

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
April 18, 2018, 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

I. ROLL CALL

II. REVIEW OF SUMMARY – March 21, 2018 p. 2

III. PETITIONS

- 1) 18-TV-34, **836-844 S. Henderson Street**, Paul Bender. Request for an extension of time to complete repairs. p. 4
- 2) 18-TV-35, **3100 S. Walnut Street Pike**, Heather Dunagen (Sam Bick). Request for an extension of time to complete repairs. p. 21
- 3) 18-TV-36, **2366 E. Winding Brook Circle**, Catherine Brown. Request for an extension of time to complete repairs. p. 26
- 4) 18-TV-37, **1207 W. 7th Street**, Laryn Clark (Abraham Verdoes). Request for an extension of time to complete repairs. p. 34
- 5) 18-TV-38, **901 W. 11th Street**, Fiona Taggart. Request for an extension of time to complete repairs. p. 37
- 6) 18-RV-39, **117 N. Jackson Street**, H.A.N.D. (Dana Morrison). Request for rescission of a variance. p. 43
- 7) 18-RV-40, **907 S. Sheridan Drive**, H.A.N.D. (Joseph Christine, LLC). Request for rescission of a variance. p. 44
- 8) 18-TV-41, **1106 N. Jackson Street**, Chris Kemery (Betty Sturgeon). Request for an extension of time to complete repairs. p. 45
- 9) 18-RV-42, **406 S. Lincoln Street**, H.A.N.D. (Lorrence Green). Request for rescission of a variance. p. 54
- 10) 18-RV-43, **818-820 S. Washington Street**, H.A.N.D. (Deckard Homes & Apartments). Request for rescission of a variance. p. 55
- 11) 18-RV-44, **426 E. Allen Street**, H.A.N.D. (Kristina Seastrom). Request for rescission of a variance. p. 56

IV. GENERAL DISCUSSION

V. PUBLIC COMMENT

VI. ADJOURNMENT

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

B.H.Q.A. MEETING OF MARCH 21, 2018

SUMMARY

MEMBERS PRESENT: Nicholas Carder, Eric Dockendorf, Elizabeth Gallman, Nikki Gastineau, Susie Hamilton, Diana Powell-Opata

STAFF PRESENT: Michael Arnold, Daniel Bixler, John Hewett, Kenneth Liford, Norman Mosier, Eric Sader, Jo Stong, Matt Swinney, Dee Wills (HAND), Christopher Wheeler (Legal)

GUESTS PRESENT: Martin Burkhead (714 S. Eastside Drive), Rebecca Ellsworth (2615 E. Dekist Street), Timothy Roberts (The Arbors)

Meeting start time 4:06 PM.

I. ELECTION OF OFFICERS 2018

Gallman made a motion nominating Carder for Chair. Hamilton seconded. Motion failed 3-0-2. Hamilton made a motion nominating Gastineau for Chair. Gallman seconded. Motion passed, 4-0-2. Gallman made a motion nominating Carder for Vice-Chair. Hamilton seconded. Motion passed, 5-0-1. Hamilton made a motion nominating Gallman for Secretary. Carder seconded. Motion passed, 5-0-1.

II. REVIEW OF SUMMARY

Hamilton made a motion to approve the minutes for January 17, 2018. Carder seconded. Motion passed, 5-0-1.

III. CONSENT AGENDA

17-TV-96, **910 S. Dunn Street**, Prodigy Real Estate (John Mason). Previously heard July 19, 2017. Request for an extension of time to complete repairs. Request withdrawn.

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. Staff recommendation to grant request with an April 01, 2018 deadline.

17-RV-165, **315 E. 7th 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. Staff recommendation to grant the rescission.

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. Staff recommendation to grant request with a May 15, 2018 deadline for trees.

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. 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-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. Staff recommendation to grant the rescission.

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. Staff recommendation to grant request with a March 31, 2018 deadline for all life-safety violations and a May 30, 2018 deadline to complete all other repairs and schedule for re-inspection.

18-TV-19, **614 N. Grant Street**, Mackie Properties (Clayton Nunes). Request for an extension of time to complete repairs. Staff recommendation to grant request with a May 31, 2018 deadline to call and schedule re-inspection.

18-TV-20, **629 N. College Avenue**, Samantha Michael (Chickering Rentals). Request for an extension of time to complete repairs. Staff recommendation to grant request with an April 04, 2018 deadline for all life-safety violations and an April 25, 2018 deadline to complete all other repairs and schedule for re-inspection.

18-RV-21, **514 W. 6th Street**, H.A.N.D. (Stasny & Horn, IGP). Request for rescission of a variance. Staff recommendation to grant the rescission.

18-TV-22, **2634 E. Dekist Street**, Craig Howard. Request for an extension of time to complete repairs. Staff recommendation to grant request with an April 21, 2018 deadline to call and schedule

re-inspection.

18-TV-23, **205 E. Vermilya Avenue**, Linda Braunlin. Request for an extension of time to complete repairs. Staff recommendation to grant request with a May 21, 2018 deadline to call and schedule re-inspection.

18-TV-24, **1000 E. Atwater Avenue**, Brawley Property Management. Request for an extension of time to complete repairs. Staff recommendation to deny the request.

