.) BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

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### 503

No violations noted.

### <u>504</u>

<u>Kitchen</u>

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)

## **Building #6**

## <u>601</u>

Kitchen

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

# <u>602</u>

<u>Bathroom</u>

Remove old caulking and re-caulk around the tub. BMC 16.04.060(a)

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#### **Furnace** Closet

Install approved cover on the heating/air conditioning unit. BMC 16.04.060(c)

### <u>603</u>

Hallway

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)

### Living Room

Secure the loose vent in the ceiling, BMC 16.04.060(a)

#### 604

Bathroom

Remove old caulking and re-caulk around the tub. BMC 16.04.060(a)

### Building #7

<u>701</u>

# <u>Kitchen</u>

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

### <u>702</u>

Kitchen

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

#### <u>703</u>

No violations noted.

# <u>704</u>

#### 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)

Secure all loose electrical receptacles in this room. BMC 16.04.060(b)

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# <u>704</u> (Continued) <u>Right Bedroom</u> Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

# Bathroom Replace the wood at the base of the tub and re-caulk. BMC 16.04.060(a)

# Common Hallway

Repair any/all loose steps leading upstairs. BMC 16.04.060(b)

# <u>705</u>

Furnace Closet Install a cable clamp where the power supply enters the water heater. BMC 16.04.060(c)

# 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)

# <u>706</u>

# Living Room

Secure all loose electrical receptacles in this room, BMC 16.04.060(b)

# Kitchen

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

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

# Right Bedroom

Patch the hole where the phone jack was located. BMC 16.04.060(a)

# <u>707</u>

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

# <u>708</u>

Kitchen Properly secure the faucet on the sink. BMC 16.04.060(c)

# Building #8

801 Furnace Closet Replace the old/damaged cove base by the closet door. BMC 16.04.060(a)

#### 802 No violations no

No violations noted.



# <u>804</u>

### Furnace Closet

Install a cable clamp where the power supply enters the water heater. BMC 16.04.060(c)

### <u>805</u>

# Furnace Closet

Install a cable clamp where the power supply enters the water heater. BMC 16.04.060(c)

### **Bathroom**

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

### <u>806</u>

### Kitchen

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

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

### Bedroom

Replace/Repair the loose protective cover for the light fixture. BMC 16.04.060(c)

# Bathroom

Repair the light switch to function as intended. (Seems to be a short in the switch) BMC 16.04.060(b)

# <u>807</u>

### Kitchen

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

### Bedroom

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

### <u>808</u>

No violations noted.

### Building #9

#### <u>901</u>

### Kitchen

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

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

### 9<u>02</u>

#### Kitchen

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

### <u>903</u>

Bathroom Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(0)

### <u>904</u>

# <u>905</u>

# **Kitchen**

Replace broken/missing outlet cover plate above the sink. BMC 16.04.060(b)

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### Hallway

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

### Bedroom

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

### <u>906</u>

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

### <u>907</u>

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

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

908 No violations noted.

Building 11 1101 No violations noted.

# <u>1102</u>

#### <u>Upstairs</u> Hallway

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

### <u>1103</u>

<u>Upstairs</u> <u>Bathroom</u> Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

### <u>1104</u>

#### Kitchen

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

#### Living Room

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

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

# <u>Upstairs</u>

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

# <u>1105</u>

<u>Kitchen</u>

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

<u>1106</u>

No violations noted.

### **Building 12**

**1201** Furnace Closet Repair/replace the damaged door. BMC 16.04.060(a)

# <u>1202</u>

<u><sup>1</sup>/<sub>4</sub> Bathroom</u> Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(a)

# <u>1203</u>

Upstairs / Front Bedroom

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

# <u>1204</u>

No violations noted.

# <u>1205</u>

<u>Upstairs</u> <u>Bathroom</u> Secure toilet to its mountings. BMC 16.04.060(c)

# <u>1206</u>

No violations noted.

# <u>1207</u>

No violations noted.

# <u>1208</u>

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

### Kitchen

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04,060(c)

# <u>Upstairs</u>

Hallway

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

### Front Right Bedroom

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

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



# Building 13 1301-1303 No violations noted.

# <u>1304</u>

### <u>Upstairs</u> <u>Hallway</u>

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

# <u>1305</u>

Furnace Closet Secure the front cover for the furnace. BMC 16.04.060(c)

# <u>Kitchen</u>

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

# Hallway

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

# <u>1306</u>

# <u>Upstairs</u>

Back Bedroom

Repair the broken window. The lower left sash has broken corners and the tabs that hold it in are broken off. BMC 16.04.060(a)

# <u>1307</u>

# 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)

# <u>Upstairs</u>

Bathroom Repair/replace the toilet paper holder to function as intended. BMC 16.04.060(a)

Back Bedroom

Secure loose electrical switch. BMC 16.04.060(b)

1308 No violations noted.

# Building 14

<u>1401</u> No violations noted.

<u>1402</u> <u>Upstairs</u> <u>Bathroom</u> Determine the source and eliminate the water leak at the base of the toilet. BMC 16.04.060(a)

<u>1403-1404</u>

**Upstairs** Hallway

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

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# 1406

Repair/replace the existing water heater to provide adequate hot water. Temperature of water is not very hot. New installations shall be in accordance with current codes and the manufacturer's specifications. BMC 16.04.020 and BMC 16.04.060(c)

# **Building 15**

1501-1505 No violations noted.

# 1506 (Dog)

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

### 1507

### 1/2 Bathroom

Secure loose GFCI electrical receptacle. BMC 16.04.060(b)

### Kitchen

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

# 1508

### Living Room

Repair the entry door the threshold is deteriorating, and make sure the door is weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

### Kitchen

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

# Upstairs

Bathroom Clean and service the exhaust fan so that it functions as intended. 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

# <u>BLDG 16</u>

# 1601

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)

Replace the defective GFCI receptacle to the right of the sink, won't trip. BMC 16.04.060 (b)

<u>1601</u>(Continued) <u>Furnace Closet:</u>

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

Hall Closet:

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

Hall Bath:

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

Replace the missing protective cover for the medicine cabinet. BMC 16.04.060 (a)

Bedroom 1:

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

Bedroom 2:

Replace the damaged door. BMC 16.04.060 (a)

<u>1602</u>

Kitchen:

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

<u>Furnace Closest:</u> Repair the bi-fold doors to function as intended. BMC 16.04.060 (a)

Hall Bath: Secure the loose toilet. BMC 16.04.060 (c)

Repair/replace the loud exhaust fan, BMC 16.04.060 (c) <u>Bedroom 2:</u> Repair the door to latch properly. BMC 16.04.060 (a)

# <u>1603</u>

Living Room:

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

Bedroom 1: Secure the loose receptacle on the east wall. BMC 16.04.060 (b)

#### <u>1604</u> Living D

Living Room: Secure the loose receptacle on the west wall and replace the broken cover plate. BMC 16.04.060 (b)

Bathroom: Secure toilet to its mountings. BMC 16.04.060(c)

Repair/replace the diverter in the tub to function as intended. BMC 16.04.060 (c)

<u>1605</u>

No violations noted.

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# 1606

Kitchen:

Replace the defective GFCI receptacle to the left of sink, won't trip. BMC 16.04.060 (b)



Hallway:

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

# <u>1607</u>

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

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

Secure toilet to its mountings. BMC 16.04.060(c)

# <u>1608</u>

Kitchen:

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

# BLDG 17

### <u>1701</u>

Bug infestation.

The owner of a structure containing two or more dwelling units, a multiple occupancy or a rooming house shall be responsible for the extermination of pests. BMC 16.04.090(d) Bedroom 2:

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

# <u>1702</u>

### Bug infestation.

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

Kitchen:

Repair the sprayer hose not to be tangled in the plumbing so that it functions as intended. BMC 16.04,060 (c)

Bedroom 1:

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

# Bedroom 2:

Repair the window to be weather tight, window out of track. BMC 16.04.060(a)

Bathroom:

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

Closet:

Re-install the doors. BMC 16.04.060 (a)

# <u>1703</u>

<u>Kitchen:</u> Install a cable clamp where the power supply enters the garbage disposal, BMC 16.04.060(c)

# 1703 (Continued)



# Hallway:

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

# 1704

Bedroom 2: Repair the door to latch properly. BMC 16.04.060 (a)

1705

Bedroom 2: Replace the damaged door. BMC 16.04.060(a)

Bathroom:

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

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### 1706

No violations noted.

# <u>170</u>7

Kitchen:

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

### Hallway:

The smoke detector in this hallway 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

# 1708:

#### Kitchen:

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

### Living Room:

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

### Hallway:

The smoke detector in this hallway 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

### Bathroom:

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

# **BLDG** 18

1801 Bedroom: Repair the door to latch properly. BMC 16.04.060 (a)



No violations noted.

# <u>1804</u>

### Kitchen:

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

### <u>1805</u>

Kitchen:

Replace the defective double light switch at sink, sparks when flipped on/off. BMC 16.04.060 (b)

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### <u>1806</u>

<u>Kitchen:</u> The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks (repair faucet in

Secure the loose sprayer to its base. BMC 16.04,060 (a)

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

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

a manner so that there is adequate water pressure and volume). BMC 16.04.060(c)

#### Bathroom:

Replace the missing sink stopper assembly. BMC 16.04.060 (c)

<u>1807</u> <u>Kitchen:</u> Secure the loose sprayer to its base. BMC 16.04.060 (a)

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

### 1808

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

### <u>BLDG 19</u>

### Common Hallway:

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

#### <u>1901</u>

Bathroom: Secure toilet to its mountings. BMC 16.04.060(c)

### <u>1902</u>

### <u>1903</u>

### Kitchen:

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

#### 1904

No violations noted.

#### 1905

Bathroom:

Repair/replace the defective exhaust fan, slow. BMC 16.04.060 (c)

#### <u>1906</u>

#### Bathroom:

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

### <u>1907</u>

Kitchen:

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

#### <u>1908</u>

No violations noted.

### BLDG 20

### <u>2001</u>

#### Kitchen:

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

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

### Hallway:

The smoke detector in this hallway 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

### Bathroom:

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

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### <u>2002</u>

This unit was not inspected at the time of this inspection, as it was not accessible. (DOG) 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

#### 2003

#### Living Room:

Repair the east window to be weather tight, both window pins broken. BMC 16.04.060 (b)

### Bathroom:

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

#### <u>2005</u>

No violations noted.

### <u>2006</u>

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

### Bedroom 1:

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

### Bathroom:

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

### <u>2007</u>

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

### <u>2008</u>

Kitchen:

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

### Hallway:

The smoke detector in this hallway 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

Bedroom Repair the door to latch properly. BMC 16,04.060 (a)

### BLDG 21

### Common Hallway:

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

2101 Entryway: Repair the entry door to latch properly. BMC 16.04.060 (a)

Bathroom:

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

# Kitchen:

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

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# <u>2103</u>

# Bug infestation.

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

### Kitchen:

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

# 2104

Bedroom 1:

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

# Bedroom 2:

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

### Bathroom:

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

### 2105

### Kitchen:

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

2106

No violations noted.

# 2107

Bedroom 2: Repair the door to latch properly. BMC 16.04.060 (a)

2108

No violations noted.

