PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
June 21, 2017, 4:00 P.M.

ALL ITEMS ARE ON THE CONSENT AGENDA

I. **ROLL CALL**

II. **REVIEW OF SUMMARY** – May 17, 2017 (not included in packet)

III. **CONSENT AGENDA**

1) 17-RV-77, **404 S. Fess Avenue**, H.A.N.D (Burnham Rentals). Request for rescission of a variance. p. 3

2) 17-RV-78, **2391 S. Worthington Lane**, H.A.N.D. (Carol & LeRoy Mackey). Request for rescission of a variance. p. 4

3) 17-RV-79, **1402 S. Washington Street**, H.A.N.D. (Frank Slowey). Request for rescission of a variance. p. 5

4) 17-RV-80, **113 ½ E. 1st Street**, H.A.N.D. (Timothy Baldwin & Thomas Lillis). Request for rescission of a variance. p. 6

5) 17-TV-81, **1022 W. Meadow Lane**, James Leonard (Thais Tai Hubbard). Request for an extension of time to complete repairs. p. 7

6) 17-RV-83, **715 W. 3rd Street**, H.A.N.D. (Norman Ladd). Request for rescission of a variance. p. 19

7) 17-RV-85, **1121 S. Rogers Street**, H.A.N.D. (Michael Korus). Request for rescission of a variance. p. 20

8) 17-RV-86, **1618 S. Pinestone Court**, H.A.N.D. (William Slowey). Request for rescission of a variance. p. 21

9) 17-TV-87, **800 N. Smith Road**, Meadow Park Apartments (Regency Consolidated Residential, LLC). Request for an extension of time to complete repairs. p. 22

10) 17-RV-88, **606 E. Maxwell Lane**, H.A.N.D. (Michael Patton). Request for rescission of a variance. p. 55

11) 17-TV-89, **1130 S. Madison Street**, Terry Morgan. Request for an extension of time to complete repairs. p. 56

12) 17-TV-90, **419 N. Washington Street**, Dan Fierst (Roger Fierst). Request for an extension of time to complete repairs. p. 62

13) 17-TV-91, **802 N. College Avenue**, Linda Braunlin. Request for an extension of time to complete repairs. p. 69

14) 17-TV-92, **536 N. Lincoln Street**, Elwood Property Investments, LLC. Request for an extension of time to complete repairs. p. 82

15) [WITHDRAWN] 17-TV-84, **311 E. 11th Street**, Tempo Properties, Inc. (Baesline Properties). Request for an extension of time to complete repairs.

IV. **GENERAL DISCUSSION**

V. **PUBLIC COMMENT**

VI. **ADJOURNMENT**

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

City of Bloomington
H.A.N.D.

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

Meeting Date:	June 21, 2017
Petition Type:	Rescind a variance.
Petition Number:	17-RV-77
Address:	404 S. Fess
Petitioner:	HAND
Inspector:	Dee Wills
Staff Report:	February 07, 2017 Completed Cycle Inspection April 24, 2017 Completed Reinspection April 24, 2017 Application for Appeal

This property was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include ceiling height requirements and the Building Code in place at the time of construction (1965) did not address ceiling height; therefore we are asking the Board to rescind the variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

City of Bloomington
H.A.N.D.

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

Meeting Date:	21 June 2017	
Petition Type:	Rescind a variance	
Petition Number:	17-RV-078	
Address:	2391 S. Worthington Ln.	
Petitioner:	HAND	
Inspector:	Michael Arnold	
Staff Report:	11 April 2017	Cycle Inspection
	28 April 2017	BHQA Application

This property was previously granted a variance to the light and ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a light and ventilation requirement and the Building Code in place at the time of construction does address light and ventilation. 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. This structure was built in 1982.

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:	21 June 2017
Petition Type:	Rescind a variance
Petition Number:	17-RV-079
Address:	1402 S. Washington St.
Petitioner:	HAND
Inspector:	Michael Arnold

Staff Report:	19 December 2017	Cycle Inspection
	07 March 2017	RV Report sent
	10 March 2017	Reinspection Scheduled
	28 April 2017	Reinspection
	28 April 2017	BHQA Application

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

City of Bloomington
H.A.N.D.