18-TV-26, **2603 E. 3rd Street**, Peek & Associates (Liza Decsy). Request for an extension of time to complete repairs. Staff recommendation to grant request with an April 30, 2018 deadline to complete all repairs and schedule for re-inspection.

18-TV-27, **1275 E. Short Street**, Naomi Posner-Horie. Request for an extension of time to complete repairs. Staff recommendation to grant request with a March 30, 2018 deadline for the kitchen GFCI and fireplace documentation and a May 21, 2018 deadline to complete the basement window repair and schedule for re-inspection.

18-RV-28, **610 E. Hillside Drive**, H.A.N.D. (Dwellings, LLC). Request for rescission of a variance.

Staff recommendation to grant the rescission.

18-RV-29, **109 N. Clark Street**, H.A.N.D. (Ganesh Properties). Request for rescission of a variance.

Staff recommendation to grant the rescission.

18-RV-30, **314 W. 2nd Street**, H.A.N.D. (Liberty Properties). Request for rescission of a variance.

Staff recommendation to grant the rescission.

18-RV-31, **929-931 S. Dunn Street**, H.A.N.D. (John Muller). Request for rescission of a variance.

Staff recommendation to grant the rescission.

Approved.

IV. PETITIONS

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. Petitioner, Rebecca Ellsworth, was present to request an extension of time to complete repairs. Staff recommendation to grant the request with an April 30, 2018 deadline to complete all repairs and schedule for re-inspection. Hamilton made motion to grant the request per staff recommendation. Gallman seconded. Motion passed, 6-0. Request granted.

18-TV-25, **1501 S. Arbors Lane**, Timothy Roberts (Andrew Held). The petitioner, Timothy Roberts, was present to request an extension of time to complete repairs. Staff recommendation to grant the request with a March 31, 2018 deadline for all life-safety violation and a May 21, 2018 deadline for repair of all other violations and schedule a re-inspection. Carder made motion to grant the request per staff recommendation. Gallman seconded. Motion passed, 6-0. Request granted.

18-AA-32, **991 S. Winslow Road**, Abbey Hamilton. The petitioner, Abbey Hamilton, was present to request relief from an administrative decision considering the 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. Gallman made motion to grant the request per staff recommendation. Dockendorf seconded. Motion passed, 5-0-1 (Hamilton abstained). Request granted

18-AA-33, **714 S. Eastside Drive**, Martin & Barbara Burkhead. The petitioner, Martin Burkhead, was present to request relief from an administrative decision considering the 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. Gallman made motion to grant the request per staff recommendation. Hamilton seconded. Motion passed, 6-0. Request granted

V. GENERAL DISCUSSION

None.

VI. PUBLIC COMMENT

None.

VII. ADJOURNMENT

Gastineau made motion to adjourn. Carder seconded. Motion unanimously passed. Meeting adjourned at 4:30 PM.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 18, 2018

Petition Type: An extension of time to complete repairs.

Petition Number: 18-TV-34

Address: 836-844 S. Henderson St.

Petitioner: Paul Bender

Inspector: Norman Mosier

Staff Report: March 19, 2017 – Conducted Cycle Inspection
May 17, 2017 – Owner Scheduled Re-inspection
July 18, 2017 – Conducted Re-inspection, Issued Temporary Permit
January 9, 2018 – Sent EE Reminder Report
March 1, 2018 – Received BHQA Appeal and Fee
March 2, 2018 – Processed BHQA Appeal

The Petitioner is requesting an extension of time to complete the exterior painting on the two structures due to not realizing how much painting needed to be done and having to use a man lift to reach the heights involved, and inclement weather.

Staff recommendation: Grant the request.

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

Compliance Deadline: June 18, 2018

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



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

RECEIVED
MAR 01 2018
BY: *ELW*

Property Address: 836 AND 844 SOUTH HENDERSON AVE

Petitioner's Name: PAUL BENDER

Address: 2051 WEST FOUNTAIN DRIVE

City: BLOOMINGTON

State: Indiana

Zip Code: 47404

Phone Number: (812) 339-9730

E-mail Address: pbender@benderlumber.com

Owner's Name: SAME AS ABOVE

Address:

City:

State:

Zip Code:

Phone Number:

E-mail Address:

Occupants: 16 APARTMENTS

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

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

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

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

Reminder:

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

(Will be assigned by BHQA)

Petition Number: 18-TV-34

N/M

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.

PLEASE SEE ATTACHED PAGE

Signature (Required):

Paul Bender

Name (Print): PAUL BENDER

Date: 3/1/18

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.

Print Form

Good Morning,

My request for a 45 day extension for exterior painting is because:

A recent follow up visit with the inspector reveled a much greater scope of work than I had realized (including mold remediation)

The heights finally required a 20,000 pound man lift which will not move on wet ground, and the rains last fall as well as this year have interfered with the work.

Although I have hired two more painters in an effort to make the existing deadline, the current rains will probably prevent success.

An extension will allow time for complete drying of surfaces to insure a good job (much of the stripping has required high pressure cleaning which deeply soaks the wood)

Thank you,

Paul Bender



**City Of Bloomington
Housing and Neighborhood Development**

EXTERIOR EXTENSION REMINDER INSPECTION REPORT

697

Owner(s)

Paul E. Bender
2051 W. Fountain Drive
Bloomington, IN 47404

Prop. Location: 844 S Henderson ST

Number of Units/Structures: 16/2

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

Date Inspected: 03/09/2017

Primary Heat Source: Gas

Property Zoning: RC

Number of Stories: 2

Inspector: Norman Mosier

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 03/09/2018.

