PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
August 16, 2017, 4:00 P.M.

ALL ITEMS ARE ON THE CONSENT AGENDA

I. **ROLL CALL**

II. **REVIEW OF SUMMARY** – July 19, 2017 p.3

III. **PETITIONS**

1) 17-RV-114, **2544 E. 8th Street**, H.A.N.D (Connor Kabbes). Request for rescission of a variance. p.5

2) 17-TV-115, **124 S. Glenwood Avenue West**, Deana Gomez (Iesciu Mullins). Request for extension of time to complete repairs. p.6

3) 17-TV-116, **2620 N. Dunn Street**, Larry Diersing (Five Star Quality Care-IN, LLC). Request for extension of time to complete repairs. p.13

4) 17-TV-117, **1955 N. College Avenue**, Burnham Rentals. Request for an extension of time to complete repairs. p.20

5) 17-TV-118, **3200 E. Longview Avenue**, Legacy Group (Mike Woodson). Request for an extension of time to complete repairs. p.33

6) 17-TV-119, **1422 S. Lincoln Street**, Jim Gronquist. Request for an extension of time to complete repairs. p.49

7) 17-RV-120, **321 W. Hillside Drive**, H.A.N.D. (Daniel Gupta). Request for rescission of a variance. p.56

8) 17-AA-121, **1051 N. Oolitic Drive**, William McKee (Kyle Butcher). Request for relief from an administrative decision. p.57

9) 17-RV-122, **1105 N. Woodburn Avenue**, H.A.N.D. (Craig P. Horton). Request for rescission of a variance. p.58

10) 17-RV-123, **1416 S. Lincoln Street**, H.A.N.D. (Owens Real Estate Investments, LLC). Request for rescission of a variance. p.59

11) 17-TV-124, **501-512 S. Muller Parkway**, Andre Wells (SSC Muller Apartments – The Scion Group, LLC). Request for an extension of time to complete repairs. p.60

12) 17-RV-125, **420 S. Highland Avenue**, H.A.N.D. (Christopher Clark). Request for rescission of a variance. p.65

IV. **GENERAL DISCUSSION**

V. **PUBLIC COMMENT**

VI. **ADJOURNMENT**

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

B.H.Q.A. MEETING OF JULY 19, 2017
SUMMARY

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

STAFF PRESENT: Michael Arnold, Daniel Bixler, John Hewett, Kenny Liford, Norman Mosier, Doris Sims, Jo Stong, Matthew Swinney, Dee Wills (HAND), Christopher Wheeler (Legal)

Meeting start time 4:00 PM.

I. REVIEW OF SUMMARY

Gallman made a motion to approve the minutes for May 31, 2017. Hamilton seconded. Motion passed, 4-0.

Gallman made a motion to approve the minutes for June 21, 2017. Hamilton seconded. Motion passed, 4-0.

II. CONSENT AGENDA

17-RV-93, **421 S. Woodlawn Avenue**, H.A.N.D (Larry McConnaughy). Request for rescission of a variance. Staff recommendation to grant the rescission.

17-RV-94, **811-817 S. Rogers Street**, H.A.N.D. (Nancy Shaw). Request for rescission of a variance. Staff recommendation to grant the rescission.

17-RV-95, **1631 S. Olive Street**, H.A.N.D. (Shapur Achaemenian). Request for rescission of a variance. Staff recommendation to grant the rescission.

17-TV-96, **910 S. Dunn Street**, Cheryl Underwood (John S. Mason). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an October 19, 2017 deadline to complete all repairs and schedule for re-inspection.

17-RV-97 **1208 W. Kirkwood Avenue**, H.A.N.D. (Joseph Christine, LLC). Request for rescission of a variance. Staff recommendation to grant the rescission.

17-TV-98, **501 E. 1st Street**, Millham Realty, Inc. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 19, 2017 deadline to complete all repairs and schedule for re-inspection.

17-RV-100, **752 S. Walnut Street**, H.A.N.D. (Alfred Jacobson). Request for rescission of a variance. Staff recommendation to grant the rescission.

17-RV-101, **754 S. Walnut Street**, H.A.N.D. (Alfred Jacobson). Request for rescission of a variance. Staff recommendation to grant the rescission.

17-TV-103, **1004 W. Kirkwood Avenue**, Richard & Teresa Groomer. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 07, 2017 deadline to complete all repairs and schedule for re-inspection.

17-RV-104, **1955 N. College Avenue**, H.A.N.D. (Burnham Rentals). Request for rescission of a variance. Staff recommendation to grant the rescission.

17-RV-105, **1401-1403 S. Washington Street**, H.A.N.D. (Juris Vitols). Request for rescission of a variance. Staff recommendation to grant the rescission.

17-TV-106, **125 E. 10th Street**, Michael Ho (Mary Friedman). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 30, 2017 deadline to complete all repairs and schedule for re-inspection.

17-TV-107, **2708 S. Rogers Street**, Kelly Harding. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 31, 2017 deadline to complete all repairs and schedule for re-inspection.

17-TV-108, **721 N. Fairview Street**, Jane Klausmeier. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 02, 2017 deadline for all life-safety issues and a September 01, 2017 deadline to complete all other repairs and schedule for re-inspection.

17-TV-109, **522 S. Mitchell Street**, Orion Property Management (Erik Grotness). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 31, 2017 deadline for all life-safety violations and a September 19, 2017 deadline to complete all other repairs and schedule for re-inspection.

17-RV-110, **315 N. Roosevelt Street**, H.A.N.D. (Chun-Fang B. Hahn). Request for rescission of a variance. Staff recommendation to grant the rescission.

17-TV-111, **907 W. Kirkwood Avenue**, Edna Morrison. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 19, 2017 deadline or prior to occupancy of the property.

17-TV-113, **1308 N. Dunn Street**, Ronnie Hanson. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 31, 2017 deadline for all life-safety and smoke detector violations and a September 19, 2017 deadline to complete all other repairs and schedule for re-inspection.

Approved.

III. PETITIONS

17-TV-99, **2615 E. Dekist Street**, Ann Krielkamp. Petitioners were not present to request an extension of time to complete repairs. Staff recommendation to grant the request with an August 19, 2017 deadline to complete all interior and exterior repairs and schedule for re-inspection, and an October 19, 2017 deadline to call and schedule the reinspection for the garage. Gallman made motion to grant the request per staff recommendation with the additional dealine of August 04, 2017 for repair of the fire ignitor. Hamilton seconded. Motion passed, 4-0.

17-TV-102, **1818 S. Maxwell Street**, Cynthia Hogan. Petitioners were not present to request an extension of time to complete repairs. Staff recommendation to grant the request with an August 02, 2017 deadline for smoke detector violations and a September 19, 2017 deadline to complete other repairs and schedule the reinspection. Hamilton made motion to grant the request per staff recommendation. Gastineau seconded. Motion passed, 4-0.