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

Meeting Date:	21 June 2017	
Petition Type:	Rescind a variance	
Petition Number:	17-RV-080	
Address:	113½ E. 1st St.	
Petitioner:	HAND	
Inspector:	Michael Arnold	
Staff Report:	28 April 2017	Cycle Inspection
	01 May 2017	BHQA Application

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

City of Bloomington
H.A.N.D.

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

Meeting Date: June 21, 2017

Petition Type: An extension of time to complete repairs

Petition Number: 17-TV-81

Address: 1022 W. Meadow Lane

Petitioner: James B. Leonard

Inspector: Jo Stong

Staff Report: March 31, 2017: Attempted to conduct cycle inspection; unable to complete because tenant's (petitioner's) possessions blocked areas to be inspected. Tenant was present. Informed him of what needed to be done to complete our inspection.

April 5, 2017: Mailed tenant violation report

April 6, 2017: Agent scheduled cycle and reinspection of tenant violation for June 7, 2017

April 24, 2017: Letter and BHAQ appeal form sent to tenant after receiving letter from his doctor requesting more time to comply

May 1, 2017: Received appeal

May 2, 2017: Staff called owner to cancel inspection. Mailed letter to owner explaining parameters of request for an extension of time

Staff recommendation: An attempt was made to conduct a cycle inspection of the above property. The inspection could not be completed because the tenant's possessions were blocking most areas of the property. The petitioner (tenant) is requesting an extension of time to complete the task of moving his possessions to provide access to the property for the inspection, citing a heart condition as a barrier to completion.

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

Compliance Deadline: July 5, 2017

Attachments: Tenant violation report; letters from petitioner, his doctor, HAND staff; photos, appeal

RECEIVED
MAY 01 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: 1022 W. Meadow Lane

Petitioner's Name: James B. Leonard

Address: 1022 W. Meadow Lane

City: Bloomington **State:** IN **Zip Code:** 47404

Phone Number: 812-336-2844 **Email Address:** N/A

Property Owner's Name: Thais Tai Hubbard

Address: 867 S. Garrison Chapel Rd.

City: Bloomington **State:** IN **Zip Code:** 47403

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-81

SEE REVERSE

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

Due to health condition (see letter) and money, I will need Additional time to fulfill inspection report dated March 31, 2017.
Will need to purchase bookcases to organize out of boxes and shelving for other items. Two obsticles are:

1. Health (Physical Labor) 73 yr old Heart Condition
2. Limited income

Please consider 3 months for possible compliance.

Thank you!

Signature (required): X James B. Leonard

Name (please print): James B. Leonard Date: April 30, 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.

Power of Attorney: Chris Humphrey
812-325-6105 (cell)

City of Bloomington
Housing and Neighborhood Development

James Leonard
1022 W. Meadow Lane
Bloomington, IN 47404

May 2, 2017

Hello Mr. Leonard,

Your appeal for an extension of time will be heard at the Board of Housing Quality Appeals on Wednesday, June 21 at 4:00 pm at City Hall in the McCloskey Room (across the hall from our office). Your doctor has indicated that you may need additional time of two months to comply with the tenant violation; you have requested three months. Please be advised that the time to comply began when we mailed the tenant violation report to you on April 5. That is when you were made aware of what needed to be done to comply. We would therefore not recommend any extension of time beyond July 5, 2017. If you finish before that date, please let us know, and of course let your landlord know so that they can reschedule the inspection.

Kind Regards,

Jo Stong

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

City Hall

www.bloomington.in.gov

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

City Of Bloomington
Housing and Neighborhood Development

APR 0 5 2017

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

RE:NOTICE OF TENANT VIOLATION INSPECTION

Dear Resident(s)

On 03/31/2017, a complaint inspection was performed at 1022 W Meadow LN. During the inspection violations of the Bloomington Housing Code were found. Enclosed is the inspection report which cites violations that are the responsibility of the resident(s) to correct. Please correct the violations within fourteen (14) days and contact this office no later than APR 1 9 2017 to schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with BMC 16.10.020(a) and 16.10.040(a) of the Residential Rental Unit and Lodging Establishment Inspection Program. You have the right to appeal to the Board of Housing Quality Appeals. If you need more than fourteen (14) days to correct the violations, or if you want to appeal any violation, an appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

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

Sincerely,

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

City Of Bloomington
Housing and Neighborhood Development

TENANT VIOLATION INSPECTION REPORT

9455

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

Tenant
James Leonard
1022 W. Meadow Lane
Bloomington, IN 47404

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

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

Date Inspected: 03/31/2017
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 2

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

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

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

INTERIOR:

Rearrange belongings in the entire house so that there are access paths to doors, windows, and equipment including plumbing fixtures, electrical panels and appliances. Remove all items that are obstructing continuous access to egress areas.