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 on both buildings.

BMC 16.04.050(e)

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



**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

697

Owner(s)

Paul E. Bender
2051 W. Fountain Drive
Bloomington, IN 47404

Prop. Location: 844 S Henderson ST

Number of Units/Structures: 16/2

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

Date Inspected: 03/09/2017

Primary Heat Source: Gas

Property Zoning: RC

Number of Stories: 2

Inspector: Norman Mosier

Foundation Type: Basement

Attic Access: No

Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:

BLDG 836

UNIT 4

Living Room:

Replace the defective deadbolt cylinder, key side cylinder loose. BMC 16.04.060 (a)

Kitchen:

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

Remove the old caulk and install new caulk for the backsplash. BMC 16.04.060 (a)

UNIT 4 (Continued)

Hallway:

Repair/replace the defective smoke detector to function as intended. IC22-11-18-3.5

UNIT 6

Living Room:

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

BLDG 844

UNIT 6

Bathroom:

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

Bedroom:

No violations noted.

UNIT 8

Kitchen:

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

EXTERIOR:

Repair the failing steps 6, 7, 8 from the bottom of stairway on the north side of BLDG. 836.
BMC 16.04.060 (b)

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

Scrape and paint exterior surfaces where paint is peeling or wood is exposed on both buildings.

BMC 16.04.050(e)

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

OTHER REQUIREMENTS:

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (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**

RENTAL PERMIT INFORMATION

Paul E. Bender
2051 W. Vernal Pike
Bloomington, IN 47404

Property Location: 844 S Henderson 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 _____ 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

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



City Of Bloomington
Housing and Neighborhood Development
CYCLE INSPECTION REPORT

697

Owner(s)

Paul E. Bender
 2051 W. Vernal Pike
 Bloomington, IN 47404

Prop. Location: 844 S Henderson ST

Number of Units/Structures: 16/2

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

Date Inspected: 03/09/2017

Primary Heat Source: Gas

Property Zoning: RC

Number of Stories: 2

Inspector: Norman Mosier

Foundation Type: Basement

Attic Access: No

Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1962.
 There were no requirements for emergency egress at the time of construction.

Egress window measurements are as follows:

Existing Egress Window Measurements: Casement: Const. Yr. - 1962

Height: 49 inches

Height: 45 inches

Width: 21.5 inches

Width: 33 inches

Sill Height: 34 inches

Sill Height: 34 inches

Openable Area: 6.71 sq. ft.

Openable Area: 10.31 sq. ft.

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

Room Dimensions:

1 Bedroom Unit:

Living Room 13-2 x 12

Kitchen 8-4 x 3-4

Bedroom 14 x 7-10

2 bedroom Unit

Living Room 16-11 x 10-11

Kitchen 7-11 x 2-11

Bedroom 16-9 x 9-4

Bedroom 10-9 x 9-8

INTERIOR:

BLDG 836

UNIT 1

Living Room:

Repair/replace the failing screen on the entry storm door. BMC 16.04.060 (a)

Secure the loose sprayer to its base. BMC 16.04.060 (a)

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

Kitchen:

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

Hallway:

No violations noted.

Hall Bath:

Secure the loose toilet. BMC 16.04.060 (a)

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

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

Remove the mold above the shower. BMC 16.04.030

NE Bedroom, SE Bedroom:

No violations noted.

UNIT 2

Living Room:

Clean the return air grille. BMC 16.04.060 (a)

Kitchen:

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

Hallway:

No violations noted.

Bath:

Repair/replace the failing flapper in the toilet tank. 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)

Bedroom:

No violations noted.

UNIT 3

Living Room:

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

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

Kitchen:

Repair the exhaust fan to function as intended, slow to start up. BMC 16.04.060 (c)

Hallway:

No violations noted.

Bathroom:

Remove the mold above the shower. BMC 16.04.030

NE Bedroom, SE bedroom:

No violations noted.

UNIT 4

Living Room:

Replace the defective deadbolt cylinder, key side cylinder loose. BMC 16.04.060 (a)

Kitchen:

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

Remove the old caulk and install new caulk for the backsplash. BMC 16.04.060 (a)

Hallway:

Repair/replace the defective smoke detector to function as intended. IC22-11-18-3.5

Bathroom, Bedroom:

No violations noted.

UNIT 5

Living Room:

No violations noted.

Kitchen:

Repair the sprayer hose to be free from the plumbing under the sink, tangled. BMC 16.04.060 (a)

Hallway:

No violations noted.

Bathroom:

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

NE Bedroom, SE Bedroom:

No violations noted.

UNIT 6

Living Room:

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

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

Kitchen:

No violations noted.

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 broken toilet seat. BMC 16.04.060 (a)

Bathroom: (continued)

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

Bedroom:

No violations noted.

UNIT 7

Living Room, Kitchen:

No violations noted.

Hallway:

Repair the smoke detector to function as intended. IC22-11-18-3.5

Bathroom:

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

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

NE Bedroom, SE Bedroom:

No violations noted.