17-AA-112, **1201 W. Green Tree Lane**, Peter Jones. Petitioners were not present to request relief from an administrative decision to register property as a rental unit. Staff recommendation to grant the request as long as it is owned by the current owner and occupied by only the current residents, with yearly monitoring to verify these conditions. Gastineau made motion to grant the request per staff recommendation. Carder seconded. Motion passed, 4-0.

IV. GENERAL DISCUSSION

Carder noted the importance of commissioners going on inspections. Brief discussion about the use of work sessions.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

Gastineau made motion to adjourn. Carder seconded. Motion unanimously passed. Meeting adjourned at 4:28 PM.

City of Bloomington
H.A.N.D.

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

Meeting Date:	August 16, 2017
Petition Type:	Rescind a variance.
Petition Number:	17-RV-114
Address:	2544 E. 8th St.
Petitioner:	HAND
Inspector:	Norman Mosier
Staff Report:	March 17, 2017 – Conducted Cycle Inspection June 26, 2017 – Conducted Re-inspection and Received BHQA 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 ceiling height; therefore we are asking the Board to rescind this variance. This structure was built in 1956.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

City of Bloomington
H.A.N.D.

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

Meeting Date:	August 16, 2017
Petition Type:	An extension of time to complete repairs
Petition Number:	17-TV-115
Address:	124 S. Glenwood Ave. West
Petitioner:	Deana Gomez
Inspector:	Dee Wills
Staff Report:	February 10, 2017 Completed Cycle Inspection June 26, 2017 Received Application for Appeal The petitioner is requesting an extension of time due to unexpected health issues. The petitioner is the tenant of property and has been unable to make her unit ready for the maintenance staff to be able to come and make the necessary repairs.
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:	Life Safety and Smoke Detector Violations: August 30, 2017 **(Bolded in Report)** All other Violations: September 16, 2017
Attachments:	Application for Appeal, Remaining Violations Report

RECEIVED
JUN 26 2017
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: 124 south glenwood ave. west

Petitioner's Name: Deana Gomez / ~~Mark Kleinhauer~~

Address: Same as above

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812 ~~360~~ 340 3531 Email Address: jachary104@gmail.com

Property Owner's Name: Iesciu Mullins

Address: 4307 N. Francisco Ave Apt 3-H

City: Chicago State: IL Zip Code: 60618

Phone Number: _____ Email Address: _____

Occupants: _____

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

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

Please circle the petition type that you are requesting:

A) An extension of time to complete repairs (Petition type TV)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)

C) Relief from an administrative decision (Petition type AA)

D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY

Petition Number 17-TV-115

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.

I am requesting an extension on my HANDS inspection. Due to unforseen medical conditions I can not be prepared at this time, including 2 recent week long hospital stays.

Signature (required): [signature]

Name (please print): Deana Gomez Date: 6/26/2017

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

City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATION INSPECTION REPORT

4474

Owner(s)
Mullins, Iesciu
4307 N. Francisco Ave. Apt. 3-H
Chicago, IL 60618

Agent
Peek & Associates C/O Mark Kleinbauer
899 S. College Mall Road #385
Bloomington, IN 47401

Prop. Location: 124 S Glenwood AVE W
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/2/3

Date Inspected: 02/10/2017
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

Inspector: Dee Wills
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: 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

Common Front Hall (between front entry doors of Units A & B)
This area was not accessible at the time of this inspection. This area must be brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit B:
Kitchen (11-10 x 11-2)
Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

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 new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom
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 peeling paint and/or sagging materials. BMC 16.04.060(a)

Unit A:
Kitchen (11-10 x 11-2)
Repair/replace the damaged door. BMC 16.04.060(a)

Repair the broken window panes for the back entry door. BMC 16.04.060(a)

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

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

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

Remove and properly dispose of all accumulated or scattered trash in this room. BMC 16.04.060(a)

Furnace/ Laundry Room
Maintain minimum clearances from combustibles:

- **Fuel-fired appliances:** **36" clearance from combustible storage**
- **Single-wall vent connectors:** **1" clearance from Flow Guard Gold CPVC**
  6" clearance for other combustibles
- **Double-wall vent connectors:** **1" clearance for all combustibles**
- **Draft hood:** **6" clearance for all combustibles**

BMC 16.04.060(c)

Living Room (15-10 x 13)
Remove and properly dispose of all accumulated or scattered trash in this room. BMC 16.04.060(a)

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 new a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

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

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

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

Eliminate the mold/mildew growth at ceiling and walls of tub surround. BMC 16.04.060(a)

Left Bedroom (10-9 x 9-5)
Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Remove and properly dispose of all accumulated or scattered trash in this room. BMC 16.04.60(a)

Right Bedroom (11-10 x 10-9)
Remove and properly dispose of all accumulated or scattered trash in this room. BMC 16.04.060(a)

EXTERIOR

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

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

Replace the missing protective cover for the light fixture. (adjacent to Unit A) BMC 16.04.050(a)

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

Properly repair/ replace the west side garage door so that it functions as intended. BMC 16.04.050(a)

Remove and properly dispose of all accumulated or scattered trash on property. (inside west side of garage) BMC 16.04.040(d) & BMC 16.04.060(a)

Other requirements

(Both Units A & B)
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)

OTHER REQUIREMENTS

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

- A completed copy of the Tenants & Owners Rights and Responsibilities Summary **BMC16.03.060(c)**

- Inventory & Damage List: The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement **BMC16.03.050**

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

This is the end of the report

City of Bloomington
H.A.N.D.

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

Meeting Date:	August 16, 2016
Petition Type:	An extension of time to complete repairs
Petition Number:	17-TV-116
Address:	2620 N. Dunn St
Petitioner:	Five Star Quality Care-IN, LLC/ Meadowood
Inspector:	Dee Wills
Staff Report:	January 30, 2017 Completed Cycle Inspection June 27, 2017 Completed Reinspection June 27, 2017 Received Application for Appeal The petitioner is requesting an extension of time to complete the repairs to the basement floor and for the tree trimming/ removal violations. There have been more water seepage problems in the basement causing other needed repairs before the painting can be finished. The petitioner is also still in process of obtaining estimates for the tree removal issues. All other violations have been complied.
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:	October 16, 2017
Attachments:	Application for Appeal, Remaining Violations Report.

RECEIVED

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: 2620 W. Dunn Street

Petitioner's Name: Meadowood - Five Star Quality Care-IN, LLC

Address: 2455 Tamarack Trail

City: Bloomington **State:** IN **Zip Code:** 47408

Phone Number: 812-336-2060 **E-mail Address:** ldiersing@5star.com

Owner's Name:

Address:

City: **State:** **Zip Code:**

Phone Number: **E-mail Address:**

Occupants: 2 - Norm and Jeanne Overly

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: A - Extension

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: 17-TV-116

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.