> A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. The aisle(s) shall be continuous and unobstructed in accordance with the locally adopted fire code. BMC 16.04.020(a)(3), 2014 IFC 1003.6; 1030

The tenant of a residential rental unit is responsible for keeping the unit in a clean, sanitary and safe condition. BMC 16.04.030

This is the end of this report.

3.31.17 TS

THICKER

express request
Order in a variety of options and get it in 10 days or less

2.31.17 JC

Premier
Healthcare
Your Care. Our Passion.

April 11, 2017

City of Bloomington
Housing & Neighborhood Development
401 N. Morton Street
Bloomington, IN 47404

RE: James B. Leonard
Date of Birth: 03/12/1944

Dear Sirs:

I recently asked that my patient, James B. Leonard, be given an extension of the deadline to clean up his yard which was graciously granted. I understand that Mr. Leonard now has current inspection violations as a result of an inspection of the inside of his property. This letter is to again respectfully ask for an extension of the 14-day deadline set forth in the inspection report.

Mr. Leonard has physical limitations due to his coronary artery disease and because of his medical condition, needs to pace himself when exerting energy. Mr. Leonard will require additional time in order to accomplish any significant work on his surroundings. He states that hiring help is not possible as he is on a fixed income and calculates it could take two months for him meet the demands set forth in the inspection report.

If you have any questions, please do not hesitate to contact my office.

Sincerely,

Lawrence D. Rink MD, FACC
Clinical Professor of Medicine – IUMC

LD/clb

Cardiology North
Landmark Medical Center
550 Landmark Avenue, Bloomington, IN 47403
www.premierhealthcare.org
Phone: 812-331-3401
Toll Free: 866-896-7090
Fax: 812-335-0027

City of Bloomington
Housing and Neighborhood Development

James Leonard
1022 W. Meadow Lane
Bloomington, IN 47404

April 24, 2017

Hello Mr. Leonard,

I have tried to reach you several times by phone at the number on the envelope you sent me ((812)-336-2844) but have only gotten a busy signal, so I am writing to you.

I got the letter from your doctor requesting additional time for you to comply with the report we sent you. However, we cannot accept this letter alone for a request for an extension of time. You will need to apply to the Board of Housing Quality Appeals (I have enclosed a copy of an appeal form). I suggest that you do that as soon as you can. The fee is $20 and must accompany your appeal form. Please let us know if you have any questions.

Kind Regards,

Jo Stong
City of Bloomington, Housing & Neighborhood Development
(812) 349-3420

City of Bloomington
H.A.N.D.

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

Meeting Date:	June 21, 2017
Petition Type:	Rescind a variance.
Petition Number:	17-RV-83
Address:	715-717 W. 3rd St.
Petitioner:	HAND
Inspector:	Norman Mosier
Staff Report:	May 2, 2017 – Conducted Cycle Inspection May 4, 2017 – Received BHQA Appeal

This property was previously granted a variance to the bathroom ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a bathroom ventilation requirement and the Building Code in place at the time of construction did not address bathroom ventilation; therefore we are asking the Board to rescind this variance. This structure was built in 1920

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

City of Bloomington
H.A.N.D.

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

Meeting Date: June 21, 2017

Petition Type: Rescind a variance

Petition Number: 17-RV-85

Address: 1121 S. Rogers Street

Petitioner: HAND

Inspector: Jo Stong

Staff Report: This property was previously granted a variance to the access requirement of the Property Maintenance Code for the attic bedroom. The Residential Rental and Lodging Establishment Inspection Program does not include an access requirement and the Building Code in place at the time of construction (1920) did not address access; therefore we are asking the Board to rescind the variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

City of Bloomington
H.A.N.D.