UNIT 8

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Living Room:

No violations noted.

Kitchen:

It is strongly recommended that a minimum 1A 10BC classification fire extinguisher be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.

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

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

Hallway:

No violations noted.

Bathroom:

Remove the mold from ceiling and walls. BMC 16.04.030

Bedroom:

No violations noted.

Basement Laundry Room:

No violations noted.

BLDG 844

UNIT 1

Living Room, Kitchen, Hallway:

No violations noted.

Bathroom:

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

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

Repair the backset on the door to function as intended, installed backwards. BMC 16.04.060 (a)

NE Bedroom, SE Bedroom:

No violations noted.

UNIT 2

Living Room:

No violations noted.

Kitchen:

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

Hallway:

No violations noted.

Bathroom:

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

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

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

Replace the broken/damaged shower surround. BMC 16.04.060 (a)

Repair the hot water handle not to leak when the water is turned on in the tub. BMC 16.04.060 (a)

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

Bedroom:

No violations noted.

UNIT 3

Living Room, Kitchen:

No violations noted.

Hallway:

Repair the smoke detector to function as intended. IC22-11-18-3.5

Bathroom:

Secure the loose toilet. BMC 16.04.060 (a)

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

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

NE Bedroom, SE Bedroom:

No violations noted.

UNIT 4

Living Room:

Replace the missing doorknob on the entry storm door and repair the door to latch properly. BMC 16.04.060 (a)

Kitchen:

No violations noted.

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 as intended. BMC 16.04.060 (a)

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

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

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

Bedroom:

Paint the stained ceiling area. BMC 16.04.060(a)

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

UNIT 5

Living Room:

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

Living Room: (continued)

Secure the loose window on the entry storm door. BMC 16.04.060(a)

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

Kitchen:

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

Hallway:

Repair the smoke detector to function as intended. IC22-11-18-3.5

Bathroom:

Secure the loose toilet. BMC 16.04.060)c)

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

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

NE Bedroom, SE Bedroom:

No violations noted.

UNIT 6

Living Room:

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

Repair/replace the damaged screen on the entry storm door. BMC 16.04.060 (a)

Kitchen:

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

Hallway:

No violations noted.

Bathroom:

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

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

Bedroom:

No violations noted.

UNIT 7

Living Room:

No violations noted.

Kitchen:

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

Hallway:

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

Repair/replace the defective cold water faucet handle in the tub not to leak. BMC 16.04.060 (a)

NE Bedroom:

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

SE Bedroom:

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

UNIT 8

Living Room:

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

Kitchen:

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

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

Repair garbage disposal to function as intended, jammed. 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:

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

Secure the loose toilet. BMC 16.04.060 (a)

Bedroom:

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

BASEMENT LAUNDRY ROOM:

Repair the broken window on the north side of building. BMC 16.04.060(a)

BASEMENT LAUNDRY ROOM: (continued)

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

EXTERIOR:

Repair the failing steps 6, 7, 8 from the bottom of stairway on the north side of BLDG. 836.
BMC 16.04.060 (b)

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

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

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

OTHER REQUIREMENTS:

Furnace Documentation x 16:

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)

Required documentation:

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

Required documentation:

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 18, 2018

Petition Type: An extension of time to complete repairs

Petition Number: 18-TV-35

Address: 3100 S. Walnut St. Pike #B140

Petitioner: Heather Dunagan (Property Mgr.)

Inspector: Jo Stong

Staff Report: November 28, 2017: Conducted complaint inspection w/tenant
December 5, 2017: Mailed complaint report
December 26, 2017: Mailed remaining violations report
January 3, 2018: Agent's RV returned; new property manager
January 8, January 26, February 1, 2018: Complaints for other units
February 8, 2018: Started legal proceedings for unit B140
February 22, 2018: Property mgr. scheduled reinspection for unit 140
February 27, 2018: Conducted reinspection of 140 and 100. Unit 140 still has dead and living roaches present.
March 1, 2018: Received appeal.

A complaint inspection of Unit B140 revealed a serious bug infestation. Live and dead roaches were in every room of the unit. The petitioner is seeking an extension of time to eliminate the roaches, which were still present at the reinspection nearly three months later.

Staff recommendation: Deny the extension of time.

Conditions: None

Compliance Deadline: None

Attachments: Remaining violations report, appeal



Page 1 of 2
RECEIVED
MAR 01 2018

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: 3100 S. Walnut St. PK. #140 Btg In 47401

Petitioner's Name: Heather Dunagen

Address: 3100 S. Walnut St. PK

City: Bloomington State: IN ☒ Zip Code: 47401

Phone Number: 812-339-3980 E-mail Address: WalnutGrove PM@Gmail.com

Owner's Name: Sam Bick

Address: 3100 S. Walnut St. PK.

City: Bloomington State: IN ☒ Zip Code: 47401

Phone Number: 339.3980 E-mail Address: _____

Occupants: #140 Mary Parsons

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 18-TV-35

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 would like more Time to Rectify
the Noach Issue. We Have a Few more
treatments Set up.

Thank you,
H.D.
Heather Dunagan, PM

Signature (Required):

Name (Print):

Heather Dunagan

Date:

3/1/18

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.