# **BLDG 22**

2201 **Upstairs** Hall Bath: Secure the loose tub faucet handle. BMC 16.04,060 (a)

# 2202

Hallway:

The smoke detector in this hallway 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

### 1/2 Bath:

Repair/replace the rattling exhaust fan. BMC 16.04.060 (c)

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# 2202 (Continued)

Kitchen:

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

# 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

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- 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)

### **Upstairs**

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

Secure the loose tub faucet handle. BMC 16.04.060 (c)

#### <u>2203</u>

### Living Room:

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

### <u>Upstairs</u>

#### Bedroom 1:

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

#### <u>2204</u>

# <u>Upstairs</u>

Hallway:

The smoke detector in this hallway 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

#### Bathroom:

Replace the missing sink stopper assembly. BMC 16.04.060 (c)

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

# <u>2205</u>

# Living Room:

Secure the loose receptacle on the south wall, adjacent to the T.V. BMC 16.04.060 (b)

### <u>Upstairs</u>

# Bedroom 1:

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

Bedroom 2:

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

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# 2205 (Continued)

Bathroom:

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

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# <u>2206</u>

Kitchen: Repair or replace the peeling/torn linoleum. BMC 16.04.060(a)

### <u> 1/2 Bath:</u>

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

# <u>Upstairs</u>

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<sup>9</sup><u>Bathroom:</u>
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Secure the loose GFCI receptacle. BMC 16.04.060 (b)

# 2207

<u><sup>1</sup>/<sub>3</sub> Bath:</u> Secure the loose toilet to its mountings. BMC 16.04.060 (c)

### <u>Upstairs</u>

Bedroom 1: Repair the door to latch properly. BMC 16.04.060 (a)

### <u>2208</u>

<u>Upstairs</u> <u>Bathroom:</u> Replace the broken sink faucet. BMC 16.04.060 (c)

Bedroom 2:

Repair the door to latch properly, backset installed backwards. BMC 16.04.060 (a)

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

### BLDG 23

- <u>2301</u>
- **Upstairs**

Hallway:

The smoke detector in this hallway 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

### Bedroom 3:

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

# <u>2302</u>

<u><sup>1</sup>/<sub>2</sub> Bath:</u> Repair the door to latch properly. BMC 16.04.060 (a)

<u>Furnace Closet:</u> Repair/replace the failing bi-fold door to function as intended, BMC 16.04.060 (a)

# <u>2302</u> (Continued) <u>Upstairs</u> <u>Bedroom 1:</u> Repair the door to fit the door jamb and to latch properly. BMC 16.04.060 (a)

### Bedroom 2:

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

# <u>2303</u>

# 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)

### 2304

No violations noted.

# <u>2305</u>

### Bug infestation.

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

### **Upstairs**

Bedroom 2:

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

# <u>2306</u>

### Upstairs Bedroom 1:

Remove the ground plug stuck in the receptacle on the south wall. BMC 16.04.060 (a)

# <u>2307</u>

<u>Upstairs</u>

Hallway:

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

Bathroom: Secure the loose tub faucet handle. BMC 16.04.060 (c)

Bedroom 1: Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

# <u>2308</u>

1/2 Bath:

Secure the loose toilet to its mountings. BMC 16.04.060 (c)

### Kitchen:

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

# 2308 (Continued) Upstairs Bathroom:

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

# <u>BLDG 24</u>

# <u>2401</u>

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 failing doorknob on the back door to function as intended. BMC 16.04.060 (a)

# <u>Upstairs</u>

Bathroom: Secure the loose tub faucet handle. BMC 16.04.060 (c)

Bedroom 2:

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

<u>2402</u>

Kitchen: 'Repair or replace the peeling/torn linoleum adjacent to the sink. BMC 16.04.060(a)

<u>Stairway:</u>

Secure the loose lower handrail. BMC 16.04.060 (b)

# <u>Upstairs</u>

Bathroom:

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

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

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

Bedroom 1: Repair the door to latch properly. BMC 16.04.060 (a)

,2403 <u>½ Bath:</u> Replace the defective GFCI receptacle, won't trip. BMC 16.04.060 (b)

<u>Laundry Closet:</u> Replace the burnt receptacle. BMC 16.04.060(b)

### <u>Upstairs</u> <u>Hallw</u>ay:

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

# ,2403 (Continued)

Bedroom 2:

Secure the loose light switch, BMC 16.04.060 (b)

# <u>2404</u>

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

### 1/2 Bath:

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)

### Kitchen:

Properly repair soft and uneven 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)

# <u>Upstairs</u>

### Hallway:

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

### Bathroom:

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

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)

### <sup>1</sup>Bedroom 2:

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

### <u>2405</u>

Furnace Closet: Repair the bi-fold door to function as intended. BMC 16.04.060 a)

# <u>Upstairs</u>

Bathroom: Secure the loose tub faucet handle. BMC 16.04.060 (c)

2406 <u>Upstairs</u> <u>Bathroom:</u> Repair the door to latch properly. BMC 16.04.060 (a)
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# <u>2407</u> <u>Upstairs</u> 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

# <u>2408</u>

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

# **Building 25**

2501-2502 No violations noted.

# <u>2503</u>

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

## Upstairs Hallway

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

# **Bathroom**

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

# <u>2504</u>

<u>Upstairs</u> Hallway

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

# Back Bedroom

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

# <u>2505</u>

# <u>Kitchen</u>

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 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)

<u>2506</u>

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

**<u>2506</u>** Continued) <u>Upstairs</u> <u>Bathroom</u> Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(a)

# Back Bedroom

Repair the broken window, it is broken at the corner. BMC 16.04.060(a)

# <u>2507</u>

<sup>1</sup>/<sub>2</sub> Bathroom Repair/replace the door to function as intend, it drags on the floor. BMC 16.04.060(a)

2508 No violations noted.

## **Building 26**

<u>2601</u>

# 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 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)

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

# 2602-2603

No violations noted.

# <u>2604</u>

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)

# 1/2 Bathroom

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

### <u>2605</u>

No violations noted.

#### <u>2606</u>

<u>Upstairs</u>

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

# <u>2607</u>

<u>Kitchen</u>

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)

# 2607 (Continued) Upstairs

Hallway

Re

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

# <u>2508</u>

**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)

# <u>Upstairs</u>

<u>Hallway</u> Repair the light fixture to function as intended, BMC 16.04.060(c)

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# Building 27

# <u>2701</u>

# Bathroom

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. (Won't trip.) BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

# <u>Kitchen</u>

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 light fixture over the sink to function as intended. BMC 16.04.060(c)

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

# <u>2702-2704</u>

No violations noted.

# <u>2705</u>

<u><sup>1</sup>/<sub>2</sub> Bathroom</u> Repair/replace the damaged door to function as intended. BMC 16.04.060(a)

# 2706

No violations noted.

# 2707

**Kitchen** 

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

# **Upstairs**

Bathroom

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

# <u>2708</u>

# 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)

# Furnace Closet

Properly reinstall the furnace front cover, BMC 16.04.060(c)

# Building 28 2801-2805

No violations noted.

# <u>2806</u>

<u>Upstairs</u> <u>Bathroom</u> Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(a)

2807

No violations noted.

# <u>2808</u>

Living Room

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

# EXTERIOR

# **General Violation:**

Properly remove old caulking and re-caulk around doors and windows. Properly fill any gaps around doors and windows. BMC 16.04.050(a)

# **Building** 1

Replace the deteriorated caulking and glazing compound on the windows. BMC 16.04.050(a)

Repair the decorative trim around the door to #107. BMC 16.04.050(a)

Check all foundation vents and replace/repair any missing or damaged vents. BMC 16.04.050(a)

Properly reconnect the downspout between units #101 and #102. BMC 16.04.050(a)

Remove all unused wiring on the North end of the building. BMC 16.04.050(b)

Check all and replace/repair any missing or damaged bathroom/laundry exhaust vents. BMC 16.04.050(a)

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

# **Building 2**

Check all foundation vents and replace/repair any missing or damaged vents. BMC 16.04.050(a)

Replace the deteriorated caulking and glazing compound on the windows. BMC 16.04.050(a)

Properly caulk around exterior doors so they are weather tight. BMC 16.04.050(a)

Patch the hole in the foundation on the East side of building by HVAC units. BMC 16.04.050(a)

# Building 3

Check all foundation vents and replace/repair any missing or damaged vents. BMC 16.04.050(a)

Replace the deteriorated caulking and glazing compound on the windows. BMC 16.04.050(a)

Repair the gutter joints to stop the leaking. BMC 16.04.050(a)

# **Building 3** (Continued)

Secure the cover for the phone box. BMC 16.04.050(a)

Secure the posts at entry between units #306 and #307. BMC 16.04.050(b)

# Building 4

Check all foundation vents and replace/repair any missing or damaged vents. BMC 16.04.050(a)

Replace the deteriorated caulking and glazing compound on the windows. BMC 16.04.050(a)

Properly caulk around exterior doors so they are weather tight. BMC 16.04.050(a)

Seal all holes in the foundation on the north end of the building. BMC 16.04.050(a)

Repair the gutter joints to stop the leaking. BMC 16.04.050(a)

#### **Building 5**

Check all foundation vents and replace/repair any missing or damaged vents. BMC 16.04.050(a)

Cap or remove old pipe in the ground on the West side of the building. 16.04.040 (c)

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

#### <u>Building 6</u>

Check all foundation vents and replace/repair any missing or damaged vents. BMC 16.04.050(a)

Replace the deteriorated caulking and glazing compound on the windows. BMC 16.04.050(a)

Properly enclose all wiring by the HVAC units. BMC 16.04.050(b)

#### Building 7

Check all foundation vents and replace/repair any missing or damaged vents. BMC 16.04.050(a)

Replace the deteriorated caulking and glazing compound on the windows. BMC 16.04.050(a)

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

Reattach the power box for the HVAC (Unit 705). BMC 16.04.050(b)

Secure the posts at entry to 701-2-3-4. BMC 16.04.050(b)

# **Building 8**

Check all foundation vents and replace/repair any missing or damaged vents. BMC 16,04,050(a)

Remove or Repair the decorative trim on door in the back of building 8. BMC 16.04.050(a)

# Building 9

Check all foundation vents and replace/repair any missing or damaged vents. BMC 16.04.050(a)

Replace the deteriorated caulking and glazing compound on the windows. BMC 16.04.050(a)

# Building 9 (Continued)

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

# BLDG 10 - OFFICE

# **Building 11**

1102

Straighten and secure the support post for the front porch roof. BMC 16.04.050(b)

# 1105

Repair/replace the damaged rear door. The exterior door frame is rotting. BMC 16.04.050(a)

### **Building 12**

Repair replace missing or damaged foundation vents. BMC 16.04.050(a)

1

# 1201

Repair/replace the damaged rear door. The exterior door frame is rotting. BMC 16.04.050(a)

### 1205

Repair/replace the damaged rear door. The exterior door frame is rotting. BMC 16.04.050(a)

#### 1207

Repair/replace the damaged rear door. The exterior door frame is rotting. BMC 16.04.050(a)

#### Building 13

Replace the missing crawlspace access door. BMC 16.04.050(a)

1304

Repair/replace the damaged rear door. The exterior door frame is rotting. BMC 16.04.050(a)

#### **Building** 14

<u>1401</u>

Repair/replace the damaged rear door. The exterior door frame is rotting. BMC 16.04.050(a)

1406

Repair/replace the damaged rear door. The exterior door frame is rotting. BMC 16.04.050(a)

#### **Building 15**

1501

Repair/replace the damaged rear door. The exterior door frame is rotting. BMC 16.04.050(a)

### . <u>1506</u>

Correct the drainage in front of this unit to alleviate the standing water. BMC 16.04.040(b)

Repair/replace the damaged rear door. The exterior door frame is rotting. BMC 16.04.050(a)

1507

Repair/replace the damaged rear door. The exterior door frame is rotting. BMC 16.04.050(a)

#### 1508

Properly reconnect all downspouts to their drains in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

# Building 15 (Continued)

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. This is the sidewalk behind the building headed toward the road. BMC 16.04.040(c)

# <u>BLDG 16</u>

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

Replace the deteriorated handrail and support post on the south entryway. BMC 16.04.050(b)

Remove the bird nest under the soffit and secure the loose band board to the right of common entryway, south side of structure. BMC 16.04.050(a)

Properly label electrical A/C disconnects with corresponding unit numbers on the outside of the disconnect box. BMC 16.04.020 NEC 225.37

Remove the mold on the north side of structure and the inside corners of structure. BMC 16.04.050(a)

<u>Crawlspace:</u> No violations noted.