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

Meeting Date:	June 21st, 2017	
Petition Type:	Rescind a variance	
Petition Number:	17-RV-86	
Address:	1618 S. Pinestone Ct.	
Petitioner:	HAND	
Inspector:	Kenny Liford	
Staff Report:	May 3rd, 2017	Cycle Inspection
	May 8th, 2017	Appeal Filed

This property was previously granted a variance to the minimum ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ventilation requirement and the Building Code in place at the time of construction did not address minimum ventilations; therefore we are asking the Board to rescind this variance. The structure was built in 1984.

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:	June 21, 2017
Petition Type:	An extension of time to complete repairs
Petition Number:	17-TV-87
Address:	800 N. Smith Road
Petitioner:	Meadow Park Apartments
Inspector:	Dee Wills
Staff Report:	March 20, 2017 Completed Cycle Inspection May 09, 2017 Application for Appeal

Petitioner is requesting an extension of time for the window violations noted in Buildings E, F, H, and I. The windows in these building are going to be replaced. This work will start on May 15, 2017 and will be completed within 90 days, This will be past the 60 day deadline of the cycle inspection dated for May 28, 2017.

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:	August 15, 2017
Attachments:	Staff Report, Application for Appeal, Cycle Report

RECEIVED
MAY 09 2017
BY: AK

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: 800 North Smith Rd, Bloomington, IN 47408

Petitioner's Name: Meadow Park Apartments

Address: 800 N. Smith Rd

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

Phone Number: (812)339-5544 **Email Address:** b.martinez@regencyapartmen.com

Property Owner's Name: Regency Consolidated Residential, LLC

Address: 2417 Fields South Drive

City: Champaign **State:** IL **Zip Code:** 61822

Phone Number: (217)359-7031 **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-87

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.

Buildings E, F, H, I and J had violations written up as "replace the missing/deteriorated portion of the glazing compound." Window replacement on buildings D-M scheduled to begin 5/15/17 but will not be completed by deadline to schedule re-inspection (5/28/17). Our contractor anticipates completing entire project within 90 days of start.

Signature (required): Beverly K Martinez

Name (please print): Beverly K. Martinez Date:

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

City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

1777

Owner(s)
Regency Consolidated Residential, Llc
2417 Fields South Dr
Champaign, IL 61822

Agent
Nancy K. Jones
513 W Gourley Pk
Bloomington, IN 47404

Prop. Location: 800 N Smith RD
Number of Units/Structures: 306/34
Units/Bedrooms/Max # of Occupants: Bld 1: Bld Z 9-16: 6/2/4 2/1/2, Bld Z 17-24: 6/2/4 2/1/2, Bld A: 8/2/4 3/1/2, Bld B: 6/2/4 2/1/2, Bld C: 6/2/4 2/1/2, Bld D: 2/1/2 6/2/4, Bld E: 6/2/4 2/1/2, Bld F: 6/2/4 2/1/2, Bld G: 8/2/4 4/1/2, Bld H: 6/2/4 2/1/2, Bld I: 6/2/4 2/1/4, Bld J 7 & 3 combined unit: 1/3/5 4/2/4 2/1/2, Bld K: 6/2/4 2/1/2, Bld L: 6/2/2 2/1/2, Bld M: 2/1/2 6/2/4, Bld N: 8/2/4, Bld O: 8/2/4 4/1/2, Bld P: 8/2/4, Bld Q: 6/2/4 2/1/2, Bld R: 6/2/4 2/1/2, Bld S: 6/2/4 2/1/2, Bld T: 6/2/4 2/1/2, Bld U: 6/2/4 2/1/2, Bld V: 6/2/4 2/1/2, Bld W: 2/1/2 6/2/4, Bld X 1-8: 6/2/4 2/1/2, Bld X 9-16, 25-28: 8/2/4 4/1/2 12/2/4, Bld X 17-24, 29-32: 8/2/4 4/1/2, Bld X 33-40: 6/2/4 2/1/2, Bld Y 1-8: 6/2/4 2/1/2, Bld Y 9-16, 33-36: 8/2/4 4/1/2, Bld Y 17-24, 37-40: 6/2/4 2/1/2, Bld Y 25-32, 41-44: 6/2/4 2/1/2, Bld Z 1-8: 6/2/4 2/1/2

Date Inspected: 03/20/2017
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Inspector: Wills/ Arnold/ Swinney
Foundation Type: Basement/ Slab
Attic Access: Yes
Accessory Structure: 2 Laundries/ Work-Out Room

Monroe County Assessor's records indicate this structure was built in 1968.
There are no minimum requirements for emergency egress at the time of construction.