Print Form



City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATIONS INSPECTION REPORT

Property was reinspected on February 27, 2018

MAR 02 2018

3330

Owner

Grandview Care, Inc. Attn: Sam Bick
1515-B Ormsby Station Court
Louisville, KY 40223

Tenant

Mary Pearson
3100 S. Walnut St. Pike #B140
Bloomington, IN 47401

Agent

Dunagan, Heather
3100 S. Walnut Street Pike
Bloomington, IN 47401

Prop. Location: 3100 S Walnut Street PIKE

Number of Units/Structures: 190/3

Units/Bedrooms/Max # of Occupants: Bld 1: Bld A: 95/1/5, Bld B: 93/1/5, Bld C: 2/2/5

Date Inspected: 11/28/2017

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 1

Inspector: Jo Stong

Foundation Type: Crawl Space

Attic Access: No

Accessory Structure: None

REINSPECTION REQUIRED

The following items are the result of a complaint inspection conducted on **November 28, 2017**. 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 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.

Unit #B140

Completely eliminate the infestation of roaches and other insects.

At the reinspection conducted on February 27, 2018 there were still several live roaches in the apartment. Although the units are being currently treated the extermination is not complete. The initial complaint inspection for this unit is now three months old.

This inspection revealed a serious roach infestation. Dead and live roaches were noted in all rooms of the unit. The owner shall take immediate action to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. BMC 16.04.090(a)

It is strongly recommended that the entire building be thoroughly treated for infestation.

Every owner, agent or operator of a structure containing two (2) or more rental units shall be responsible for the extermination of insects, rodents or other pests in the structure or premises. The owner shall be responsible for extermination within each rental unit, but who is ultimately responsible to pay for such extermination is not regulated or discussed by the Municipal Code.

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 18, 2018

Petition Type: An extension of time to complete repairs

Petition Number: 18-TV-36

Address: 2366 E. Winding Brook Circle

Petitioner: Catherine A Brown

Inspector: Jo Stong

Staff Report: February 20, 2018: Received complaint
February 26, 2018: Conducted complaint inspection
March 1, 2018: Mailed complaint report
March 6, 2018: Received appeal
April 5, 2018: Conducted reinspection. Interior violations in compliance.
Conducted 2nd complaint regarding garage roof. Voicemail from owner stated that garage roof is also approved for repair. Roof over residential building scheduled for replacement on April 11, 2018. Second complaint invalid.

During a complaint inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted, including a badly-deteriorated cedar shake roof. The petitioner is seeking an extension of time to complete the replacement of the roof. The roof covers six residential units; the HOA is responsible for roof maintenance and meets only once a month.

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: June 18, 2018

Attachments: Complaint report, appeal, photos



**Application For Appeal
To The
Board of Housing Quality Appeals**

**P.O. Box 100
Bloomington, IN 47402
812-349-3420**

hand@bloomington.in.gov

RECEIVED
MAR 06 2018

BY: *PL*

Property Address: 2366 E Winding Brook Circle Bloomington IN 47401

Petitioner's Name: Catherine A Brown

Address: 2364 E Winding Brook Circle

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 812 322 12 09

E-mail Address: cathbrow@gmail.com

Owner's Name: Catherine Brown

Address: 2364 E Winding Brook Circle

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 322 12 09

E-mail Address: cathbrow@gmail.com

Occupants: Ilana and Vicki Linder

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 18-TV-36

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

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

I have repaired the outside storage door and the fireplace issue is resolved, so an inspection of those items can be conducted. Because The Woodlands is a condo complex, the HOA is responsible for the roofs. I have sent a copy of the HAND report to the HOA Board and requested the repair, but the Board will be required to get bids and vote on the repairs. The Board meets the second Thursday of each month (so will likely not decide until April 12 as the next meeting is March 8 and no bids will be available). I am requesting an extension to allow the board to do as required.

Signature (Required): Catherine A Brown

Name (Print): Catherine A. Brown Date: 6 March 2018

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

MAR 01 2018

Catherine A Brown
2364 E Winding Brook Circle
Bloomington, IN 47401

RE: NOTICE OF COMPLAINT INSPECTION

Dear Catherine A Brown

On 02/26/2018 a complaint inspection was performed at 2366 E Winding Brook CIR. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within fourteen days (14) and call this office no later than **MAR 15 2018** to schedule the required re-inspection. Our mailing address and telephone number are listed below.

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

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

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,



City Of Bloomington
Housing and Neighborhood Development

COMPLAINT INSPECTION REPORT

2417

Owner

Catherine A Brown
2364 E Winding Brook Circle
Bloomington, IN 47401

Tenants

Vicki and Ilana Linder
2366 E. Winding Brook Circle
Bloomington, IN 47401

Prop. Location: 2366 E Winding Brook CIR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 02/26/2018
Primary Heat Source: Gas
Property Zoning: PUD
Number of Stories: 2

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

The following items are the result of a complaint inspection conducted on February 26, 2018. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

INTERIOR:

BASEMENT

Family Room:

Blue or pink extruded polystyrene insulation is not designed or approved for use in the interior of a structure. This type of material gives off toxic fumes when burned. BMC 16.04.060(b)

The foam insulation shall be separated from the interior of a building by a minimum ½-inch gypsum board or an approved finish material. Reliance on adhesives to ensure that the gypsum board will remain in place when exposed to fire shall be prohibited. 2005 IRC Sec R314.1.1, 314.1.2

4.5.14
JS

EXTERIOR:

Lower Level Storage Closet:

Replace the deteriorated door to the storage closet. BMC 16.04.050(a)

Roof:

The cedar shake roof is badly deteriorated and leaking in various places, including the interiors of the exterior storage closets. It has been tarped and repaired in several places. The roof cannot be restored and must be replaced. Replace the roof on the entire building.. 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)

This is the end of this report.