#### **BLDG 17**

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

Properly label electrical A/C disconnects with corresponding unit numbers on the outside of the disconnect box. BMC 16.04.020 NEC 225.37

Remove the mold on the north side of structure and the inside corners of structure. BMC 16.04.050(a)

# Crawlspace:

No violations noted.

# BLDG 18

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

Properly label electrical A/C disconnects with corresponding unit numbers on the outside of the disconnect box. BMC 16.04.020 NEC 225.37

Remove the mold on the north side of structure and the inside corners of structure. BMC 16.04.050(a)

# Crawlspace:

Replace the failing crawlspace vents on the structure to function as intended. BMC 16.04.050(a)

### BLDG 19

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

Remove the mold on the north side of structure and the inside corners of structure. BMC 16.04.050(a)

# **BLDG 19** (Continued)

Properly label electrical A/C disconnects with corresponding unit numbers on the outside of the disconnect box. BMC 16.04.020 NEC 225.37

Crawlspace: No violations noted.

# **BLDG 20**

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

Remove the bird nest under the soffit and secure the loose band board to the right of common entryway, south side of structure. BMC 16.04.050(a)

Properly label electrical A/C disconnects with corresponding unit numbers on the outside of the disconnect box. BMC 16.04.020 NEC 225.37

Remove the mold on the north side of structure and the inside corners of structure. BMC 16.04.050(a)

Crawlspace: No violations noted.

#### BLDG 21

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

Remove the mold on the north side of structure and the inside corners of structure. BMC 16.04.050(a)

Properly label electrical A/C disconnects with corresponding unit numbers on the outside of the disconnect box. BMC 16.04.020 NEC 225.37

<u>Crawlspace:</u> Repair the crawlspace opening to prevent rodent and water infiltration into the crawlspace. BMC 16.04.050(a)

#### **BLDG 22**

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

Properly secure the loose downspout adjacent to unit 2206 near the top. BMC 16.04.050(a)

# Crawlspace:

Repair the sump pump at the SE corner to function as intended, water present in crawlspace in this area. BMC 16.04.050(a)

Repair the crawlspace opening to prevent rodent and water infiltration into the crawlspace, SE corner of structure. BMC 16.04.050(a)

# BLDG 23

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

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

# BLDG 23 (Continued)

Secure the loose downspout adjacent to unit 2307. BMC 16.04.050(a)

Crawlspace: No violations noted.

# <u>BLDG 24</u>

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

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

Repair/replace the deteriorated door casing on the back door of unit 2402. BMC 16.04.050(a)

Reconnect the downspout adjacent to unit 2405. BMC 16.04.050(a)

Secure the loose downspout adjacent to unit 2404. BMC 16.04.050(a)

# Crawlspace:

Repair the crawlspace openings (on each end of structure) to function as intended to prevent rodent and water infiltration into the crawlspace. BMC 16.04.050(a)

# **Building 26**

# <u>2601</u>

Correct the drainage in front of this unit to alleviate the standing water. BMC 16.04.040(b)

# **Building 27**

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

# <u>2705</u>

Properly reconnect all downspouts in the rear to the drain pipe in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

# **Building 28**

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

# <u>/ 2808</u>

Correct the drainage in front of this unit to alleviate the standing water. BMC 16.04.040(b)

Properly seal the large hole in the brick to the left of the crawlspace entry. BMC 16.04.050(a)

# **OTHER REQUIREMENTS:**

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

# **Registration Form**

**Required** documentation

Complete the enclosed registration form. A street address is required for both owner and agent. This form must be signed by the owner. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed. BMC 16.03.020, BMC 16.10,030(b)

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

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This is the end of this report.

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City of Bloomington H.A.N.D.

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

Meeting Date:	March 21 <sup>st</sup> , 2018
Petition Type:	An extension of time to complete repairs.
Petition Number:	18-TV-19
Address:	614 N. Grant St.
Petitioner:	Mackie Properties
Inspector:	Kenny liford
Staff Report:	November 28th, 2017 Completed cycle Inspection report. January 23 <sup>rd</sup> , 2018 BHQA App received February 14 <sup>th</sup> , 2018 Reinspection. Only items for BHQA remain.

Petitioner has requested an extension of time for exterior repairs to siding and stone steps due to weather.

Staff recommendation:	Grant 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, but not limited to, the possibility of fines.
Compliance Deadline:	May 31 <sup>st</sup> , 2018 to call and schedule the re-inspection.
Attachments:	Cycle inspection, BHQA Appeal, Petitioner's Letter

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Page 1 of 2
Application For Appeal To The ECEIVE Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420 hand@bloomington.in.gov
Property Address: UIY N Grant Street
Petitioner's Name: MACKIE Properties
Address: 811 NOVTH Walnut Street
city: BIOMINATON State: IN I Zip Code: 47404
Phone Number: (812)287-80310E-mail Address: Chendren@Mackierentalproperties.
Owner's Name: <u>Clayton NUNES</u>
Address: 2401 Cedar Wood Ct
City: Bloomington State: IN Zip Code: 4740
Phone Number: E-mail Address:
Occupants:
The following conditions must be found in each case in order for the Board to consider the request: 1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare. 2. That the value of the area about the property to which the exception is to apply will not be adversely

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

Variance Type: An extension of time to complete repairs I

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: 18-TV-19

Page 2 of 2

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.

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)

Detail the existing variance.

2. Specify the reason the variance is no longer needed.

be extended erior siding e steps that lead to sidewalk Properties is requesting an extension to inclement weather. It is too cold to the two items listed above. okie Properties asks that the extension through May 31st. This will give ampte give ampt w good weather t + of time andur repairs.

Signature (Required): Name (Print): Date:

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



# City Of Bloomington Housing and Neighborhood Development

# RENTAL INSPECTION INFORMATION

NOV 3 0 2017 Nunes, Clayton 2401 Cedarwood Ct. Bloomington, IN 47401

# RE: 614 N Grant ST

Please find the enclosed Rental Inspection Report which contains pertinent information about the Cycle Inspection that was recently conducted at the above referenced property. The inspector has listed all noted violations and recommendations on the enclosed Rental Inspection Report. You have sixty (60) days from the date of this letter to correct the violations listed on the report.

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than JAN 2 9 2018 to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental 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 interior and exterior violations have been corrected, and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles of the BMC must be in compliance before a permit will be issued. Please be advised that non-compliance by the deadlines listed in this letter may limit the permit period to a maximum of three (3) years.

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 at www.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 provided.

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

Sincerely, Housing & Neighborhood Development Encl:Inspection Report, Xc:Mackie Properties: 811 N Walnut St, Bloomington, IN 47404

401 N Morton St Bloomington, IN 47404 Fax (812) 349-3582 City Hall bloomington.in.gov

Neighborhood Division (812) 349-3421 Housing Division (812) 349-3401

Rental Inspection (812) 349-3420

<u>.</u>



# City Of Bloomington Housing and Neighborhood Development

# CYCLE INSPECTION REPORT

Owner(s) Nunes, Clayton 2401 Cedarwood Ct. Bloomington, IN 47401

Agent Mackie Properties 811 N Walnut St Bloomington, IN 47404

Prop. Location: 614 N Grant ST Number of Units/Structures: 1/1 Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5

Date Inspected: 11/22/2017 Primary Heat Source: Gas Property Zoning: RH Number of Stories: 1 Inspector: Kenny Liford Foundation Type: Crawl Space Attic Access: No Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1899. There were no requirements for emergency egress at the time of construction.

Typical Existing Egress for all inhabitable rooms:

Height: 48 inches (Both sashes removed) Width: 30.5 inches Sill Height: 34 inches Openable Area: 10.17 sq. ft.

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

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# INTERIOR

**Entry Hall** Repair all holes in the walls. BMC 16.04.060(a) Living Room (12x12) Secure all loose electrical receptacles in this room. BMC 16.04.060(b) Southwest Bedroom (13x11)No violations noted. Northwest Bedroom (13x13) Secure the loose vent in the ceiling, BMC 16.04.060(a) Southeast Bedroom (9-7x9) Secure all loose electrical receptacles in this room. BMC 16.04.060(b) Repair the hole(s) in the closet door or replace the door. BMC 16.04.060(a) 17 <u>Bathro</u>om - Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a) Kitchen Secure all loose electrical receptacles in this room. BMC 16.04.060(b) C Properly repair or replace broken or missing cabinet doors. BMC 16.04.060(a) EXTERIOR Replace broken/missing outlet cover plate on the front porch. BMC 16,04,050(a)

Repair and secure the front stone steps that lead to the sidewalk. 16.04,040(c)

Properly repair or replace damaged or deteriorated siding in a manner that leaves the structure weather tight. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

Properly tuck point all missing or defective mortar joints. 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)

# **OTHER REQUIREMENTS**

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# **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(1) BMC 16 04 060(c) BMC	16.04.060(b)



# Tenants and Owners Rights and Responsibilities Summary

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

# **Inventory Damage List**

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

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

# This is the end of this report.



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

Meeting Date:	March 21, 2018
Petition Type:	An extension of time to complete repairs
Petition Number:	18-TV-20
Address:	629-629 ½ N. College Avenue

Petitioner: Samantha Michael

Inspector: Jo Stong

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Staff Report: During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found, including lack of required building permits for reconfiguration of the property on two occasions. The petitioner is seeking an extension of time of 30 days to obtain the necessary permits and complete other violations.

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:	April 4, 2018 for all life-safety violations April 25, 2018 for all other violations
Attachments:	Cycle report, floor plans, appeal

Page 1 of 2



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Application For Appeal							
To The							
Board of Housing Quality Appea	14	j	(Či	E	T	W	12
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<b>Bioomington, IN 47402</b>	躢	J	٩N	2	3	201	8
812-349-3420							
hand@hloomington.in.gov	T	žV.					

<b>Property Addres</b>	s: 629 N College	Ауе				
Petitioner's Name: Samantha Michael						
Address: 214 N R	ogers St	· ·				
City: Bloomington	1	State: Indiana		Zip Code:	47404	
Phone Number:	8123601975	E-mail Address:	info@chickering	rentals.com		
Owner's Name:	John Simpson/Ch	ickering Rentals			×	
Address: 214 N Ro	igers St		· · ·		- 49-4	
City: Bloomington	•	State: Indiana	M	Zip Code:	47404	
Phone Number:	8123601975	E-mail Address:	info@chickeringr	entals.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 agendal

(Will be assigned by BHQA)
•
Petition Number: <u>18 - TV - 20</u>

-91-

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.

After our most recent occupancy inspection report, we found that we needed to work with the Building department to obtain a retro-active building permit for some alterationsmade to the property. We are currently working with the Building department to provide them the information that is required to complete the permit process. Our office typically closes for the holidays when the students are gone and this has delayed us since we received the report during this time. We would appreciate a 30 day extension as we feel that we can complete the necessary steps to obtain the permit in that time frame. Thank you.

Signature (Required)

Name (Print): Samantha Michael

Date:

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.



629 & 629 1/2 N. College Avenue December 1, 2017 Page 1



DEC 0 8 2017

# **City Of Bloomington** Housing and Neighborhood Development

# RENTAL INSPECTION INFORMATION

John C. Simpson 214 N. Rogers St. Bloomington, IN 47404

RE: 629 1/2 N College AVE

Please find the enclosed Rental Inspection Report which contains pertinent information about the Cycle Inspection that was recently conducted at the above referenced property. The inspector has listed all noted violations and recommendations on the enclosed Rental Inspection Report. You have sixty (60) days from the date of this letter to correct the violations listed on the report.

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later tha FEB 0 6 2018 oschedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental 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 interior and exterior violations have been corrected, and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles of the BMC must be in compliance before a permit will be issued. Please be advised that non-compliance by the deadlines listed in this letter may limit the permit period to a maximum of three (3) years.

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 at www.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 provided.