Basement - Furnace Utility Room

Property clean and Surface Coat damaged or stained wall Areas. BMC 16.04.060 (a)

Requesting 60 day extension to work with our contractor to better seal Basement wall to allow Block to dry and be painted.

Signature (Required): _____

Name (Print): Larry Diersing **Date:** 6/27/17

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).

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 VIOLATION INSPECTION REPORT

APR 21 2017

8292

Owner(s)
Five Star Quality Care - In, Llc
400 Centre Street
Newton, MA 02458

Agent
Larry A. Diersing
2455 Tamarack Trail
Bloomington, IN 47408

Prop. Location: 2620 N Dunn ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 01/30/2017
Primary Heat Source: Other
Property Zoning: PUD
Number of Stories: 2

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.

INTERIOR

Main Level

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

SW Bedroom (12-1 x 9-7)
Properly repair the entry door so that it completely latches closed and functions as intended. BMC 16.04.060(a)

Repair/ replace the hard wired interconnected smoke detector to function as intended. IC 22-11-18-3.5 (Per Monroe County Building Department 2008) IRC Sec. R 313.1, IRC Sec. R 313.2

SE Bedroom (14 x 12-1)
Properly repair the entry door so that it completely latches closed and functions as intended. BMC 16.04.060(a)

Replace the missing window crank mechanisms so that the windows may function as intended. BMC 16.04.060(b)

Sun Room (17-2 x 13-5)
Properly repair/ replace the thermostat so that it functions as intended. BMC 16.04.060(c)

Upper Level

North Bedroom (21-4 x 14-3)
Replace the missing window crank mechanisms so that the windows may function as intended. BMC 16.04.060(b)

Repair the light fixture in the north bedroom closet area to function as intended. BMC 16.04.060(c)

Lower Level

Garage
Properly repair/ replace the automatic garage door opening mechanism so that it functions as intended. (west door) BMC 16.04.060(c)

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

Replace the missing smoke detector. The missing smoke detector must be replaced with a hard wired and interconnected model. IC 22-11-18-3.5 (Per Monroe County Building Department 2008) IRC Sec. R 313.1, IRC Sec. R 313.2

Properly clean and surface coat damaged or stained wall areas to prevent further mildew from occurring. BMC 16.04.060(a)

Scrape and paint interior surfaces of basement floor where paint is peeling. BMC 16.04.060(f)

Furnace/ Utility Room
Properly clean and surface coat damaged or stained wall areas to prevent further mildew from occurring. BMC 16.04.060(a)

Scrape and paint interior surfaces of basement floor where paint is peeling. BMC 16.04.060(f)

Properly vent the sump pump vent stack so that it may function as intended. (Currently covered with plastic) BMC 16.04.060(c)

EXTERIOR

Properly repair or replace all damaged/deteriorated soffit/fascia in a manner that seals all openings. (front NW corner, back SE) BMC 16.04.050(a)

Clean debris from the roof, gutters and downspouts. 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. (Front of property: Beech Tree in front of structure and Pine/Fur by road/ drive-way) BMC 16.04.040(e)

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

OTHER REQUIREMENTS

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)

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)

OTHER REQUIREMENTS

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

- **A completed copy of the Tenants & Owners Rights and Responsibilities Summary** BMC16.03.060(c)

- Inventory & Damage List: The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement **BMC16.03.050**

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

This is the end of the report

City of Bloomington
H.A.N.D.

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

Meeting Date:	August 16, 2017
Petition Type:	An extension of time to complete repairs.
Petition Number:	17-TV-117
Address:	1955 N. College Avenue
Petitioner:	John P. Burnham
Inspector:	Jo Stong
Staff Report:	June 8, 2017: Conducted cycle inspection June 15, 2017: Mailed cycle report June 28, 2017: Received appeal

During a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. The petitioner is requesting an extension of time to complete repairs at the property, stating that the turnover season has started, and that repairs have been started but will not be completed within the 60-day timeline.

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:	September 18, 2017 for all life-safety issues October 16, 2017 for all other violations
Attachments:	Cycle report with life-safety violations highlighted, appeal

RECEIVED
JUN 28 2017
BY: .....

CITY OF BLOOMINGTON INDIANA

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: 1955 N. College Ave.

Petitioner's Name: John P. Burnham

Address: PO Box 1248

City: Blomington **State:** Indiana **Zip Code:** 47402

Phone Number: 8123398300 **E-mail Address:** johnjr@burnhamrentals.com

Owner's Name: John S. Burnham, Myra J. Burnham, John P. Burnham, Etal.

Address: 444 E. Third St. Suite 1

City: Bloomington **State:** Indiana **Zip Code:** 47401

Phone Number: 8123398300 **E-mail Address:** johnjr@burnhamrentals.com

Occupants:

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

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

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

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

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

(Will be assigned by BHQA)

Petition Number: 17-TV-117

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 are requsting a 3 month extension of time to complete repairs found at the June 8, 2017 cycle inspection of 1955 N. College Ave. We are requesting this time extension for the following reasons:

We have started the repairs to the items cited, but do not think that we can complete in 60 days.
Our lease change over has begun and in the next 60 days we will be turning over 130 apartments.
Our maintenance staff will be taking a few weeks off for their summer vacation during the allowed 60 days. The list would not be worked on during this period.

Thank you for your consideration.

Signature (~~Required~~): John P. Burnham

Name (Print): John P. Burnham **Date:** 6/24/17

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).
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

JUN 1 5 2017

City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

Burnham Rentals
Po Box 1248
Bloomington, IN 47402

RE: 1955 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 than AUG 1 4 2017 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

1504

Owner
Burnham Rentals
Po Box 1248
Bloomington, IN 47402

Prop. Location: 1955 N College AVE
Number of Units/Structures: 30/5
Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 1/Eff/5 6/1/5, Bld 2: 4/1/5, Bld 3: 5/1/5 1/3/5, Bld 4: 6/1/5 4/2/5, Bld 5: 2/1/5 1/3/5

Date Inspected: 06/08/2017
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 1

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

03/29/1990 Granted a variance to the minimum ceiling height requirement in all habitable rooms in Apt. #6A; granted an exception to installing an additional electrical receptacle in the kitchens in Apts. #11-14; granted a variance for the minimum light requirement in the living room in Apt. #27A.

This property was previously granted variances to the minimum ceiling height requirements and the minimum number of receptacles required in a kitchen of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height or minimum number of receptacles requirement and the Building Code in place at the time of construction (1955) did not address ceiling height or minimum number of receptacles; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit.