City of Bloomington
Housing & Neighborhood Development

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

Meeting Date: April 18, 2018

Petition Type: An appeal from an Administrative Decision to require an inspection.

Petition Number: 18-AA-37

Address: 1207 W. 7th St.

Petitioner: Laryn Clark, Perennial Real Estate

Inspector: John Hewett

Staff Report:

March 5, 2018	The Permit for this rental expired.
March 5, 2018	Left message for agent of record to call HAND.
March 6, 2018	New agent called, tenant is purchasing from owner. She has requested time for the sale to be completed.
March 7, 2018	Received appeal and fee.

The tenant is working to purchase the property from the owner. The owner wishes to sell and not go through the inspection process.

Staff recommendation: Grant the extension of time to allow the sale of the property.

Conditions: Complete the property transfer, execute and record a contract sale or have the inspection and renew the permit by the deadline stated; 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: June 18, 2018

Attachments: Petition



RECEIVED
MAR 07 2018

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

Property Address: 1207 W. 7th Street Bloomington, IN. 47404

Petitioner's Name: Laryn Clark, Perennial Real Estate

Address: PO Box 2153

City: Bloomington State: IN Zip Code: 47402

Phone Number: 812-360-9715 Email Address: larynclark@gmail.com

Property Owner's Name: Abraham Verdocs

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: 812-340-8319 Email Address: averdocs@wesleyan.edu

Occupants: (1) Jason Profant

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY

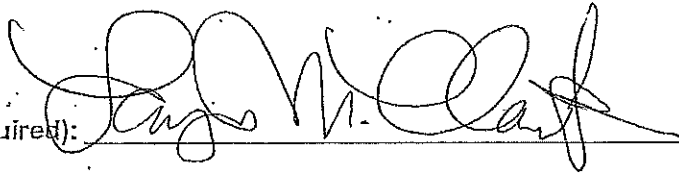
Petition Number 18-TV-37

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.

Current tenant, Jason Profant, is making steps to purchase this home from Abraham (Bram) Verdoes. A private appraisal has been performed (3/6/2018), and negotiations are underway.

Signature (required):



Name (please print): Laryn M. Clark

Date: 3/7/2018

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



City of Bloomington
H.A.N.D.

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

Meeting Date: April 18, 2018

Petition Type: An extension of time to complete repairs.

Petition Number: 18-TV-38

Address: 901 W. 11th St.

Petitioner: Fiona Taggart

Inspector: Norman Mosier

Staff Report: January 19, 2018 – Conducted Cycle Inspection
March 8, 2018 – Received BHQA Appeal

It was noted during the cycle inspection that this property has been converted into an illegal duplex.
See attached petitioner's letter.

Staff recommendation: Grant the request.

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

Compliance Deadline: April 30, 2018 – For all life safety violations.
August 1, 2018 – To provide copy of recorded contract of sale, or bring everything into compliance.

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



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

RECEIVED
MAR 08 2018
BY: *SW*

Property Address: 901 W 11th St. Bloomington IN 47404

Petitioner's Name: Fiona Taggart

Address: 415 N Oak St.

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 5095400815

E-mail Address: fionataggart@gmail.com

Owner's Name: Fiona Taggart

Address: 415 N Oak St.

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 5095400815

E-mail Address: fionataggart@gmail.com

Occupants: ³

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 18-TV-38

NM

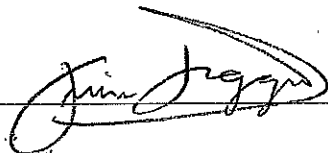
In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.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

Petition type TV.

I would like to request an extension on the repairs requested as the house is currently leased until August and is being sold as a single family home and has a current offer. When the house was purchased in 2011 as a single family home the property was being rented as two separate units by a property management group. In 2015 when the property was inspected by HAND for renewal there was also no issue with the front den (kitchen). The house is currently being sold as a single family home, not an investment property with an anticipated closing date of March 14, 2018. The future owners do not intend to use it as a rental property. Additionally the property is under contract with two renters until August 2018, so it will not be feasible to alter the lease at this time and make the changes requested by HAND about the den to remove kitchen. The occupancy permit will not be needed after August 2018 when the current renters move out and new home owners move in.

Signature (Required):



Name (Print): Fiona Taggart

Date: 3-8-2018

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
CYCLE INSPECTION REPORT

2338

Owner(s)

Fiona Taggart
 415 N. Oak St.
 Bloomington, IN 47404

Prop. Location: 901 W 11th ST

Number of Units/Structures: 1/1

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

Date Inspected: 01/19/2018

Primary Heat Source: Gas

Property Zoning: RC

Number of Stories: 1

Inspector: Norman Mosier

Foundation Type: Cellar

Attic Access: No

Accessory Structure: Shed

Monroe County Assessor's records indicate this structure was built in 1920.
 There were no requirements for emergency egress at the time of construction.