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

Sincerely,

Housing & Neighborhood Development Encl:Inspection Report, Xc:Waltz, Tyler: 1314 W. 7th St, Bloomington, IN 47404 401 N Morton St **City Hali** Bloomington, IN 47404 Fax (812) 349-3582

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

629 & 629 ½ N. College Avenue December 1, 2017 Page 1



# City Of Bloomington Housing and Neighborhood Development

# CYCLE INSPECTION REPORT

<u>Owner</u> John C. Simpson 214 N. Rogers St. Bloomington, IN 47404 <u>Agent</u> Tyler Waltz 1314 W. 7<sup>th</sup> Street Bloomington, IN 47404

Prop. Location: 629 1/2 N College AVE Number of Units/Structures: 2/1 Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5 1/Eff/5

Date Inspected: 11/29/2017 Primary Heat Source: Gas Property Zoning: CD Number of Stories: 2 Inspector: Jo Stong Foundation Type: Basement Attic Access: Yes Accessory Structure: None

This property was reconfigured in 2014, and also between November 19, 2014 and the date of this current inspection.

In 2013, the structure had:	<b>In 2014, the structure had:</b>	<b>Current Configuration:</b>
<u>Main floor unit</u>	<u>Main floor unit</u>	<u>Main floor unit</u>
2 BRs main floor	3BRs main floor	3 BRs main floor
1 BR attic	1BR attic	2 BRs and Bathroom attic
<u>Basement Unit</u>	<u>Basement Unit</u>	<u>Basement Unit</u>
Efficiency apt.	Efficiency apt.	Efficiency apt.

In 2014, a bedroom was added to the main floor unit. Since that time another bedroom and bathroom have been added to the attic space of the main floor unit. These additions would have required a building permit.

No rental permit shall be issued until all Monroe County Building Inspections have been completed and Certificate of Occupancy has been issued. Please provide this office with copies of Certificate of Occupancy.

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

bloomington, in.gov

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#### INTERIOR:

Main Level Unit

Living Room (18-11 x 14-9), Dining Room (15-3 x 12-9), Kitchen (12-9 x 10-0), Enclosed Porch/Laundry, Northwest Bath:

No violations noted.

## Hallway:

Relocate the smoke detector (it is too low). If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Northwest Bedroom (14-5 x 13-3):

No violations noted.

Existing Egress Window Measurements (double-hung): Height: 29 inches Width: 31 inches Sill Height: 23 inches Openable Area: 6.24 sq. ft.

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

North Center Bedroom (14-5 x 14-3):

No violations noted.

Existing Egress Window Measurements (double-hung): Height: 29 inches Width: 37 inches Sill Height: 23 inches Openable Area: 7.45 sq. ft.

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

Northeast (front corner) Bedroom (15-1 x 12-3):

No violations noted.

Existing Egress Window Measurements (double-hung; both sashes removable): Height: 29 inches (one sash only) Width: 43 inches Sill Height: 23 inches Openable Area: 8.66 sq. ft.

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

Second Floor (attic)

 <u>Northwest Bedroom (14-2 x 12-0), Bathroom:</u>
No violations noted.
Existing Egress Window Measurements (double-hung; both sashes removable): Height: 42 inches
Width: 43 ½ inches
Sill Height: 22 inches
Openable Area: 12.69 sq. ft.
Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

629 & 629 ½ N. College Avenue December 1, 2017 Page 3

Northeast Bedroom (to be measured at the reinspection):

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

Existing Egress Window Measurements (double-hung; both sashes removable): Height: 28 inches Width: 38 inches Sill Height: 22 inches Openable Area: 7.39 sq. ft.

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

# BASEMENT

Laundry: No violations noted.

Garage (gas furnace here): See Other Requirements at the end of the report for required furnace documentation.

# EFFICIENCY UNIT

Living Room/Bedroom (15-3 x 14-0): Note: A door leading directly to the exterior serves as the emergency egress for this sleeping room.

Provide electrical power to the receptacle on the south wall under the southwest window so that it functions as intended. BMC 16.04.060(c)

Properly ground the electrical receptacle on the east 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, label receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)

### Bathroom:

Provide electrical power to the receptacle so that it functions as intended. BMC 16.04.060(c)

<u>Kitchen (14-0 x 8-7):</u> No violations noted.

# EXTERIOR:

No violations noted.

# **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: 50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

# Tenants and Owners Rights and Responsibilities Summary

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

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

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

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

This is the end of this report.



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LOWER LEVEL UNIT



\$ 29 2 N. COLLEGE 7/14/14 AN

529 N. COLLEGE AVE 07/14/2014 DW



MAIN LEVEL



UPPER LEVEL



City of Bloomington H.A.N.D.

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

Meeting Date:March 21, 2018Petition Type:Rescind a variancePetition Number:18-RV-21Address:514 W 6<sup>th</sup> St.Petitioner:HANDInspector:Matt SwinneyStaff Report:April 25, 2017 Cycle Inspection<br/>January 22, 2018 Appeal Filed

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments; None .

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City of Bloomington H.A.N.D.

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

Meeting Date:	March 21 <sup>st</sup> , 2018		
Petition Type:	An extension of time to complete repairs.		
Petition Number:	18-TV-22		
Address:	2634 East Dekist St.		
Petitioner:	Craig Howard		
Inspector:	Kenny liford		
Staff Report:	November 27th, 2017 Completed cycle Inspection report. January 26 <sup>th</sup> , 2018 BHQA App received February 14 <sup>th</sup> , 2018 Reinspection. Only items for BHQA remain.		
Petitioner has requested an extension of time for tuck pointing due to weather.			
Staff recommendation:	Grant 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, but not limited to, the possibility of fines.		
Compliance Deadline:	April 21st, 2018 to call and schedule the re-inspection.		
Attachments:	Cycle inspection, BHQA Appeal, Petitioner's Letter		

	D JAN 2 6 2010	Application for Appeal To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420 <u>hand@bloomington.in.gov</u>
· Property Address:	2634 East Dekist Street	
· Petitioner's Name:	Craig D. Howard (Propert	y manager: Dave Hohnke)
Address:	1232 Halifax Rd, Knoxville,	TN 37922
•		Zip Code: 37922
		dress:cdh@indiana.edu
	Croig D. Howard	· · ·
	32 Halifax Rd	
		Zip Code:37922 .
		dress:cdh@indiana.edu
	house is rented to the Joli B	

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.
- That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 18-TV-22

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#### SEE REVERSE

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

Since the inspection was given to us on Dec 1 2017, there has not been a stretch of

weather which would allow us to complete the repair of "properly tuck point all

missing or defective mortar joints." This repair requires warmer weather to be completed. Mortar will not cure properly in these temperatures. We are asking that this extension go far enough into the warm weather that the repair of the mortar joints can be done properly.

I have paid the 20\$ appeal fee and have every confidence that HAND will be cooperative

with this request. -Craig Howard, owner, Property manager is David Høhnke

Signature (required): \_\_\_\_\_\_CRAIG HOWARD SIGNED ELECTRONICALLY

	CRAIG HOWARD		JAN 26, 2017	
Name (please print):		Date:		

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



# City Of Bloomington Housing and Neighborhood Development <u>RENTAL INSPECTION INFORMATION</u>

DEC Ö 1 2017

Howard, Craig D. 72 Bradley Texarkana, TX 75503

# RE: 2634 E Dekist ST

Please find the enclosed Rental Inspection Report which contains pertinent information about the Cycle Inspection that was recently conducted at the above referenced property. The inspector has listed all noted violations and recommendations on the enclosed Rental Inspection Report. You have sixty (60) days from the date of this letter to correct the violations listed on the report.

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than AN 3 1 2018 o schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental 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 interior and exterior violations have been corrected, and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles of the BMC must be in compliance before a permit will be issued. Please be advised that non-compliance by the deadlines listed in this letter may limit the permit period to a maximum of three (3) years.

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 at www.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 provided.

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

Sincerely,

Housing & Neighborhood Development Encl:Inspection Report, Xc:Hohnke, Dave: 2633 Dekist St, Bloomington, IN 47408

MM

401 N Morton St Blaomington, IN 47404 Fax (812) 349-3582 City Hall

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

bloomington.in.gov



# City Of Bloomington Housing and Neighborhood Development

# CYCLE INSPECTION REPORT

10226

<u>Owner(s)</u> Howard, Craig D. 72 Bradley Texarkana, TX 75503

<u>Agent</u> Hohnke, Dave 2633 Dekist St Bloomington, IN 47408

Prop. Location: 2634 E Dekist ST Number of Units/Structures: 1/1 Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 11/22/2017 Primary Heat Source: Gas Property Zoning: RS Number of Stories: 1 Inspector: Kenny Liford Foundation Type: Basement Attic Access: Yes Accessory Structure: shed

Monroe County Assessor's records indicate this structure was built in 1954. There were no requirements for emergency egress at the time of construction.

# **General Violation:**

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee them to provide adequate protection. Install new smoke detectors in an approved location. If wall mounted, they shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, they shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, they shall be located between 6 and 12 inches from the ceiling.

# INTERIOR

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

# Living Room (20-6x11-4): See General Statement.

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)

<u>Kitchen (11-3x9-10)</u> No violations noted.

Northeast Bedroom (12x9)

No violations noted.

Existing Egress: Height: 37 inches Width: 31.5 inches Sill Height: 43.5 inches Openable Area: 8.09 sq. ft.

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

Southwest Bedroom (13-2x11-4), Southeast Bedroom (11-7x11-4) No violations noted.

Existing Egress:

Height: 37 inches Width: 29.5 inches Sill Height: 43.5 inches Openable Area: 7.58 sq. ft.

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

#### Hall Bath

BHBA

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, label receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)

# <u>Basement</u>

See General violation. Family Room (18-5x10-5), Mud Room, Bathroom, Bedroom (10-9x8-8) No violations noted. Existing Egress: Height: 37.5 inches Width: 26.5 inches Sill Height: 43.75 inches

Sill Height: 43.75 inches Openable Area: 6.90 sq. ft.

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

→ Furnace Room: See other requirements.

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

### EXTERIOR

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

# **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)

#### **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)

#### Inventory Damage List

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

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

# This is the end of this report.

4


City of Bloomington H.A.N.D.

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

Meeting Date:	March 21, 2018
Petition Type:	An extension of time to complete repairs.
Petition Number:	18-TV-23
Address:	205 E. Vermilya Ave.
Petitioner:	Brian Arnett
Inspector:	Norman Mosier
Staff Report:	<u>January 17, 2017</u> – Conducted Cycle Inspection <u>April 4, 2017</u> – Sent Remaining Violations Report <u>April 13, 2017</u> – Owner Scheduled Re-inspection on 06/02/2017 <u>June 2, 2017</u> – Conducted Re-inspection, All Complied Except Exterior Painting, Issued Temporary Permit <u>November 17, 2017</u> – Mailed EE Reminder Report <u>January 17, 2018</u> – Start Legal <u>January 29, 2018</u> – Received March BHQA Appeal For Extension of Time

Petitioner is requesting an extension of time to complete the painting of the garage due to weather and Painter availability

Staff recommendation: Grant the Request.