This property was also granted a variance to the light requirement of the Property Maintenance Code for the living room of Apt. #27A. The Residential Rental Unit and Lodging Establishment Inspection Program does not include a minimum light requirement. The code at the time of construction (1955) does have a requirement for light (1050 IBC Sec. 1305). The applicability of this Code is under review by the State of Indiana. Upon completion of State review this issue may be re-visited on subsequent Cycle Inspection Reports.

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

Existing Egress Window Measurements:

Units 1-6, Unit 15-SE Bedroom, Unit 26:
(sliding)
Height: 30 inches
Width: 24 ½ inches
Sill Height: 48 inches
Openable Area: 5.10 sq. ft.

Unit 6A:
(awning, hinge at top)
Height: 16 inches
Width: 30 inches
Sill Height: 59 inches
Openable Area: 3.66 sq. ft.
Window Well: 37" x 36" x 15" deep

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 having a lower sill height to aid in emergency escape.

Units 7-15, 26 Left Bedroom
(sliding)
Height: 38 ½ inches
Width: 24 inches
Sill Height: 37 inches
Openable Area: 6.42 sq. ft.

Unit 15 SW Bedroom
(sliding)
Height: 37 ½ inches
Width: 20 ½ inches
Sill Height: 39 inches
Openable Area: 5.34 sq. ft.

Unit 16:
(double-hung)
Height: 18 ¾ inches
Width: 30 ½ inches
Sill Height: 29 inches
Openable Area: 3.97 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.

Units 17-20, 26 Right Bedroom:
(sliding)
Height: 41 inches
Width: 20 inches
Sill Height: 35 inches
Openable Area: 5.69 sq. ft.

Units 15-N. Bedroom, 20-25:
27-Master Bedroom
Door to the exterior

Unit 27-Bedroom 1 (sliding):
Height: 54 inches
Width: 21 ¾ inches
Sill Height: 25 inches
Openable Area: 8.16 sq. ft.

Unit 27-Bedroom3:
(double-hung)
Height:24 ½ inches
Width: 33 ½ inches
Sill Height: 24 inches
Openable Area: 5.70 sq. ft.

Unit 27A:
(sliding)
Height: 21 inches
Width: 42 inches
Sill Height: 57 ½ inches (23 w/egress aid)
Openable Area: 6.13 sq. ft.

Unit 28:
(sliding)
Height: 54 ½ inches
Width: 24 inches
Sill Height: 27 inches
Openable Area: 9.08 sq. ft.

Unit Inventory:

Units 1-6:
Living room 16-10 x 17-5
Kitchen 10-8 x 9-0
Bedroom 10-3 x 11-1
Study 10-2 x 7-5
Bathroom

Unit 6A
Entry Room 11-6 x 95
Main Room 28-0 x 13-3
Kitchen 8-0 x 7-0
Bathroom

Units 7-10:
Living Room/Kitchen 18-2 x 14-2
Bedroom 13-10 x 10-1
Bathroom

Unit 11-14
Living Room 15-5 x 12-3
Kitchen 5-0 x 5-0
Bedroom 12-7 x 9-9
Bathroom

Units 15:
Entry Room 13-5 x 10-0
Living Room 15-7 x 15-4
Kitchen 13-3 x 10-7
North Bedroom 16-0 x 9-9
SE Bedroom 13-4 x 10-0
SW Bedroom 13-4 x 10-0
N. Bathroom
S. Bathroom

Unit 16:
Living Room/Kitchen 16-2 x 12-7
Bedroom 13-5 x 12-2
Bathroom

Units 17-19:
Living Room
Kitchen 12-7 x 8-0
Bedroom 13-2 x 11-1
Bedroom 11-4 x 9-8
Bathroom

Unit 20-25:
Living Room 16-0 x 13-4
Kitchen 12-4 x 8-0
Bedroom 12-3 x 9-8
Bathroom

Units 26:
Living Room 15-0 x 12-8
Dining Room 15-0 x 12-8
Kitchen 12-0 x 8-7
Bedroom 22-9 x 9-0
Bedroom 11-4 x 9-0
Bathroom

Unit 27
Living Room 25-7 x 15-0
Kitchen 16-9 x 11-4
Bedroom 15-9 x 11-9
Bedroom 14-10 x 13-8
Bedroom 13-0 x 10-10
Bathroom
Bathroom

Units 27A:
Living Room 23-0 x 13-6
Kitchen 8-3 x 8-0
Bedroom 14-3 x 13-9
Long Room 29-0 x 8-0
Bathroom

Unit 28:
Living Room 22-8 x 18-4
Kitchen 14-0 x 8-0
Bedroom 16-3 x 14-9
Bathroom

INTERIOR:

Note: Only rooms with violations are listed on this report.

CENTRAL BUILDING
Units 1-5 (1BR)
No violations noted.

Unit 6 (1BR)
Kitchen:
Repair the garbage disposal to function as intended. BMC 16.04.060(c)

Bath:
Install a cover on the shower drain. BMC 16.04.060(c)

Secure the loose GFCI receptacle. BMC 16.04.060(b)

Properly secure the doorknob on the west door. BMC 16.04.060(a)

Unit 6A (eff)
Bath:
Properly replace or seal the damaged tiles in the shower. BMC 16.04.060(a)

Kitchen:
Properly replace the damaged or missing floor tiles. BMC 16.04.060(a)

Mechanical Closet:
Install temperature/pressure relief (TPR) valve discharge tubes on the water heaters.
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)

Common Laundry Room
No violations noted.

Common Storage Room
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)

NORTHEAST BUILDING
Unit 7 (1BR)
No violations noted.

Unit 8 (1BR)
Kitchen/Living Room:
See Other Requirements at the end of the report for required gas wall heater documentation.

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

Unit 9 (1BR)
Living Room:
Provide operating power to smoke detector. IC 22-11-18-3.5

Unit 10 (1BR)
Kitchen/Living Room:
See Other Requirements at the end of the report for required gas wall heater documentation.

Living Room:
Replace the missing smoke detector. IC22-11-18-3.5

SOUTHEAST BUILDING
Unit 11 (1BR)
Living Room:
Replace the broken outlet cover plate on the north wall. BMC 16.04.060(b)

Bedroom:
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)

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

Unit 12 (1BR)
Kitchen/Living Room:
See Other Requirements at the end of the report for required gas wall heater documentation.

Living Room:
Secure the loose electrical receptacle on the north wall. BMC 16.04.060(b)

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

Kitchen:
Secure the loose switch box/receptacle on the north wall. BMC 16.04.060(b)

Note: The gas was not on in this unit (12) and the stove could not be inspected for proper functioning. The stove must be checked at the reinspection.