During the cycle inspection, conditions were noted that indicate that this property may be in violation of Bloomington Municipal Code Title 20 with regard to number of units. Property has been changed from a single family dwelling to a duplex. This unit needs to be brought into compliance with Title 20 within sixty (60) days from the date of this inspection to avoid possible legal action by the City of Bloomington Legal Department. *The City's Planning Department will be the Department which decides whether or not a violation of Title 20 has occurred and whether or not any violation of Title 20 has been remedied.* For more information, please contact the Planning Department at 349-3423. *Please note that the City of Bloomington Housing and Neighborhood Development Department will not issue a residential rental occupancy permit for any property that is not compliance with Title 20 of the Bloomington Municipal Code.*

INTERIOR:**FRONT UNIT**Entryway/Laundry Room:

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

Kitchen 6-11 x 5-7:

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

NOTE:

Remove the one of the two kitchens in this unit as per Planning Dept.

Bedroom 15 x 11-2:

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

Existing Egress Window Measurements: Casement: Const. Yr. - 1920

Height: 66 inches

Width: 17.5 inches

Sill Height: 21 inches

Openable Area: 8.16 sq. ft.

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

Bathroom:

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

REAR UNITLiving Room 15 x 14:

Every window shall be capable of being easily opened and held in position by its own hardware, west wall, 2nd window from the north, and 2nd from the south. BMC 16.04.060(b)

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

Bedroom 14-9 x 9-11: Same window as above.

No violations noted.

Kitchen 12-8 x 8-8:

Secure the loose GFCI receptacles, one on the south wall and one on the north wall.
BMC 16.04.060 (b)

Install a closing device on the rear entry storm door. BMC 16.04.060 (a)

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

Bathroom:

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

Repair the sliding glass door for the tub/shower to open easily. BMC 16.04.060 (a)

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

Cellar: Furnace located here, see other requirements.

No violations noted.

EXTERIOR:

Secure the loose weather strip between the south windows on the east side of structure. BMC 16.04.050(a)

Reconnect the downspout on the SE corner of structure. BMC 16.04.050(a)

Replace the broken/missing window panes for the basement windows on the east side of structure.
BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed, basement window frames on the east side of structure. BMC 16.04.050(e)

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

Shed:

No violations noted.

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 ppm
Maximum concentration for flue products:	50 ppm

BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b)

Required documentation:

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

Required documentation:

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: 18 April 2018

Petition Type: Rescind a variance

Petition Number: 18-RV-039

Address: 117 N Jackson St

Petitioner: HAND

Inspector: Michael Arnold

Staff Report: 09 March 2018 Cycle Inspection
 14 March 2018 BHQA Application
 19 March 2018 Staff Report Written

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. This structure was built in 1920.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington
H.A.N.D.

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

Meeting Date: April 18th, 2018
Petition Type: Rescind a variance
Petition Number: 18-RV-40
Address: 907 S. Sheridan
Petitioner: HAND
Inspector: Kenny Liford
Staff Report: February 2nd, 2018 Cycle Inspection
March 19th, 2018 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 1958.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington
H.A.N.D.

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

Meeting Date: April 18, 2018
Petition Type: An extension of time to complete repairs.
Petition Number: 18-TV-41
Address: 1106 N Jackson St.
Petitioner: Chris Kemery
Inspector: Matt Swinney
Staff Report: January 24, 2018 Completed Cycle Inspection Report
March 19, 2018 BHQA App received

Tenant has requested an extension of time to get the unit in a suitable condition to be inspected. They have requested until mid-April.

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 the possibility of fines.

Compliance Deadline: May 1, 2018. The reinspection has been scheduled for 4/13/18.

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



RECEIVED
MAR 19 2018

BY:

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

Property Address: 1106 N. Jackson St. Apt. 1 47404

Petitioner's Name: Chris Kemery

Address: 1106 N. Jackson St. Apt. 1

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-361-5461 Email Address: ---

Property Owner's Name: Betty J. Sturgeon

Address: 13776 E. Carmichael Rd.

City: Bloomfield State: IN Zip Code: 47424

Phone Number: 812-327-2625 Email Address: (not known)

Occupants: Chris Kemery

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY

Petition Number 18-TV-41

SEE REVERSE

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

My struggles with mental health and with mobility/

fibromyalgia (both of which are, and for years have

been treated professionally) have impeded my home care

and organization from ^{demonstrating} inspection readiness. I acknowledge

the goals of the code, and heartily want to conform to

it. I need through mid-April to succeed. I would mention
that this has been the most heated emotional area for
me, and that the perceived pressures of the earlier
inspection date were directly related to my recent
hospitalization.