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

Compliance Deadline: May 21, 2018

Attachments: Cycle Report, Remaining Violations Report, Temporary Permit, BHQA Appeal

Application for Appeal To The ard of Housing Quality Appeals P.O. Box 100 Bry:		1	}.	· .	
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Image: State of the second		<u>ግ መግግ ወ ୟ</u> ଜ	Application for	Appeal	
BY:       By:       Biomington, IN 47402 812-349-3420 hand@biomington.in.gov         Property Address:       205       E. Vermillyn         Petitions's Name:       Brind Marcett       Linda Bacawlin         Address:       646       E.       Marcett         City:       Bloomington.in.gov         Property Owner's Name:       Bioman Bacawlin         Address:       City:       State:         Property Owner's Name:       Linda Bacawlin         Address:       City:         Property Owner's Name:       Linda Bacawlin         Address:       Zip Code:         Property Owner's Name:       Linda Bacawlin         Address:       Zip Code:         Property Owner's Name:       Email Address:         Occupants:       Zip Code:         Phone Number:       Email Address:         Occupants:       City:         State:       Zip Code:         Phone of the value of the area about the property to which the exception is to apply will not be adversely affected.         Please circle the petition type that you are requesting:       Macawline to complete repairs (Petition type TV)         B) A modification or exception to the Reskletifial Rental Unit and Lodging Establishment Inspection Program (Petition type N)         C) Relief from an administrativ	CHEVAL BLOOMINGTON INNIANE	M CONTRACT M TE	IO I ne	life Apporto	
BI2-349-3420         hand@bloomington.in.gov         Property Address:       205       E. VERMILYN         Petitioner's Name:       Entime Amount of Linit and Emain Linit         Address:       646       G       Internet of Linit and Emain Linit         Address:       646       G       Internet of Linit and Linit         City:       Eliter Int.       Zip Code:       G         Property Owner's Name:       Linita Benavicular       Address:       G         Property Owner's Name:       Linita Benavicular       Address:       City:       State:       Zip Code:       G         Phone Number:       Email Address:       City:       State:       Zip Code:       G         Phone Number:       Email Address:       City:       State:       Zip Code:       G         Phone Number:       Email Address:       D       City:       State:       Zip Code:       G         Phone Number:       Email Address:       Zip Code:       State:       Zip Code:       G         Phone Number:       Email Address:       Zip Code:       State:       State:       Zip Code:       G         Phone Number:       Email Address:       Zip Code:       State:       State:       State:       St		AN 2 9. 2018	P.O. Box 1	00	
Bit 2-349-3420         hand@bloomington.in.gov         Property Address:       205       E. VERMILYN         Petitioner's Name:       Emins Amount for the second for the		RY. CU	Bloomington, IN	•	·
Property Address:       205       E. VERMILYA         Petitioner's Name:       BMIAN Advect T       LINDA BACALLAN         Address:       646       E. M. TAAKING Ted Lin.         Address:       646       E. M. TAAKING Ted Lin.         City:       BLETN.       State:       IN. TAAKING Ted Lin.         City:       BLETN.       State:       IN. Takes Ted Lin.         Phone Number:       BI2-277-4550       Email Address:       Property Owner's Name:         Property Owner's Name:       LINDA BACANGUM       Address:       Property Owner's Name:         Address:       State:       Zip Code:       Property Owner's Name:       International Address:         Property Owner's Name:       LINDA BACANGUM       Bacangular       Address:       Property Owner's Name:       International Address:         Property Owner's Name:       LINDA BACANGUM       Bacangular       Address:       Property Owner's Name:       International Address:         Octupants:       State:       Zip Code:       Property Code: <td></td> <td>L C \$40070 \$666655556666697</td> <td>•• • • • • • • • • • • • • • • • • • • •</td> <td>•</td> <td></td>		L C \$40070 \$666655556666697	•• • • • • • • • • • • • • • • • • • • •	•	
Petitioner's Name:       BMIAN MANTY / LINDA BRANNUM         Address:       646 5       M. TARKINGTON Lin         Cify:       BL6TN.       State:       IN.         Cify:       BL6TN.       State:       IN.         Phone Number:       B2-278-4500       Email Address:         Property Owner's Name:       LINDA BRANUM         Address:       State:       Zip Code:         Property Owner's Name:       LINDA BRANUM         Address:       State:       Zip Code:         Cify:       State:       Zip Code:         Phone Number:       Email Address:       Occupants:         Occupants:       Email Address:       Occupants:         The following conditions must be found in each case in order for the Board to consider the request:       1. That the exception is consistent with the Intent and purpose of the housing code and promotes public health, safety and general wolfere.         2.       That the value of the area about the property to which the exception is to apply will not be adversely affected.         Please circle the petition type that you are requesting:       Scheet adversely of the to complete repairs (Fettition type TV)         B)       A modification or exception to the Residential Rental Unit and Lodging Establishment inspection Program (Petition type RV)         C:       Relif from an administrative decision (Petilion type	•	• •	<u>nand@bloomingt</u>	<u>von.m.gov</u>	
Address:       646 5 W. TPARKINGTON LAN         City:       BLATN.       State:       IN       Zip Code:       47403         Phone Number:       BL2-2713-4550       Email Address:	Property Address: 205	F. E. VERMILY	A		
City:	Petifioner's Name: _ <u>Brei</u>	IAN ARNETT /	LINDA BRAUNICIA	<u>)                                    </u>	
Phone Number: <u>B12-213-4550</u> Email Address:         Property Dwner's Name: <u>LINDA</u> <u>BaawUm</u> Address: <u>State</u> City:      State:         City:      State:         Phone Number:      Email Address:         Phone Number:      Email Address:         Cocupants:		• •			
Property Owner's Name:       LIMOM       BLACKULW         Address:       State:       Zip Code:         City:	City: BLGTN-	State:/~	Zip Code: <u>474</u>	103	•
Address:	Phone Number: <u>8/2-</u> 2	2 <u>72-4530</u> Email Ad	dress:		·
City:	Property Owner's Name:	LINDA BRAUN	Line .		
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Occupants:         The following conditions must be found in each case in order for the Board to consider the request:         1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.         2. That the value of the area about the property to which the exception is to apply will not be adversely affected.         Please circle the petition type that you are requesting:         An extension of time to complete repairs (Petition type TV)         B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type N)         C) Relief from an administrative decision (Petition type AA)         D) Rescind a variance (Petition type RV)         REMINDER: A \$20 filling fee must be submitted with this application before the property can be placed on the meeting agenda.	,	•		· ·	
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Please circle the petition type that you are requesting:         A) An extension of time to complete repairs (Petition type TV)         B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)         C) Relief from an administrative decision (Petition type AA)         D) Rescind a variance (Petition type RV)         REMINDER: A \$20 filling fee must be submitted with this application before the property can be blaced on the meeting agenda.		<u></u>		·······	
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<ul> <li>B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)</li> <li>C) Relief from an administrative decision (Petition type AA)</li> <li>D) Rescind a variance (Petition type RV)</li> </ul> REMINDER: A \$20 filling fee must be submitted with this application before the property can be placed on the meeting agenda. OFFICE USE ONLY Petition Number 18 - TU - 28.	A) An extension of ti	ime to complete repairs (Pi	etition type TV)		
Inspection Program (Petition type V) C) Relief from an administrative decision (Petition type AA) D) Rescind a variance (Petition type RV) <u>REMINDER:</u> A \$2D filling fee must be submitted with this application before the property can be placed on the meeting agenda. Petition Number <u>18 - TV - 28</u>	. Cr				
D) Rescind a variance (Petition type RV) <u>REMINDER:</u> A \$20 filling fee must be submitted with this application before the property can be placed on the meeting agenda. Difference of the property can be Petition Number <u>18-TV-23</u>	<ul> <li>B) A modification or Inspection Progra</li> </ul>	exception to the Residenti am (Petition type V)	al Rental Unit and Looging Esi	adiishment	
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Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request; the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

æ SOTENSION or Exterior (AINTINR, K To WEATHE AILABILITY ۰. ż . . . Signature (required): Date: Name (please print): You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be

shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



# City Of Bloomington Housing and Neighborhood Development

# EXTERIOR EXTENSION REMINDER INSPECTION REPORT

NOV 1 7 2017

4121

<u>Owner(s)</u> Linda L. Braunlin 6465 W. Tarkington Lane Bloomington, IN 47403

Prop. Location: 205 E Vermilya AVE Number of Units/Structures: 1/1 Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5

Date Inspected: 01/12/2017 Primary Heat Source: Gas Property Zoning: RM Number of Stories: 1 Inspector: Norman Mosier Foundation Type: Basement Attic Access: No Accessory Structure: Det. Garage

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 01/12/2017.

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

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

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

# EXTERIOR:

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

This is the end of this report.

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

bloomington.in.gov

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

BHQA - March 21, 2018

HAND

CITY OF BLOOMINGTON Housing and Neighborhood Development

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

# TEMPORARY **RENTAL OCCUPANCY** PERMIT

205 E. VERMILYA Address

This Temporary Permit indicates that the interior violations listed on the Cycle Inspection Report 1-12-17 dated \_\_\_\_, are now in compliance, and the only remaining violations are not life-safety in nature.

The remaining violations are noted in the REMAINING VIOLATIONS REPORT ; this document is incorporated by reference into the Temporary dated lif - by Permit.

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

This Temporary Permit expires, /-12-1	18	
Director: Marin Her.	Date(4/17	



# City Of Bloomington Housing and Neighborhood Development

# REMAINING VIOLATION INSPECTION REPORT

# APR 0 6 2017

4121

<u>Owner(s)</u> Linda L. Braunlin 6465 W. Tarkington Lane Bloomington, IN 47403

Prop. Location: 205 E Vermilya AVE Number of Units/Structures: 1/1 Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5

Date Inspected: 01/12/2017 Primary Heat Source: Gas Property Zoning: RM Number of Storics: 1 Inspector: Norman Mosier Foundation Type: Basement Attic Access: No Accessory Structure: Det. Garage

# **REINSPECTION REQUIRED**

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

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

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

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

# INTERIOR:

Living Room 17 x 11-6:

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

## S Bedroom 11-6 x 9-4:

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Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16,04,060(b)

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

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	S Bedroom 11-6 x 9-4; (Continued)
	Existing Egress Window Measurements: Dbl hung: Const. Yr 1920
	Height: 27 inches
	Width: 27 inches
	Sill Height: 24 inches
	Openable Area: 5.06 sq. ft.
	Note: These measurements are for reference only. There is no violation of the emergency egress requirements.
	Dining Room 12-3 x 11-6;
$\mathcal{O}$	Every window shall be capable of being easily opened and held in position by its own hardware.
	BMC 16.04.060(b)
~	<u>N Bedroom 11 x 9-4:</u> Same window as south bedroom. Every window shall be capable of being easily opened and held in position by its own hardware.
C	BMC 16.04.060(b)
	DIMC 10.04.000(D)
$\sim$	Secure the loose south window lock to function as intended. BMC 16.04.060 (b)
C	
<u> </u>	Replace the damaged door trim. BMC 16.04.060 (a)
	Pathroom
C	Bathroom: Secure the loose north door casing, BMC 16.04.060 (a)
Ċ	Secure the loose hot water faucet handle in the tub. BMC 16.04.060 (a)
	<u>Kitchen 11-4 x 7-6:</u>
C	Secure the loose sprayer to its base, BMC 16.04.060 (a)
	Mud Room: No violations noted.
	BASEMENT
	Stairway, Main Room:
	No violations noted.
	Utility Room: Furnace located here, see other requirements.
	EXTERIOR:
$\frown$	Secure the loose handrail on the back porch. BMC 16.04.050(b)
6	
	Det. Garage:
C	Clean debris from the roof, gutters and downspouts. BMC 16.04.050(a)
	Repair/replace the deteriorated/missing siding on the south and east sides of garage.
C	BMC 16.04.050(a)
١	Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
Ar)	() (This violation has a one-year deadline from the date of the Cycle Inspection.)
in /	

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# **OTHER REQUIREMENTS:**

WE from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a OSUPPHY

0 parts per million (ppm) Desired level: 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)

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

This is the end of this report.



# City Of Bloomington Housing and Neighborhood Development

# CYCLE INSPECTION REPORT

<u>Owner(s)</u> Linda L. Braunlin 6465 W. Tarkington Lane Bloomington, IN 47403

Prop. Location: 205 E Vermilya AVE Number of Units/Structures: 1/1 Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5

Date Inspected: 01/12/2017 Primary Heat Source: Gas Property Zoning: RM Number of Stories: 1 Inspector: Norman Mosier Foundation Type: Basement Attic Access: No Accessory Structure: Det. Garage

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

## **INTERIOR:**

Living Room 17 x 11-6:

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

S Bedroom 11-6 x 9-4:

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

Existing Egress Window Measurements: Dbl hung: Const. Yr. - 1920 Height: 27 inches Width: 27 inches Sill Height: 24 inches Openable Area: 5.06 sq. ft.