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

Typical Egress Window Measurements:

TYPE 1

Existing Egress Window Measurements: Slider: Const. Yr. - 1968
Height: 36 inches
Width: 20 inches
Sill Height: 45 inches
Openable Area: 5.00 sq. ft.

TYPE 2

Existing Egress Window Measurements: Slider: Const. Yr. - 1968
Height: 33 inches
Width: 27 inches
Sill Height: 55-60.5 inches differs in each bldg.
Openable Area: 5.00 sq. ft.

TYPE 3

Existing Egress Window Measurements: Slider: Const. Yr. - 1968
Height: 31 inches
Width: 21 inches
Sill Height: 63 inches, 45 inches w/riser
Openable Area: 4.52 sq. ft.

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

INTERIOR:

Building A:
Unit 1A:
Bathroom:
Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, label receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)

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

Unit 3A:
Bathroom:
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c) (Runs loud).

Unit 4A:
Kitchen:
Secure the faucet to the sink. BMC 16.04.060(c)

Unit 5A:
Bathroom:
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c) (Runs loud)

Unit 6A:
Hallway:
Provide operating power to smoke detector. IC 22-11-18-3.5

Unit 7A:
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)

Unit 8A:
Hallway:
Provide operating power to smoke detector. IC 22-11-18-3.5

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

Left Bedroom:
Replace the missing trim around the sliding glass door. BMC 16.04.060(a)

Building B:

Unit 1B:
Living Room:
Properly install a weather strip on the entrance door to exclude air infiltration as completely as possible. BMC 16.04.060(a)

Dining Area:
Properly install a weather strip on the window to exclude air infiltration as completely as possible. BMC 16.04.060(a)

Unit 4B:
Hallway:
Provide operating power to smoke detector. IC 22-11-18-3.5

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

Unit 8B:
See Tenant Violation

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

Building C:

Unit 1C:
Kitchen:
Repair/replace the light and/or switch so the light functions as intended. BMC 16.04.060(b) (Light does not always come on when turned on).

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

Unit 3C:
Living Room:
Provide operating power to smoke detector. IC 22-11-18-3.5

Unit 5C:
Hallway:
Provide operating power to smoke detector. IC 22-11-18-3.5

Unit 7C:
Hallway:
Provide operating power to smoke detector. IC 22-11-18-3.5

Building D:

Unit 1D:
Bathroom:
Correct the polarity of the electrical receptacle. The hot and neutral conductors are reversed. BMC 16.04.060(b)

Unit 4D:
Bathroom:
Repair the outlet to be wired correctly (outlet tests as open ground). BMC 16.04.060(b)

Unit 6D:
Bathroom:
Correct the polarity of the electrical receptacle. The hot and neutral conductors are reversed. BMC 16.04.060(b)

Hallway:
Replace the missing smoke detector. IC 22-11-18-3.5

Attic:
Verify if open ended wiring is live. If live properly terminate in a junction box with cover. BMC 16.04.060(b)

Building E:

Unit 1E:
Bathroom:
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c) (Runs loud).

Unit 3E:
Bathroom:
Correct the polarity of the electrical receptacle. The hot and neutral conductors are reversed. BMC 16.04.060(b)

Unit 5E:
Kitchen:
Repair garbage disposal to function as intended. BMC 16.04.060(c)

Building F:

Unit 1F:
Living Room:
Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Bathroom:
Properly repair the wall (tile). BMC 16.04.060(a) (Right side of tub at floor).