Signature (required):

Christine Kemery

Name (please print):

Christine Kemery

Date:

March 19, 2018

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

JAN 30 2018

Sturgeon, Betty J.
13776 E Carmichael Rd
Bloomfield, IN 47424

RE:NOTICE OF TENANT VIOLATION INSPECTION

Dear Resident

On 01/24/2018, a complaint inspection was performed at 1106 N Jackson ST. During the inspection violations of the Bloomington Housing Code were found. Enclosed is the inspection report which cites violations that are the responsibility of the resident(s) to correct. Please correct the violations within 14 days and contact this office to schedule the required re-inspection. Our mailing address and telephone number are listed below. **FEB 13 2018**

This directive 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. You have the right to appeal to the Board of Housing Quality Appeals. If you need more than 14 days to correct the violations, or if you want to appeal any violation, an appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

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

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,



City Of Bloomington
Housing and Neighborhood Development

TENANT VIOLATION INSPECTION REPORT

989

Owner

Sturgeon, Betty J.
13776 E Carmichael Rd
Bloomfield, IN 47424

Tenant

Christine Kemery
1106 N Jackson St. Apt #1
Bloomington, IN 47404

Prop. Location: 1106 N Jackson ST

Number of Units/Structures: 3/1

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

Date Inspected: 01/24/2018

Primary Heat Source: Gas

Property Zoning: RC

Number of Stories: 2

Inspector: Matt Swinney

Foundation Type: Crawl Space

Attic Access: No

Accessory Structure: None

During an inspection for renewal of the Rental Occupancy Permit on this property, violations were noted that are the responsibility of the tenant(s) to correct. The violations must be corrected and re-inspected for compliance with the Residential Rental Unit and Lodging Establishment Inspection Program within 14 days of the date on which this notice was mailed. It is the responsibility of the tenant to contact this office to schedule the required re-inspection at 349-3420. Any questions can be addressed to the inspector at 349-3420.

Failure to comply with the requirements of this notice will result in this matter being forwarded to the City's Legal Department for legal action and fines under the provisions of Title 16 of the Bloomington Municipal Code.

Unit #1

Violations

TENANT VIOLATION: It is the determination of the code official that poor housekeeping has led to this unit being inaccessible. The tenant shall take immediate action to remove all items causing this unit to be inaccessible and clean/sanitize the unit. BMC 16.04.030

Thank you for your cooperation.



City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

JAN 30 2018

Sturgeon, Betty J.
13776 E Carmichael Rd
Bloomfield, IN 47424

RE: 1106 N Jackson 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 **MAR 31 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,



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

989

Owner

Sturgeon, Betty J.
13776 E Carmichael Rd
Bloomfield, IN 47424

Prop. Location: 1106 N Jackson ST
Number of Units/Structures: 3/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/1/2 1/2/3

Date Inspected: 01/24/2018
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

Inspector: Matt Swinney
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: None

Monroe County records show this structure was built in 1910. There were no minimum emergency egress requirements at the time of construction.

INTERIOR

Unit 1- Tenant Violation

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

Unit 2

Living Room 10-0 x 10-0, Kitchen, Bathroom
No violations noted

Bedroom 12-9 x 12-0

This room has a door to the exterior.
No violations noted

Unit 3:

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

Living Room 19-0 x 10-9, Dining Room 9-8 x 7-8, Bathroom
No violations noted

NE Bedroom
No violations noted.

Existing Egress Window Measurements:
Height: 35 inches
Width: 16 inches
Sill Height: 45 inches
Openable Area: 3.89 sq. ft.

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

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape.
BMC-16.04.400 (b)

NW Bedroom 10-3 x 9-9

Existing Egress Window Measurements:
Height: 21.5 inches
Width: 27 inches
Sill Height: 19 inches
Openable Area: 4.03 sq. ft.

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

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape.
BMC-16.04.400 (b)

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:	50 ppm

BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b)

Tenants and Owners Rights and Responsibilities Summary

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

Inventory Damage List

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 18th, 2018
Petition Type: Rescind a variance
Petition Number: 18-RV-42
Address: 406 S. Lincoln St.
Petitioner: HAND
Inspector: Kenny Liford
Staff Report: January 29th, 2018 Cycle Inspection
March 20th, 2018 Appeal Filed

This property was previously granted a variance to the bathroom and bedroom access requirement of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a bathroom and bedroom access requirement and the Building Code in place at the time of construction did not address bathroom and bedroom 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



City of Bloomington
H.A.N.D.

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

Meeting Date: 18 April 2018

Petition Type: Rescind a variance

Petition Number: 18-RV-043

Address: 818-820 S. Washington St.

Petitioner: HAND

Inspector: Michael Arnold

Staff Report: 19 March 2018 Cycle Inspection
21 March 2018 BHQA Application
 BHQA Report Written
 Cycle Report Written

This property was previously granted a variance to the Property Maintenance Code to allow cooking in a sleeping room. The Residential Rental and Lodging Establishment Inspection Program does not prevent cooking in a sleeping room and the Building Code in place at the time of construction did not address cooking in a sleeping room; therefore we are asking the Board to rescind this variance. This structure was built in 1910.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

Ken



City of Bloomington
H.A.N.D.

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

Meeting Date: April 18, 2018

Petition Type: Rescind a variance

Petition Number: 18-RV-44

Address: 426 E. Allen Street

Petitioner: HAND

Inspector: Jo Stong

Staff Report: This property was previously granted a variance to the minimum ceiling requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling requirement and the Building Code in place at the time of construction (1955) did not address ceiling height; therefore we are asking the Board to rescind the variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None