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

Rental Inspection (812) 349-3420 Neighborhood Division (812) 349-3421 Housing Division (812) 349-3401 4121

#### Dining Room 12-3 x 11-6:

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

# <u>N Bedroom 11 x 9-4:</u> Same window as south bedroom.

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

Secure the loose south window lock to function as intended. BMC 16.04.060 (b)

Replace the damaged door trim. BMC 16.04.060 (a)

#### Bathroom:

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Secure the loose north door casing. BMC 16.04.060 (a)

Secure the loose hot water faucet handle in the tub. BMC 16.04.060 (a)

#### Kitchen 11-4 x 7-6:

Secure the loose sprayer to its base. BMC 16.04.060 (a)

Mud Room:

No violations noted.

#### BASEMENT

<u>Stairway, Main Room:</u> No violations noted.

Utility Room: Furnace located here, see other requirements.

#### **EXTERIOR:**

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

#### Det. Garage:

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

Repair/replace the deteriorated/missing siding on the south and east sides of garage. BMC 16.04.050(a)

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

## **OTHER REQUIREMENTS:**

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

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

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

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This is the end of this report.



City of Bloomington H.A.N.D.

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

An extension of time to complete repairs

Meeting Date:

21 March 2018

1000 E. Atwater Ave.

**Brawley Property Management** 

18-TV-024

Petition Type:

Petition Number:

Address:

Petitioner:

Inspector:

Staff Report:

Michael Arnold

Cycle Inspection Sent report Re-inspection scheduled Re-inspection complete Sent Exterior Extension reminder DB Exterior not completed Start Legal BHQA application

During the cycle inspection on 06 December 2016 it was noted that there was deteriorated paint on the exterior of the structure. Work was not complete at the re-inspection on 21 February 2017. A reminder was sent regarding the exterior painting on 24 October 2017. A drive by was conducted on 24 January 2018 and the exterior was not in compliance. The BHQA application was received 31 January 2018.

Staff recommendation:	Deny the 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:	none

Attachments: Exterior Extension Reminder, Application

	DECEINEU
	Application for Appeal
	CITY OF ELODMINGTON INDIANY BY:Board of Housing Quality Appeals P.O. Box 100
	Bloomington, IN 47402 812-349-3420
	hand@bloomington.in.gov
	Property Address: HOE & Atwater
	Potitioner's Name: Brawley Property Management
•	Address: <u>PO Box 5543</u>
	City: Bloommaton State: IN Zip Code: 47407
	Phone Number: <u>4442547368</u> Email Address: jake @ the brawleygroup, com
	Property Owner's Name: BMT Properties, LLC
	Address: PO Box 5543
	City: Bloomington State: IN Zip Code: 47407
	Phone Number: <u>8442547638</u> Email Address: jake@thebrawley group.com
	Occupants: 23

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. That the value of the area about the property to which the exception is to apply will not be adversely
- 2. affected.

# Please circle the petition type that you are requesting:

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

- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

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

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OFFICE USE ONLY	
Petition Number 18 - TV - 24	-

#### SEE REVERSE

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

windows. laun orm for wea . . Signature (required): Date: Name (please print):

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



# City Of Bloomington Housing and Neighborhood Development

# EXTERIOR EXTENSION REMINDER INSPECTION REPORT

Owner(s) Bmi Properties Llc Po Box 5543 Bloomington, IN 47407

OCT 2 4 2017

Agent Brawley Property Management Po Box 5543 Bloomington, IN 47407

Prop. Location: 1000 E Atwater AVE Number of Units/Structures: 8/1 Units/Bedrooms/Max # of Occupants: Bld 1: 8/1/1

Date Inspected: 12/06/2016 Primary Heat Source: Gas Property Zoning: RM Number of Stories: 2 Inspector: Mike Arnold Foundation Type: Basement Attic Access: No Accessory Structure: none

# This report is your reminder from the Housing and Neighborhood Development Office that this rental property is operating under a Temporary Permit that expires on 12/06/2016.

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)(Exterior of windows and trim work where needed). (This item has a deadline of 06 December 2017)

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

bloamington.in.gov

Rental Inspection (812) 349-3420 Nelghborhood Division (812) 349-3421 Housing Division (812) 349-3401 34



City of Bloomington H.A.N.D.

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

Meeting Date:	March 21, 2018
Petition Type:	An extension of time to complete repairs.
Petition Number:	18-TV-25
Address:	1501 S. Arbors
Petitioner:	Timothy Roberts
Inspector:	Norman Mosier
Staff Report:	October 19, 2017 – Conducted Cycle Inspection December 28, 2017 – Agent Scheduled Re-inspection for 02/08/2018 February 5, 2018 – Received BHQA Appeal

Petitioner is requesting an extension of time to complete the repairs due to inclement weather and vendor issues.

Staff recommendation: Grant the request.

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

Compliance Deadline: March 31, 2018 – For all life safety violations May 21, 2018 – For all other violations

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

CITY OF BLODMINGTON INDIAN FEB 0'5 2018 BO	) Application for Appeal To The bard of Housing Quality Appea		с., Бъ.,
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FEB 0 5 2018		In ·	
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	P.O. Box 100 Bloomington, IN 47402		• •
TY THE WAY TO THE CONTRACTOR	812-349-3420		
	hand@bloomington.in.gov		•
Property Address: 1501 S. Arbors L	14		
Petitioner's Name: Timothy E. Roberts			
Address: 3296 S. Walnut Sprin	195 Druce		
city: <u>Bloomington</u> State: <u>D/</u>	Zip Code: 47401		,
Phone Number: 812 822 1251 Email Address	s: TRoberts a birge and	Me lili	
Property Owner's Name: Malrey Held	· · ·	141	[.
Address: 770 3rd Ave S.W.	·		•
city: Carmel State: Dy			
Phone Number: Same As Aster Email Address	5: Smit As Alin.	•	•
4	. ·		
Occupants:	· ·		
The following conditions must be found in each case in c	order for the Board to consider the r	enuest.	
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affected.	· · · · · · · · · · · · · · · · · · ·	· ·	
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Please circle the petition type that you are requesting:		•	
A) An extension of time to complete repairs (Petition	n type TV)		•
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<ul> <li>B) A modification or exception to the Residential Re Inspection Program (Petition type V)</li> </ul>	ental Unit and Lodging Establishment		. ,
C) Relief from an administrative decision (Petition ty	vpe AA)		
D) Rescind a variance (Petition type RV)		•	
	OFFICE USE ONLY		]
REMINDER: A \$20 filing fee must be submitted	tition Number 18-TV-25		•
with this application before the property can be		•	1
with this application before the property can be placed on the meeting agenda.	tition Number 10-1V: 2	· · ·	· ·
with this application before the property can be placed on the meeting agenda.	tition Number 18-1V-2	· · ·	

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

Signature (required): Date: 4 Name (please print)

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

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# City Of Bloomington Housing and Neighborhood Development CYCLE INSPECTION REPORT

<u>Owner(s)</u> Andrew Held 770 3rd Ave. S.W. Carmel, IN 46032

Agent Timothy Roberts 3296 Walnut Springs Dr. Bloomington, IN 47401

Prop. Location: 1501 S Arbors LN Number of Units/Structures: 24/4 Units/Bedrooms/Max # of Occupants: Bld 1: 4/2/3 2/3/3, Bld 2: 4/2/3, Bld 3: 4/2/3 2/3/3, Bld 4: 6/2/3 2/3/3

Date Inspected: 10/19/2017 Primary Heat Source: Electric Property Zoning: PUD Number of Stories: 2 Inspector: Norman Mosier Foundation Type: Crawl Space Attic Access: No Accessory Structure: Detached Garages (2)

The Monroe County Assessor's records indicate that this structure was built in 1994. Minimum egress requirements for a multi-family dwelling built at the time of construction. 1993 IBC Sec. 1203 (103) Openable area: 5.7 Sq. Ft. Clear height: 24 inches Clear width: 20 inches Sill height: Not more than 44 inches above finished floor.

# Room dimensions are as follows:

Two Bedroom units Living Room 19 x 14 Kitchen 18 x 18 Bathroom ½ Bath (Upper level only) Bedroom 14 x 12 Bedroom 10-6 x 10-6 Three Bedroom units Living Room 15 x 13-6 Kitchen 16 x 15 Bathroom Bathroom Bedroom 14 x 12 Bedroom 11-6 x 10-6 Bedroom 11 x 9-6

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

bloomington.in.gov

City Hall

Rental Inspection (812) 349-3420 Neighborhood Division (812) 349-3421 Housing Division (812) 349-3401 7062

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# Egress window measurements are as follows:

Existing Egress Window Measurements: Dbl hung: Const. Yr. - 1994 Height: 26 inches Width: 34 inches Sill Height: 25 inches Openable Area: 6.14 sq. ft.

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

# **GENERAL VIOLATIONS:**

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)

## **ATTICS:**

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

#### NOTE:

Only units and rooms with violations will be listed on this report.

# INTERIOR:

BLDG 1 North Building

<u>1501</u>

Living Room:

See general violation

Secure the loose door handle on the sliding glass door. BMC 16.04.060 (a)

# <u>1503</u>

W Bedroom:

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

# Bath/Laundry Room:

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

#### E Bedroom:

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

#### Living Room:

See general violation.

# 1505 - Repair all smoke detectors in this unit to be interconnected. 1992 IBC Sec. 1210 (a) Bathroom:

Secure the loose and hanging vent on the ceiling. BMC 16.04.060 (a)

Living Room: See general violation.

Secure the loose handle on the sliding glass door. BMC 16.04.060 (a)

## Furnace Closet:

Repair the wiring splice for the furnace to be inside an approved junction box. BMC 16.04.060 (a) T-STAV

# <u>1507</u> - Repair all smoke detectors in this unit to be interconnected. 1992 IBC Sec. 1210 (a) Living Room: See general violation.

Secure the loose can light ring to the light housing, above the fireplace. BMC 16.04.060 (a)

#### Kitchen:

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

#### <u>/ Bathroom:</u>

Replace the defective GFCI receptacle, won't reset. BMC 16.04.060 (b)

#### N Bedroom:

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

#### Bathroom:

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

#### E Bedroom:

Repair the broken window. BMC 16.04.060(a)

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

# $\prime$ 1509 - Repair all smoke detectors in this unit to be interconnected. 1992 IBC Sec. 1210 (a) $\cdot$

Living Room:

See general violation.

#### S Bedroom:

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. **1992 IBC Sec. 1210 (a)** 

#### Bathroom:

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

#### Furnace Closet:

Install a filter in the furnace to ensure proper operation. BMC 16.04.060(c)

#### N Bedroom:

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. **1992 IBC Sec. 1210 (a)** 

# <u>1511</u>

Living Room:

See general violation.

Secure the loose handle on the sliding glass door. BMC 16.04.060 (a)

# BLDG 2, 2nd Building from north

1513

Living Room:

See general violation.

## Bathroom:

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

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# <u>1515</u>

Living Room:

See general violation.

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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. **1992 IBC Sec. 1210 (a)** 

#### E Bedroom:

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. **1992 IBC Sec. 1210 (a)** 

#### W Bedroom:

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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. **1992 IBC Sec. 1210 (a)** 

<u>1517</u>

Living Room: See general violation.

<u>1519</u>

Living Room: See general violation.

W Bedroom:

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 from the wall. **1992 IBC Sec. 1210** (a)

#### E Bedroom:

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. **1992 IBC Sec. 1210 (a)** 

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

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/ Deck:

Replace the defective GFCI receptacle, won't trip. BMC 16.04.050(b)

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# BLDG 3

1521 Living Room:

See general violation.