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

Unit 2F:
Bathroom:
Correct the polarity of the electrical receptacle. The hot and neutral conductors are reversed. BMC 16.04.060(b)

Building G:

Unit 1G:
Bathroom:
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit 2G:
Hallway:
Provide operating power to smoke detector. IC 22-11-18-3.5

Left Bedroom:
Replace the missing protective cover for the light fixture. BMC 16.04.060(c)
Unit 3G:
Hallway:
Provide operating power to smoke detector. IC 22-11-18-3.5

Unit 5G:
This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040 **(Unit was being turned at time of inspection).**

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

Unit 7G:
This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 8G:
Living Room:
Repair the broken window. BMC 16.04.060(a) (Right window).

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

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

Building H:

Unit 3H:
Hallway:
Provide operating power to smoke detector. IC 22-11-18-3.5

Unit 4H:
Kitchen:
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

Unit 5H:
Kitchen:
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

Eliminate the mold/mildew on the ceiling and properly surface coat. BMC 16.04.060(a)

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

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

Unit 6H:
Dining Room:
Repair window to latch securely. BMC 16.04.060(b)

Unit 8H:
Kitchen:
Secure the outlet to the wall. BMC 16.04.060(b) (Right of sink).

Building I:

Unit 1 I:
Bathroom:
Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Unit 2 I:
Bathroom:
Correct the polarity of the electrical receptacle. The hot and neutral conductors are reversed. BMC 16.04.060(b)

Unit 5 I:
Hallway:
Repair/replace the deteriorated carpeting at the bathroom door. BMC 16.04.060(a)

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

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

Unit 8 I:
Kitchen:
Repair the dishwasher to function as intended. BMC 16.04.060© (Tenant indicated it was not functioning properly).

Building J:

Unit 2 J:
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c) (Runs loud).

Unit 3 J:
Upper Level:
Bathroom:
Repair/replace the leaky sink faucet. BMC 16.04.060(c)(leaks at the handle).

Unit 5 J:
Bathroom:
Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Left Bedroom:
Eliminate the water stain and properly surface coat the ceiling. BMC 16.04.060(a)

Unit 6 J:
Bathroom:
Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Properly repair and surface coat the damaged portion of the wall above the shower surround. BMC 16.04.060(a)

Unit 8 J:
Hallway:
Provide operating power to smoke detector. IC 22-11-18-3.5

Building K

Unit 1 K:
Hallway
Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Unit 4 K:
Kitchen
Repair the faucet sprayer on the sink to be secure and to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

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

Unit 5 K:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

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

Unit 6 K:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

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

Unit 7 K:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Unit 8 K:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Repair garbage disposal 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

Building L:

Unit 1 L:
Hallway
Replace the missing smoke detector. IC22-11-18-3.5

Unit 2 L:
Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Entry
Replace missing and damaged door trim. BMC 16.04.060(a)
Right Bedroom
Repair/replace the damaged closet door. BMC 16.04.060(a)

Replace the missing bedroom entry door. BMC 16.04.060(a)

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

Unit 4 L:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Unit 7 L:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Unit 8 L:
Hallway
Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

Building M:

Unit 1 M:
Hallway
Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Unit 2 M:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

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

Unit 3 M:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Unit 4 M:
Kitchen
Repair the water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(c)

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

Unit 5 M:
Bathroom
Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 6 M:
Bathroom
Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

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

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

Unit 8 M:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

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

Building N:

Unit 1 N:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Unit 2 N:
Bathroom
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Unit 3 N:
Kitchen
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

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

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

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

Unit 4 N:
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)

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

Unit 6 N:
Kitchen
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

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

Unit 7 N:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

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

Unit 8 N:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

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

Building O:

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

Unit 3 O:
Bathroom
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Unit 5 O:
Kitchen
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

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

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

Unit 7 O:
Repair/replace the front storm door. BMC 16.04.060(a)

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

Unit 8 O:
Kitchen
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

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

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

Unit 9 O:
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

Unit 12 O:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

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

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

Building P:

Unit 1 P:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

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

Unit 3 P:
Kitchen
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

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

Unit 6 P:
Kitchen
Properly re-caulk around the countertop to eliminate water infiltration. 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
Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 7 P:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Unit 8 P:
Kitchen
Properly re-caulk around the countertop to eliminate water infiltration. 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
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Unit 10 P:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

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

Unit 11 P:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

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

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

Unit 12 P:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Building Q:

Unit 3 Q:
Kitchen
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Unit 5 Q:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. 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

Unit 6 Q:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)
Bathroom
Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 7 Q:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

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

Unit 8 Q:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

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

Repair/replace the damaged or missing trim. BMC 16.04.060(a)

Bathroom
Install toilet in a manner that it functions as intended. BMC 16.04.060(a)

Building R:

Unit 1 R:
Bathroom
Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 2 R:
Bathroom
Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 3 R:
Hallway
Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Unit 5 R:
See Tenant Violation.