Bath:
Properly repair and surface-coat the shower floor (paint over tile is flaking off and clogging drain). BMC 16.04.060 (a)

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

Unit 13 (1BR)
Living Room:
Replace the broken outlet cover plate on the east wall. BMC 16.04.060(b)

Properly secure the baseboard heater unit on the east wall. BMC 16.04.060(b), (c)

Bedroom:
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)

Unit 14 (1BR)
Entry:
Replace the damaged door sweep on the entry door. BMC 16.04.060(a)

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

Unit 15 (3BR)
Southeast 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. IC 22-11-18-3.5

¾ Bath:
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)

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

Unit 16 (1BR)
No violations noted.

SOUTHWEST BUILDING
Unit 17 (2BR)
Kitchen:
Repair garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

Pantry/Mechanical Room:
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)

Unit 18 (2BR)
Living Room:
Provide operating power to smoke detector. IC 22-11-18-3.5

Unit 19 (2BR)
Pantry/Mechanical Room:
Replace the broken light switch cover plate. BMC 16.04.060(b)

Laundry Room:
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)

Unit 20, Unit 21 (1BR)
No violations noted.

Unit 22 (1BR)
Kitchen:
Repair garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

Unit 23 (1BR)
Kitchen:
Replace the broken faucet. BMC 16.04.060(c)

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

Bath:
Replace or properly repair the peeling floor covering. BMC 16.04.060(a)

Properly repair the soft floor around 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)

Unit 24 (1BR)
No violations noted.

Unit 25 (1BR)
Bath:
Scrape and paint the ceiling where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f)

Unit 26 (2BR)
Bath:
Properly seal the entire perimeter of the shower including the floor. BMC 16.04.060(a)

NORTHWEST BUILDING
Unit 27 (3BR)
No violations noted.

Unit 27A (basement unit) (1BR)
Bath:
Properly replace or seal the damaged tiles in the shower. BMC 16.04.060(a)

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

Unit 28 (1BR)
No violations noted.

EXTERIOR:

Replace the downspout by Unit 19. BMC 16.04.050(a)

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

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

OTHER REQUIREMENTS:

Furnace And Gas Wall Heater Inspection Documentation
Thoroughly clean and service the furnaces and gas wall heaters, and inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. **Servicing shall include 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)

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
H.A.N.D.

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

Meeting Date:	August 16, 2017
Petition Type:	An extension of time to complete repairs.
Petition Number:	17-TV-118
Address:	3200 E. Longview Ave.
Petitioner:	Kingston Manor/Legacy Group C/O Lisa Fleener
Inspector:	Mosier/Stong/Arnold
Staff Report:	April 27, 2017 – Conducted Cycle Inspection June 28, 2017 – Received August BHQA Appeal

Petitioner is requesting an extension of time to complete the repairs due to high volume of units to be turned over for the season.

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:	August 31, 2017 – For all life-safety violations, noted with check mark. October 16, 2017 – For all other violations.

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

RECEIVED

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: 3200 E. Longview Ave.

Petitioner's Name: Kingston Manor / Legacy Group / Teresa Fleener

Address: 3112 E. Braeside Drive

City: Bloomington **State:** IN **Zip Code:** 47408

Phone Number: 812-339-1400 **Email Address:** legacygroup-3112@sbcglobal.net.

Property Owner's Name: Mike Woodson

Address: 701 Summitview Place

City: Bloomington **State:** IN **Zip Code:** 47401

Phone Number: 812-339-1400 **Email Address:** _____

Occupants: _____

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

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

Please circle the petition type that you are requesting:

(A) An extension of time to complete repairs (Petition type **TV**)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type **V**)

C) Relief from an administrative decision (Petition type **AA**)

D) Rescind a variance (Petition type **RV**)

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

OFFICE USE ONLY
Petition Number 17-TV-118

SEE REVERSE

RECEIVED

BY: .....

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

We are asking for an extension do to having so many apartments during our turn season to get ready.

Signature (required): Scott G. May

Name (please print): Scott May **Date:** 6/26/17

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

City Of Bloomington
Housing and Neighborhood Development
CYCLE INSPECTION REPORT

647

Owner(s)
Mike Woodson
701 Summitview Place
Bloomington, IN 47401

Agent
Legacy Group
3112 E. Braeside Drive
Bloomington, IN 47408

Prop. Location: 3200 E. Longview Ave.
Number of Units/Structures: 64/4
Units/Bedrooms/Max # of Occupants: Bld 1: 1/Eff/5 7/1/5 16/2/5, Bld 2: 1/Eff/5 3/1/5 8/2/5, Bld 3: 4/1/5 8/2/5, Bld 4: 1/Eff/5 1/1/5 6/2/5 8/3/5

Date Inspected: 04/26/2017
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Inspector: Mosier, Stong, Arnold
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

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

Monroe County Assessor's records indicate this structure was built in 1964/65.
There were no requirements for emergency egress at the time of construction.

Basement Apartments –

Existing Egress Window Measurements:		Casement: Const. Yr. – 1964/65
Height: 30 inches		30
Width: 27.5 inches	or	22
Sill Height: 51 inches		51
Openable Area: 5.73 sq. ft.		4.58

1st & 2nd Floor Apts. –

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. – 1964/65

Height: 30 ½ inches
Width: 26 inches
Sill Height: 30 inches
Openable Area: 5.51 sq. ft.

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

INTERIOR:

Building 1 - 24

S Common Hallway:

Secure the loose door hinges and repair the door to be weather tight. BMC 16.04.060 (a)

√ Secure the loose handrail in stairway from the lower level to the top floor. BMC 16.04.060 (b)

Unit 3

Kitchen:

Secure the loose sink faucet. BMC 16.04.060 (a)

Unit 6

Bathroom:

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

Unit 5

Living Room:

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

Unit 2

Bathroom:

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

L Bedroom:

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

Unit 4

Hallway:

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

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

Bathroom:

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

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

2ND Common Hallway:
Secure the loose handrail from the lower level to the top of stairway. BMC 16.04.060 (b)
Repair the west lower level hallway door to fit the door jamb and to be weather tight.
BMC 16.04.060 (a)

Unit 12
Kitchen:
Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 9
Bathroom:
Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

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

Unit 11
Bathroom:
Replace the defective waste and overflow drain in the tub. BMC 16.04.060 (a)

Unit 8
Bathroom:
Repair the door to fit the door jamb and to latch properly, and install the missing striker plate.
BMC 16.04.060 (a)

Unit 10
Kitchen:
Install the missing knob on the cabinet door under the sink. BMC 16.04.060 (a)

Bathroom:
Repair the door not to scrape on the floor. BMC 16.04.060 (a)

Install the missing striker plate on the doorjamb. BMC 16.04.060 (a)

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

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

Unit 7
Dining Room:
Restore power to the receptacle on the west wall. BMC 16.04.060 (a)

Kitchen:
Repair/replace the garbage disposal to function as intended. BMC 16.04.060 (c)