Repair the smoke detector in this room to be interconnected. 1992 IBC Sec. 1210 (a)

## Kitchen/Dining Room:

Repair the north window on the west wall to latch properly. BMC 16.04.060 (a)

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

## W Bedroom:

Repair the smoke detector in this room to be interconnected. 1992 IBC Sec. 1210 (a)

#### Bathroom:

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

## <u>1523</u>

Living Room:

See general violation.

#### W Bedroom:

Repair/replace the deteriorated lower window frames on the south window, west wall, at the bottom of upper and lower sashes. BMC 16.04.060 (a)

#### <u>1525</u>

<u>Living Room:</u>

See general violation.

Secure the loose handle on the sliding glass door. BMC 16.04.060 (a)

#### W Bedroom:

Properly ground the electrical receptacle on the east 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, label receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)

#### <u>E Bedroom:</u>

Repair the west door to function as intended, door off of lower hinge. BMC 16.04.060 (a)

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

## <u>1527</u>

Living Room: See general violation.

#### Kitchen:

Replace the defective GFCI receptacles to the right and left of the sink, won't trip. BMC 16.04.060 (b)

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# N Bedroom;

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

Secure the loose receptacle on the south wall, BMC 16.04.060 (b)

# Bathroom:

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

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Replace the GFCI receptacle for the washing machine, won't trip, BMC 16.04.060 (b)

# <u>1529</u>

Living Room:

See general violation.

# Kitchen:

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

# Bathroom:

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

# Furnace Closet:

Install the missing cover plates on the water heater. BMC 16.04.060 (a)

# E Bedroom:

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

# <u>1531</u>

Living Room: See general violation.

# S Bedroom:

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

# Bathroom:

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

# Laundry Closet:

Replace the defective GFCI receptacle to function as intended, won't trip. BMC 16.04.060 (b)

# N Bedroom;

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

# Kitchen:

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

## <u>BLDG 4</u> 1533

# Bathroom;

Replace the defective GFCI receptacle, won't trip. BMC 16.04.060 (b)

# Living Room:

See general violation.

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# Kitchen:

Repair/replace the garbage disposal, leaks into the dishwasher. BMC 16.04.060 (c)

#### Deck:

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

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# Furnace Closet:

Re-install the doors to function as intended. BMC 16.04.060 (a)

Temperature/pressure relief (TPR) valve discharge tubes:

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

#### E Bedroom:

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

#### N Bedroom:

Repair the window screens to fit the frames. BMC 16.04.060 (a)

#### <u>1535</u>

Living Room; See general violation.

## Bathroom:

Secure the loose toilet. BMC 16.04.060 (a)

#### N Bedroom:

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

# <u>1537</u>

Bathroom:

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

#### Laundry Closet:

Secure the loose receptacle for the washing machine. BMC 16.04.060 (b)

# <u>1539</u>

Furnace Closet:

Repair/replace the right side door, sticks on floor. BMC 16.04.060 (a)

# Kitchen:

Replace the defective GFCI receptacle to the right of the stove, won't trip. BMC 16.04.060 (b)

### <u>½ Bath:</u>

Replace the defective GFCI receptacle, won't reset. BMC 16.04.060 (b)

# <u>1541</u> - Repair all smoke detectors in this unit to be interconnected. 1992 IBC Sec. 1210 (a) Living Room:

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. **1992 IBC Sec. 1210 (a)** 

#### S Bedroom:

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

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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, **1992 IBC Sec. 1210 (a)** 

#### N Bedroom:

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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. **1992 IBC Sec. 1210 (a)** 

## <u>1543</u>

## Furnace Closet:

Install the cover plates that are setting on the water heater. BMC 16.04.060 (c)

# <u>1545</u>

# Dining Room:

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

#### Living Room:

See general violation.

#### <u>S Bedroom:</u>

Secure the loose doorknob on the west door and repair the door to latch properly. BMC 16.04.060 (a)

#### Bathroom:

Secure the loose toilet. BMC 16.04.060 (a)

#### E Bedroom:

Properly ground all of the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label receptacles with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B)

# <u>1547</u>

Living Room:

See general violation.



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

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# Bathroom:

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

# Laundry Closet:

Replace the defective GFCI receptacle for the washing machine. BMC 16.04.060 (b)

## 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)

#### N Bedroom:

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. 1992 IBC Sec. 1210 (a)

#### Kitchen:

Secure the loose GFCI receptacle to the right of the sink. BMC 16,04.060 (b)

#### EXTERIOR:

#### NORTH GARAGES:

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

# BLDG. 1, (NORTH BUILDING)

Repair/replace the deteriorated NE support post for the roof awning adjacent to unit 1501. BMC 16.04.050(a)

Repair the hole in the north wall adjacent to the east window, 2<sup>nd</sup> level. BMC 16.04.050(a)

Properly label electrical A/C quick disconnects with corresponding unit numbers. BMC 16.04.020, NEC 225.37

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

Repair the hole in the east wall, south of 1<sup>st</sup> deck, 2<sup>nd</sup> level. BMC 16.04.050(a)

Repair/replace the crawlspace entry door to function as intended, first opening from north end, east side of structure. BMC 16.04.050(a)

Repair the hole in the east wall, between the window and the chimney,  $2^{nd}$  level, above meters. BMC 16.04.050(a)

Repair the hole in the east wall, 2<sup>nd</sup> level adjacent to the SE corner of structure. BMC 16.04.050(a)

Secure the loose A/C quick disconnects on the south wall, east end. BMC 16.04.050(a)

Secure the loose siding on the south wall, 2<sup>nd</sup> level, above A/C quick disconnects. BMC 16.04.050(a)

Repair the hole in the siding on the south wall, 2<sup>nd</sup> level, midway of wall. BMC 16.04.050(a)

Remove the tree adjacent to the foundation and deck on the south side of structure.BMC16.04.050(a)

Repair the hole in the wall, lower level adjacent to the deck. BMC 16.04.050(a)

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Replace the broken foundation vent on the SW corner of structure. BMC 16.04.050(a)

Repair/replace the failing duct work at the SW entry to the crawlspace, look across crawlspace at about a 45 degree angle to the east. BMC 16.04.050(a)

Repair the holes in the west wall,  $2^{nd}$  level, south end. BMC 16.04.050(a)

Repair/replace the SW support post for the roof awning adjacent to unit 1507. BMC 16.04.050(a)

Repair the holes in the north wall between units 1507& 1509, 2<sup>nd</sup> level. BMC 16.04.050(a)

# BLDG 2

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

Repair the hole in the west wall, 2<sup>nd</sup> level between windows. BMC 16.04.050(a)

Properly label A/C quick disconnects with corresponding unit numbers. BMC 16.04.020 NEC 225.37

Repair the holes in the east wall, 2<sup>nd</sup> level, adjacent to the SE corner of structure. BMC 16.04.050(a)

Repair the holes in the south wall, 2<sup>nd</sup> level, adjacent to the Se corner of structure. BMC 16.04.050(a)

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

Repair the hole in the south wall under the 2<sup>nd</sup> level west window. BMC 16.04.050(a)

# BLDG 3

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

Repair the hole in the south wall, 2<sup>nd</sup> level, east end of structure. BMC 16.04.050(a)

Properly label the A/C quick disconnects with corresponding unit numbers. BMC 16.04.020 NEC 225.37

Replace the missing dryer vent cover flap, 1<sup>st</sup> vent from east end of structure. BMC 16.04.050(a)

Repair the holes in the north wall, 2<sup>nd</sup> level. BMC 16.04.050(a)

Repair the holes in the east wall, 2<sup>nd</sup> level. BMC 16.04.050(a)

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. Remove all trees adjacent to the foundation. BMC 16.04.040(e)

12

Secure the loose siding above unit 1531, 2<sup>nd</sup> level. BMC 16.04.050(a)

#### SOUTH GARAGES:

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

Reconnect the downspout on the SW corner of structure. BMC 16.04.050(a)

#### BLDG 4

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

Properly label electrical A/C quick disconnects with corresponding unit numbers. BMC 16.04.020, NEC 225.37

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. Remove the trees adjacent to the foundation all around the building, BMC 16.04.040(e)

Repair the hole in the south wall between the 2<sup>nd</sup> & 3<sup>rd</sup> deck from the west. BMC 16.04.050(a)

Repair the hole in the south wall, east of third deck, 2<sup>nd</sup> level. BMC 16.04.050(a)

Replace the cracked porch adjacent to unit 1539, trip hazard. BMC 16.04.050(b)

# **OTHER REQUIREMENTS:**

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

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

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City of Bloomington H.A.N.D.

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

Meeting Date:	March 21 <sup>st</sup> , 2018
Petition Type:	An extension of time to complete repairs.
Petition Number:	18-TV-26
Address:	2603 E, 3 <sup>rd</sup> St.
Petitioner:	Mark Kleinbauer
Inspector:	Kenny Liford
Staff Report:	February 2 <sup>nd</sup> , 2017 Completed cycle Inspection report. February 7 <sup>th</sup> , 2018 BHQA App received
	utancian of time for Dytanian pointing

Petitioner has requested an extension of time for Exterior painting.

Staff recommendation:	Grant 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, but not limited to, the possibility of fines.
Compliance Deadline:	April 30 <sup>th</sup> , 2018 to call and schedule the re-inspection.
Attachments:	Cycle inspection, BHQA Appeal, Petitioner's Letter

	FEB () 7 2018 )	BHQA - March 21, 2018 Page 1 of 2
CITY OF THE OOM INGTON INDIANA	BY: A 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: 2603 E. 3rd St		

Address: 2603 E	3rd Street	,	、
City: Bloomington		State: Indiana	<b>Zip Code:</b> 47408
Phone Number:	(812) 360-3460	E-mail Address: mkleinba@homefinder.org	
Owner's Name:	Liza Decsy		· · ·
Address: 1831 Bo	ugh Ave #1		•
City: Clearwater		State: Florida	Zip Code: 33760
Phone Number: 812-260-3185		E-mail Address: lizadecsy@yahoo.com	

Occupants: Ken Rogers

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.

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 agendal

(Will be assigned by BHQA)				
Petition Number: 18-TV-26				

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Page 2 of 2

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 respectfully request an extension through March or April to get the exterior touch up painting completed. Due to a miscommunication between property manager and Owner the painting of the trim was not completed as both parties thought and once discovered it was too cold to be able to properly paint the surfaces. Mark Kleinbauer Property Manager

Signature (Required): \_\_2

Name (Print): Mark Kleinbauer

Date:

2/7/18

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.



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# City Of Bloomington Housing and Neighborhood Development

# RENTAL PERMIT INFORMATION

# FEB 0 9 2017

Liza Decsy 1831 Bough Ave. #1 Clear Water, FL 33760

Property Location: 2603 E 3rd ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office by **APR 1 0 2017** to schedule a re-inspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

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

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

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

#### Sincerely,

Housing & Neighborhood Development Encl:Inspection Report, Xc:Peek & Associates C/O Mark Kleinbauer: 899 S. College Mall Road #385, Bloomington, IN 47401

401 N Morton St	City Hall	Rental Inspection (812) 349-3420
Bloomington, IN 47404		Neighborhood Division (812) 349-3421
Fax (812) 349-3582	bloomington.in.gov	Housing Division (812) 349-3401

35



# City Of Bloomington Housing and Neighborhood Development

# CYCLE INSPECTION REPORT

Owner(s) Liza Decsy 1831 Bough Ave. #1 Clear Water, FL 33760

Agent Peek & Associates C/O Mark Kleinbauer 899 S. College Mall Road #385 Bloomington, IN 47401

Prop. Location: 2603 E 3rd ST Number of Units/Structures: 1/1 Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 02/01/2017 Primary Heat Source: Gas Property Zoning: RC Number of Stories: 1 Inspector: Kenneth Liford Foundation Type: Basement Attic Access: No Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1953. There were no requirements for emergency egress at the time of construction.