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

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

Bathroom:
Repair/replace the GFCI receptacle to function as intended. BMC 16.04.060 (b)

R Bedroom:
Replace the defective doorknob. BMC 16.04.060 (a)

3rd Common Hallway:
Repair the west entry door to fit the doorjamb. BMC 16.04.060 (a)

Secure the loose handrail from the lower level to the top floor. BMC 16.04.060 (b)

Unit 18
Kitchen:
Replace the defective sprayer, button broken off. BMC 16.04.060 (a)

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

Bathroom:
Determine the source of the water leak in the bathroom, tenant states that water comes into the bathroom floor along the east wall. BMC 16.04.060 (a)

Unit 7
Bathroom:
Secure the loose toilet to its mountings. BMC 16.04.060 (a)

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

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

Unit 14
Living Room:
Every window shall be capable of being easily opened and held in position by its own hardware, S window. BMC 16.04.060(b)

Kitchen:
Remove the old failing caulk and install new caulk around the backsplash on the countertop.
BMC 16.04.060 (a)

Unit 16 – Electricity off at time of cycle inspection, check electrical at re-inspection.
Kitchen:
Secure the loose sink faucet handle. BMC 16.04.060 (a)

Unit 13
Dining Room:
√ Secure the loose receptacle on the west wall. BMC 16.04.060 (b)

Common Hallway 19-24:
Replace the deteriorated floor tile. BMC 16.04.060(a)

Unit 19
Kitchen:
Repair garbage disposal to function as intended. BMC 16.04.060(c)

√ Replace the broken switch cover plate for the garbage disposal. BMC 16.04.060(b)

Unit 20
Kitchen:
Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

Repair the broken 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)

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

Unit 21:
Living Room:
√ Replace broken/missing outlet cover plate. BMC 16.04.060(b) (West wall).

Bathroom:
Repair the tub to drain as intended. BMC 16.04.060(c) (Extremely slow).

Bedroom:
√ Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b) (Crank is broken).

√ Repair the outlet to be wired correctly. BMC 16.04.060(b) (Tests as Hot-ground reverse wired).

Unit 23:
L Bedroom:
√ Secure the loose receptacle on the north wall. BMC 16.04.060 (b)

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

Unit 24:
Bathroom:
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Building 25-36:
Common Hallway (Adjacent to Unit 26):
Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Unit 25:
Living Room:
√ Replace the broken outlet. BMC 16.04.060(b)(Right of the entry door).

Properly repair and surface coat the damaged portion of the sealing. BMC 16.04.060 (a) along the front wall of the living and dining area).

Properly repair and surface coat the damage at the top of the wall dividing the living room and kitchen. 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)

Re-attach the front panel of the dishwasher. BMC 16.04.060(c)

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

Eliminate the mold and properly sanitize, repair and surface coat the walls and ceiling. BMC 16.04.060(a) (Above the shower surround).

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

Unit 26:
Bathroom:
Properly repair and surface coat the water damaged portion of the wall. BMC 16.04.060(a) (wall between stool and tub at faucet end).

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

Unit 28:
Living Room:
Repair/replace the latch that holds the lower sash in the window track. BMC 16.04.060(c) (Right window – lower sash).

Repair the damaged window screen. BMC 16.04.060(a)

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

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

Right Bedroom:
Repair the outlet to be wired correctly. BMC 16.04.060(b) (Test as hot/neutral reverse wired)

Unit 29:
Bathroom:
Seal the base of shower surround at the top of the tub. BMC 16.04.060(a)

Unit 30:
Bathroom:
Properly repair and surface coat the deteriorated portion of the ceiling above the shower. BMC 16.04.060(a)

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

Unit 31:
Kitchen:
Replace broken/missing outlet cover plate. BMC 16.04.060(b) (Left of sink)

Bathroom:
Eliminate the leak at the tub faucet. BMC 16.04.060(c)

Unit 35:
Bathroom:
Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f) (Wall above shower surround)

Unit 36:
Kitchen:
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

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

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

Building 37-48:
Common Hallway Lower Level Entry 37-42:
Repair the rear entry door to close as intended. BMC 16.04.060(c)

Common Hallway Entry 37-42:
Repair/replace the loose/damaged tile at the entry. BMC 16.04.060(a)

Unit 39:
Bathroom:
Properly repair/replace the deteriorated portion of the floor. BMC 16.04.060(a)

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

Unit 40:
Left Bedroom:
Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Unit 42:
Kitchen:
Repair the garbage disposal to eliminate the water leak under the unit. BMC 16.04.060(c)

Bathroom:
Properly repair and surface coat the ceiling damage. BMC 16.04.060(a) (Above the shower head).

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

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

Unit 44:
Kitchen:
Secure the outlet to the wall. BMC 16.04.060(b) (Right of sink)

Secure the faucet to the sink. BMC 16.04.060(c)

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

Bathroom:
Properly repair and surface coat the ceiling damage. BMC 16.04.060(a) (Above the shower head).

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

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

Unit 45:
Bathroom:
Repair the stool to flush/refill properly. BMC 16.04.060(c)

Unit 47:
Bathroom:
Seal the base of shower surround at the top of the tub. BMC 16.04.060(a)

Unit 48:
Hallway:
Provide operating power to smoke detector. IC 22-11-18-3.5

Unit 43
Right Bedroom:
Secure the loose electrical receptacle under the window. BMC 16.04.060(b)

Unit 46
Kitchen:
Repair the broken 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)

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

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

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

Unit 49
Left Bedroom:
Properly repair the broken door trim. BMC 16.04.060(a)

Unit 50
Kitchen:
Properly replace the stripped wiring to the garbage disposal. BMC 16.04.060(b)

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

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

Left Bedroom:
Repair the damaged window screen. BMC 16.04.060(a)

Bath:
Remove old moldy caulk and properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Clean the HVAC vent so that it functions as intended. BMC 16.04.060(c)

Unit 51
Kitchen:
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

Bath:
Properly repair the tub faucet to eliminate the continuous dripping. BMC 16.04.060(c)

Unit 52

Hall:

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

Bath:

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

Unit 54

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)

Bath:

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

Unit 55

Kitchen:

Properly secure the faucet sprayer to the sink. BMC 16.04.060(c)

Unit 57

Living Room:

Secure the loose electrical receptacle. BMC 16.04.060(b)

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

Unit 58

Living Room:

Ensure that the electrical receptacle behind the TV is functioning as intended (tenant reports intermittent power from receptacle). BMC 16.04.060(b)

Kitchen:

Properly seal the wall around the pipes under the sink. BMC 16.04.060(a)

Right Bedroom:

Properly secure the outlet cover plates. BMC 16.04.060(b)

Left Bedroom:

Replace the broken outlet cover plate on the left wall. BMC 16.04.060(b)

Bath:

Properly seal the wall around the pipes under the sink. BMC 16.04.060(a)

Unit 59

Bath:

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

Properly replace all damaged or missing grout in the bathtub/shower surround. BMC 16.04.060(a)

Unit 61

Kitchen:

Properly seal the backsplash to eliminate water infiltration. BMC 16.04.060(a)

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

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)

Hall:

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

Bath:

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

Remove the mold from the walls and ceiling. BMC 16.04.060(a)

Left Rear Bedroom:

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

Right Rear Bedroom:

Replace the closet doors onto the rails so they function as intended. BMC 16.04.060(a)

Unit 62

Living Room:

√ Replace the broken outlet cover plate on the east wall. BMC 16.04.060(b)

Hall:

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

Bath:

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

Unit 63 (vacant, being turned)

Properly install floor covering, cabinet pulls, closet doors and outlet plates when the unit has been painted. BMC 16.04.060(a) & (b)

Left Rear Bedroom:

√ Replace the cover on the electric service panel. BMC 16.04.060(b)

Unit 64
Living Room:
Repair the damaged window screen. BMC 16.04.060(a)

Dining Room:
Secure the loose electrical receptacle. BMC 16.04.060(b)

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

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

Kitchen:
Replace the broken outlet cover plate on the north wall. BMC 16.04.060(b)

Bath:
Remove old moldy caulk and properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 65
Entry:
Repair or replace the deadbolt lock so that it functions as intended (key will not go in).
BMC 16.04.060(a), (b)

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

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

Unit 66
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

EXTERIOR:

Exterior:
Building 37-48:
Repair the light fixture to be secure to the structure. BMC 16.04.050(b)

Replace the missing protective cover for the light fixture. BMC 16.04.050(a) (North wall – west end).

Building 49-66
Replace the missing shutter on the east side over door 55-60. BMC 16.04.050(a)

Properly seal the holes on the west side where service lines penetrate the building. Exterior walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. Repair with like materials in a workmanlike manner. BMC 16.04.050(a)

Properly secure the loose shutter on the north side. BMC 16.04.050(a)

OTHER VIOLATIONS:

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)

City of Bloomington
H.A.N.D.

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

Meeting Date:	August 16, 2017
Petition Type:	An extension of time to complete repairs.
Petition Number:	17-TV-119
Address:	1422 South Lincoln St.
Petitioner:	Jim Gronquist
Inspector:	Kenny Liford
Staff Report:	March 27, 2017 Completed Cycle Inspection Report July 11, 2017 BHQA App received

Owner has requested an extension of time to complete the repairs to the garage at 1422 South Lincoln St.

Staff recommendation: Grant the request.

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

Compliance Deadline: September 9, 2017 to call and schedule the reinspection for the garage repairs.

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

RECEIVED
JUL 11 2017
BY: SW

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

Property Address: 1422 S. LINCOLN ST

Petitioner's Name: Jim Gronquist

Address: 1422 S. LINCOLN ST

City: BLOOMINGTON State: IN Zip Code: 47401

Phone Number: _____ Email Address: _____

Property Owner's Name: "

Address: 1414 S. LINCOLN ST

City: BLOOMINGTON State: IN Zip Code: 47401

Phone Number: 812 2190135 Email Address: jgronquist@yahoo.com

Occupants: ERIN + MICHELLE CALLAHAN + AURA + LIZ

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 17-TV-119

SEE REVERSE

KC

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.

Extension of time to ~~to~~ repair moisture garage siding + door.

Signature (required): [signature]

Name (please print): Jim Gragnani Date: 7/11/17

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

RENTAL PERMIT INFORMATION

MAR 3 1 2017

James M. Gronquist
P.O. Box 1131
Bloomington, IN 47402

Property Location: 1422 S Lincoln 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 MAY 3 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,

J>

City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

5645

Owner(s)
James M. Gronquist
P.O. Box 1131
Bloomington, IN 47402

Prop. Location: 1422 S Lincoln ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 03/27/2017
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspector: Kenneth Liford
Foundation Type: Basement
Attic Access: No
Accessory Structure: Detached garage

Monroe County Assessor's records indicate this structure was built in 1899.
There were no requirements for emergency egress at the time of construction.

INTERIOR

Kitchen (15-1x10), Entry
No violations noted.

C Living Room (15-2x10-1)
Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

C East Bedroom (7-4x15-4)
Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

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

Existing Egress:
Height: 44 inches
Width: 29.5 inches
Sill Height: 36 inches
Openable Area: 9.01 sq. ft.

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

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

Center Bedroom (13-6x10)
NC Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

C Secure loose electrical receptacle. BMC 16.04.060(b)

Existing Egress:

Height: 53.5 inches
Width: 31 inches
Sill Height: 24 inches
Openable Area: 11.5 sq. ft.

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

West Bedroom (10-9x10), Bathroom: Same window measurements as above.
No violations noted.

Basement
C 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

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

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

C Replace the rotten and/or loose boards on top rail of deck so they are capable of withstanding normally imposed loads. BMC 16.04.050(b)

NC 1YR 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)

Garage

NC Clean all debris from roof. BMC 16.04.050(a)

NC 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)

NC Replace the rotten door casing around garage entry. BMC 16.04.050(a)

NC 1YR Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(The painting violation has a one-year deadline from the date of the cycle inspection)

OTHER REQUIREMENTS

Furnace Inspection Documentation

NC

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

NC

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

NC

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:	August 16, 2017
Petition Type:	Rescind a variance.
Petition Number:	17-RV-120
Address:	321 W. Hillside Dr.
Petitioner:	HAND
Inspector:	Norman Mosier
Staff Report:	April 17, 2017 – Conducted Cycle Inspection July 11, 2017 – Conducted Re-inspection and Received August BHQA Appeal

This property was previously granted a variance to allow cooking in a sleeping room. The Residential Rental and Lodging Establishment Inspection Program does not address 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 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 for Relief from an Administrative Decision

Meeting Date: August 17, 2015

Petition Type: Relief from an administrative decision

Variance Request: Relief from being required to schedule a rental inspection.

Petition Number: 17-AA-121

Address: 1051 N Oolitic Drive

Petitioner: William McKee

Inspector: John Hewett

Staff Report:

This property is currently occupied by the father of the contract purchaser. The purchaser is not available to sign a proper sales contract and record the contract. The owner of record has stated this is owner occupied, but is unable to provide a recorded copy of a sales contract as is required by Title 16.

Title 16.02.020 "Defined words" states: "Residential rental unit" means any dwelling unit, rooming house, or rooming unit occupied by a person(s) other than the owner and/or their legal dependent, but it does not include the following arrangements unless the arrangements are created to avoid application of this Title: (3) Occupancy by the purchaser of a dwelling unit under a contract of sale, provided the contract for sale properly recorded Monroe County;.