# INTERIOR ·

# General

Clean all the heating/air conditioning supply/return grills. BMC 16.04.060(c)

Living Room (20-8x12-9)

Properly ground the electrical receptacle under the picture window. 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, label receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)

<u>Kitchen (16-6x8-0)</u> Repair the plumbing to the sink to provide hot water, BMC16.04,060 (c)

Repair the left front ignitor switch so that the range burner functions as intended. BMC 16.04.060(c)

401 N Morton St	City Hall	Rental Inspection (812) 349-3420
Bloomington, IN 47404		Neighborhood Division (812) 349-3421
Fax (812) 349-3582	bloomington,in.gov	Housing Division (812) 349-3401
Bathroom		

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Replace the drain stop to function as intended. BMC16.04.060 (c)

Northeast Bedroom (12-2x9-9) Replace the missing door stop trim. BMC 16.04.060(a)

> Existing Egress: Height: 20 inches Width: 31 inches Sill Height: 35 inches Openable Area: 4.30 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.

Southeast Bedroom (13-4x10-9) No violations noted.

#### **Existing Egress:**

Height: 20 inches Width: 31 inches Sill Height: 35 inches Openable Area: 4.30 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.

#### Hallway

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

Breezeway, Garage No violations noted.

#### Basement

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

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

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

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

#### EXTERIOR

Repair/replace deck boards at entrance and all loose or damaged boards on front deck. BMC 16.04.050(a)

Repair or replace damaged or deteriorating roofing on front of house. This is to be done in a workmanlike manner and includes but is not limited to damaged or deteriorating roofing material, sheathing, and all structural members. BMC 16.04.050(a)

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

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Secure all guttering to the structure. BMC 16.04.050(a)

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

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. Remove all dead limbs. BMC 16.04.040(e)

Remove and properly dispose of yard waste/brush pile. BMC 16.04.040(d)

## **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	C 16.04.060(b)

#### **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)

## Tenants and Owners Rights and Responsibilities Summary

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

#### **Inventory Damage List**

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

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

This is the end of this report.


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

Meeting Date:	March 21, 2018	
Petition Type:	An extension of time to complete repairs	
Petition Number:	18-TV-27	
Address:	1275 E, Short Street	
Petitioner:	Naomi Posner-Horie	
Inspector:	Dee Wills	
Staff Report:	September 20, 2017 Completed Cycle Inspection December 19, 2017 Completed Re-Inspection with Owner February 12, 2018 Received Application for Appeal The petitioner is requesting an extension of time for the bedroom basement window repair. The petitioner states the parts for this window has been on back order for over a year, and believes this is due to the fact that the window is a wooden custom hand made window. The petitioner is going to find a new supplier for the parts and needs more time for this process.	
Staff recommendatio	n: Grant the 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	March 30, 2018: For the Kitchen GFCI violation and the fireplace Documentation	
	May 21, 2018: For the basement window reapir.	
Attachments:	Application for Appeal, Reinspection Report	

CITY OF BLOOMRNETON IMMARY	Application for Appeal To The Board of Housing Quality App P.O. Box 100 Bloomington, IN 47402 812-349-3420 hand@bloomington.in.go	
Property Address: <u>1275</u>	Short Street	
Petitioner's Name: <u>Naomi</u>	Posner-Horie	
Address: 900 S Ranso	om Lane	
City: Bloomington	State:_INZip Code:47403	
Phone Number: _812.322	2.4205 Email Address: nyph19@gmail.com	
Property Owner's Name: Sar	ne as above	
Address: <u>same as ab</u>	Dove	٣
City:	State:Zip Code:	
	Email Address:	
Tiffenu and A	ndy Bengston	

- public health, safety and general welfare.2. That the value of the area about the property to which the exception is to apply will not be adversely affected. •

Please circle the petition type that you are requesting:

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

- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY
Petition Number 18-71/-27

SEE REVERSE

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

In regards to the window in the basement bedroom that we have been asked to fix, we have ordered parts in order to do so. However, due to the nature of the window and the fact that it is a custom hand-made wooden window, we do not know when the part/s will be ready. We have literally been waiting more than one year so far.

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We will look into a new supplier for the part/s and ask that you extend the inspection in the meantime.

- Thank you for your understanding.

Signature (required):

Name (please print): \_\_\_\_\_\_\_ Date: 2-12-18

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



### City Of Bloomington Housing and Neighborhood Development

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### **REMAINING VIOLATION INSPECTION REPORT**

Owner(s)

Posner-Horie, Naomi Y 900 S Ransom Ln Bloomington, IN 47403

Prop. Location: 1275 E Short ST Number of Units/Structures: 1/1 Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/3

Date Inspected: 09/20/2017 Primary Heat Source: Gas Property Zoning: RS Number of Stories: 1 Inspector: Dee Wills Foundation Type: Basement Attic Access: Yes Accessory Structure: none

### **REINSPECTION REQUIRED**

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

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

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

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

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

bloomington.in.gov

Rental Inspection (812) 349-3420 Neighborhood Division (812) 349-3421 Housing Division (812) 349-3401 3953

### INTERIOR

#### Main Level

<u>Kitchen (13 x 8-4)</u>

Replace non-functioning or incorrectly wired GFCI receptacle adjacent to the stove (right side), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

### Lower Level

North Bedroom (19 x 11) Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

#### **OTHER REQUIREMENTS**

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)

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 to Rescind Variance

Meeting Date:	March 21, 2018
Petition Type:	Rescind a variance.
Petition Number:	18-RV-28
Address:	610 E. Hillside Drive
Petitioner:	HAND
Inspector:	Dee Wills
Staff Report:	January 25, 2018 Completed Cycle Report February 13, 2018 Application for Appeal
·	This property was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address basement access requirements; therefore we are asking the Board to rescind this variance. The structure was built in 1825.

Staff Recommendation:

Rescind the variance.

Conditions: None

Attachments: None

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

Meeting Date:	March 21, 2018	
Petition Type:	Rescind a variance	
Petition Number:	18-RV-29	
Address:	109 N. Clark St.	
Petitioner:	HAND	
Inspector:	Kenny Liford	
Staff Report:	December 12, 2017 February 20, 2018	Cycle Inspection Appeal Filed

This property was previously granted a variance to the minimum ceiling height requirement of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height requirement and the Building Code in place at the time of construction did not address minimum ceiling height requirements; therefore we are asking the Board to rescind this variance. The structure was built in 1945.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

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

Meeting Date:	March 21, 2018	
Petition Type:	Rescind a variance	•
Petition Number:	18-RV-30	
Address:	314 W. 2 <sup>nd</sup> St.	
Petitioner:	HAND	
Inspector:	Kenny Liford	
Staff Report:	January 31, 2018 February 20, 2018	Cycle Inspection Appeal Filed

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington H.A.N.D.

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

Meeting Date:	March 21, 2018
Petition Type:	Rescind a variance
Petition Number:	18-RV-31
Address:	929-931 S. Dunn St.
Petitioner:	HAND
Inspector:	Norman Mosier
Staff Report:	February 20, 2018 – Conducted Cycle Inspection February 21, 2018 – Received BHQA Appeal (Rescind Variance)

This property was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling height; therefore we are asking the Board to rescind this variance. This structure was built in 1940.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



# City of Bloomington Housing & Neighborhood Development

Meeting Date:	March 21, 2018
Petition Type:	Relief from an administrative decision
Variance Request:	Relief from the requirement to register this as a rental.
Petition Number:	18-AA-32
Address:	991 E Winslow Road
Petitioner:	Abbey "Susie" Hamilton
Inspector:	John Hewett
Staff Report:	February 21, 2018 Owner registered the property and appealed for exception.
	The property is currently occupied by the owner's son and his family.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This property shall not be considered a rental for as long as the current ownership and tenants do not change. If additional tenants occupy this structure or other tenants occupy the structure while the current owners maintain ownership, the requirement to register and inspect shall be enforced. This property shall be monitored on a yearly basis to determine compliance.

Compliance Deadline: none

Attachments: Appeal form

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

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

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BHQA - March 21, 201
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FEB 2 1 2018
Application for Appeal To The
GITY OF BLOOMINGTON INDIANA Board of Housing Quality Appeals
P.O. Box 100 Bioomington, IN 47402
812-349-3420 hand@bloomington.in.gov
Property Address: <u>991 E. WINSLOW RD 47401</u>
Petitioner's Name: <u>ABBEY SUSIE</u> HAMILTON
Address: 1001 E. Winston RD
City: $MGTN$ State: $/N$ Zip Code: $47401$
Phone Number: SUZ 3323992 Email Address: A BSHAMIL @INDIAATA 524
Property Owner's Name: ABBEY 5. MAMICTON
Address: 1001 EWINGLOW RD
City: BLGTN State: IN Zip Code: 47407
Phone Number: 8/2332399 Z Email Address: ABSHAMIL QINDIANA, COU
Occupants: <u>RETRED</u>
<ol> <li>The following conditions must be found in each case in order for the Board to consider the request;</li> <li>That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.</li> <li>That the value of the area about the property to which the exception is to apply will not be adversely affected.</li> </ol>
Please circle the petition type that you are requesting:
A) An extension of time to complete repairs (Petition type TV)
<ul> <li>B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)</li> </ul>
C) Relief from an administrative decision (Petition type AA)
D) Rescind a variance (Petition type RV)
REMINDER: A \$20 filing fee must be submitted OFFICE USE ONLY
The second
placed on the meeting agenda. Petition Number $18 - AA - 32$

SEE REVERSE

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

mitta Signature (required) 21 Date: Name (please print):

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



### City of Bloomington Housing & Neighborhood Development

Meeting Date:	March 21, 2018		
Petition Type:	Relief from an administrative decision		
Variance Request:	Relief from the requirement to register this as a rental.		
Petition Number:	18-AA-33		
Address:	714 S Eastside Drive		
Petitioner:	Martin & Barbara Burkhead		
Inspector: .	John Hewett & Kenny Liford		
Staff Report:	September 27, 2017 October 5, 2017 November 1, 2017 December 19, 2017 December 26, 2017 January 30, 2018 February 22, 2018	Notice to Schedule sent to new owner. Received registration form and letter from owner. Started legal. Legal Letter sent to owner. Owner scheduled inspection. Cycle conducted with owner. Received appeal.	

The property is currently occupied by the owner's daughter.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This property shall not be considered a rental for as long as the current ownership and tenants do not change. If additional tenants occupy this structure or other tenants occupy the structure while the current owners maintain ownership, the requirement to register and inspect shall be enforced. This property shall be monitored on a yearly basis to determine compliance.

Compliance Deadline: none

Attachments: Appeal form, owner's letters

City Hall

www.bloomington.in.gov

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

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

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FEB 2 2 2010

Property Address: 7.1.4	5 EASTSIDE	<u>Drz</u>
Petitioner's Name: MAR		
Address: 6185E	ASTSIDE DR	·
City: Blamingrow	State: IN	Zip Code: 47401
Phone Number: <u>812.336-36</u>	در E-mail Address; الصد	rlehead @ INDIANA, edu
Owner's Name: MATZTIL		
Address: 6185 E43T		
City: Blockmangrow	State: <u><i>L</i></u> <i>N</i>	Zip Code: 47 461
Phone Number: <u>812.336-36</u>	12 E-mail Address: bar	Cheada, upitten.edu
Occupants:		··· · ·

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

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

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

Variance Type:

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: <u>18-AA-33</u>	

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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 Rellef from an administration decision. (Petition type: AA)

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.

Signature (Required); Mark S Bull

Name (Print): MARTIN BURKHEAD

Date:

2/28/07

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.

Plint Form

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The property at 714 S Eastside Dr. was purchased by us to provide a residence for our daughter. We never thought it would involve HAND. We never expect to "rent" the house to any one other than our daughter.

The house has been inspected. We certainly will keep the house in good condition. The furnace, air conditioner etc. have yearly inspections. It is three houses south of our residence.

We request a variance of yearly or even further inspections as long as our daughter is the renter.

Martin Burkhead 618 S Eastside Dr

Mart S Bull