Staff recommendation: Deny the relief from administrative decision.

Conditions: This unit shall be considered a rental until the contract purchaser and owner of record are able to execute the sales contract paperwork and properly record a copy of a sales contract with the Monroe County Recorder's Office.

Compliance Deadline: August 31, 2017 to schedule an inspection of the unit.

Attachments: Appeal form

ES 7/27/17

City of Bloomington
H.A.N.D.

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

Meeting Date:	16 August 2017	
Petition Type:	Rescind a variance	
Petition Number:	17-RV-122	
Address:	1105 N. Woodburn Ave.	
Petitioner:	HAND	
Inspector:	Michael Arnold	
Staff Report:	30 June 2017	Cycle Inspection
	14 July 2017	Report Written
	14 July 2017	BHQA Application
	17 July 2017	BHQA Report Written

This property was previously granted a variance to the minimum ceiling height and bathroom ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height or bathroom ventilation requirement and the Building Code in place at the time of construction did not address minimum ceiling height or bathroom ventilation; therefore we are asking the Board to rescind this variance. This structure was built in 1940.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

City of Bloomington
H.A.N.D.

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

Meeting Date:	16 August 2017	
Petition Type:	Rescind a variance	
Petition Number:	17-RV-123	
Address:	1416 S. Lincoln St.	
Petitioner:	HAND	
Inspector:	Michael Arnold	
Staff Report:	28 June 2017	Cycle Inspection
	17 July 2017	BHQA Application

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

City of Bloomington
H.A.N.D.

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

Meeting Date:	August 16, 2017
Petition Type:	An extension of time to complete repairs.
Petition Number:	17-TV-124
Address:	501-512 S Muller PKWY.
Petitioner:	Andre Wells
Inspector:	Matt Swinney
Staff Report:	January 4, 2017 Completed Cycle Inspection Report May 11, 2017 Reinspection September 19, 2016 BHQA App received

Owner has requested an extension of time to complete the repairs. They have requested to be granted an extension until 8/21/17 to complete the repairs. Stair treads have to be made to order and delivered before installation.

Staff recommendation: Grant the request.

Conditions:

Correct all life-safety issues and re-inspect for compliance no later than the deadline for life-safety issues 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.

Complete all other repairs and schedule for re-inspection no later than the deadline for all other issues 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: August 21, 2017 to call and schedule the re-inspection.

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

RECEIVED
JUL 19 2017
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: 512 S Muller PKY

Petitioner's Name: Andre Wells

Address: 444 N. Michigan Ave. STE 2600

City: Chicago **State:** Illinois **Zip Code:** 60611

Phone Number: (312) 361-0244 **E-mail Address:** awells@thesciongroup.com

Owner's Name: SSC Muller Apartments LLC, The Scion Group LLC

Address: 444 N Michigan Ave STE 2600

City: Chicago **State:** Illinois **Zip Code:** 60611

Phone Number: 317-896-7952 **E-mail Address:** mhanson@thesciongroup.com

Occupants: -

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

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

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

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

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

(Will be assigned by BHQA)

Petition Number: 17-TV-124

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.

This is a request to extend the requirement to complete stair tread repairs at 512 S Muller Pky. The stair treads will require three weeks to manufacture and an additional week for installation. After searching and receiving bids, we have selected two companies to complete the stair tread build and installation by August 20, 2017.

We are requesting for our a revised deadline of August 21st to re-inspect the stair treads for code compliance. Thank you for your time.

Signature (Required): _____

Name (Print): Andre Wells **Date:** 7/14/17

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).
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 PERMIT INFORMATION

MAY 1 8 2017

Btown Holdings, Llc
201 Main Street, Suite 1000
Lafayette, IN 47901

Loren P. King
201 Main Street, Suite 1000
Lafayette, IN 47901

Property Location: 512 S Muller PKY

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 JUL 1 7 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:Travis Vencel: 201 Main Street, Suite 1000, Lafayette, IN 47901

City Of Bloomington
Housing and Neighborhood Development

AMENDED CYCLE INSPECTION REPORT

8787

Owner(s)
Btown Holdings, Llc
201 Main Street, Suite 1000
Lafayette, IN 47901

Loren P. King
201 Main Street, Suite 1000
Lafayette, IN 47901

Agent
Travis Vencel
201 Main Street, Suite 1000
Lafayette, IN 47901

Prop. Location: 512 S Muller PKY
Number of Units/Structures: 248/9
Units/Bedrooms/Max # of Occupants: Bld 1: Bld 501: 8/1/5 8/2/5 8/4/5, Bld 502: 6/2/5 18/3/5 12/4/5, Bld 503: 8/1/5 8/2/5 8/4/5, Bld 504: 6/2/5 17/3/5 11/3/5, Bld 505: 8/1/5 8/2/5 8/4/5, Bld 506: 5/2/5 18/3/5 12/4/5, Bld 507: 8/1/5 8/2/5 8/4/5, Bld 510: 8/1/5 8/2/5 8/4/5, Bld 512: 7/1/5 8/2/5 8/4/5

Date Inspected: 01/04/2017
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 3

Inspector: John Hewett
Foundation Type: Slab
Attic Access: Yes
Accessory Structure:

The original Cycle inspection report, Building 502 was cited for cracked and broken stair treads. The other two buildings with similar stair issues were not cited. This omission was discovered during the re-inspection for the Cycle Inspection. Since this inspection process is still not completed, we are requiring additional documentation.

Provide documentation from a licensed structural engineer that the steps on these other buildings (Building 504 & Building 506) are capable of withstanding all normally imposed loads for these stairways, or repair/replace the steps that do not meet these requirements. BMC 16.01.060(f)

City of Bloomington
H.A.N.D.

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

Meeting Date: August 16, 2017

Petition Type: Rescind a variance.

Petition Number: 17-RV-125

Address: 420 S. Highland Ave.

Petitioner: HAND

Inspector: Norman Mosier

Staff Report: March 24, 2017 – Conducted Cycle Inspection
May 22, 2017 – Agent Scheduled Re-inspection 07/06/2017
July 6, 2017 – Agent Rescheduled Re-inspection for 07/19/2017
July 19, 2017 – Conducted Re-inspection with Maintenance
July 20, 2017 – Received August BHQA Appeal

In 2000 the Board granted a variance concerning a wet basement at this property. This is the variance granted:
Special exception to waterproofing the basement with the following conditions:

(1) All interior non-structural walls shall be removed and properly disposed of
(2) Repair and tuck point all cracks and openings in the limestone walls
(3) Install a dehumidifier which drains directly into the sump pump
(4) If at any future inspections, if staff notices that the dampness problem has resurfaced then the entire basement shall be waterproofed.

This variance is not based on the Indiana Building Code or Title 16. We are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None