This unit was not inspected at the time of this inspection, as it was not accessible due to massive amount of trash and clutter throughout the entire apartment. 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

Building S:

Unit 1 S:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Unit 2 S:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

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

Left Bedroom
Repair the window to be weather tight. There is a gap between the sash and the bottom track. BMC 16.04.060(a)

Unit 3 S:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Right Bedroom
Repair the window to be weather tight. There is a gap between the sash and the bottom track. BMC 16.04.060(a)

Unit 5 S:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Unit 6 S:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

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

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

Unit 7 S:
Bathroom
Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 8 S:
Hallway
Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Building T:

Unit 1 T:
Kitchen
Repair the faucet to function as intended (makes a loud pulsing noise). 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)

Unit 2 T:
Kitchen
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Unit 3 T:
Kitchen
Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Unit 4 T:
Hallway
Replace the missing smoke detector. IC22-11-18-3.5

Unit 5 T:
Kitchen
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Right Bedroom
Repair the window to be weather tight. There is a gap between the sash and the bottom track. BMC 16.04.060(a)

Unit 6 T:
Left Bedroom
Repair the window to be weather tight. There is a gap between the sash and the bottom track. BMC 16.04.060(a)

Unit 7 T:
Kitchen
Repair the faucet sprayer on the sink to be secure and function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

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

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

Right Bedroom
Repair the window to be weather tight. There is a gap between the sash and the bottom track. BMC 16.04.060(a)

Unit 8 T:
Right Bedroom
Repair the window to be weather tight. There is a gap between the sash and the bottom track. BMC 16.04.060(a)

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

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

Building W:

Unit 1 W:
Bathroom
Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 2 W:
Kitchen
Repair the faucet sprayer on the sink to be secure and function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Left Bedroom
Repair the window to be weather tight. There is a gap between the sash and the bottom track. BMC 16.04.060(a)

Unit 3 W:
Kitchen
Repair the faucet sprayer on the sink to be secure and function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Unit 4 W:
Bathroom
Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 5 W:
Entry
Properly install a new storm door screen. BMC 16.04.060(a)

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

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

Unit 6 W:
Bathroom
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 7 W:
Right Bedroom
Replace damaged or torn window/door screen(s). BMC 16.04.060(a)

Unit 8 W:
Hallway
Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

Right Bedroom
Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)
Repair the window to be weather tight. There is a gap between the sash and the bottom track. BMC 16.04.060(a)

Left Bedroom
Repair the window to be weather tight. There is a gap between the sash and the bottom track. BMC 16.04.060(a)

Building U:

Unit 2 U:
Entry
Replace damaged or torn storm door screen. BMC 16.04.060(a)

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

Unit 3 U:
Right Bedroom
Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

Unit 4 U:
Kitchen
Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

Building V:

Unit 1 V:
Kitchen
Repair the water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(c)

Unit 2 V:
Left Bedroom
Remove all items that are obstructing continuous access to egress areas. The minimum clear aisle width shall not be less than 36 inches. A means of egress shall be free from obstructions that would prevent its use. BMC 16.04.020(a) (3), IFC 1030.3

Unit 3 Y:
This unit was not inspected at the time of this inspection, as it was not accessible. **(currently undergoing treatment for bed bugs)** This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 4 V:
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

Unit 5 V:
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

Unit 7 V:
Entry
Repair/replace the damaged storm door. BMC 16.04.060(a)

Building X (1-8):

Unit 1 X:
Hallway
Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

Unit 2 X:
Left Bedroom
Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a)

Unit 6 X:
Kitchen
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Right Bedroom
Remove all items that are obstructing continuous access to egress areas. The minimum clear aisle width shall not be less than 36 inches. A means of egress shall be free from obstructions that would prevent its use. BMC 16.04.020(a) (3), IFC 1030.3

Unit 7 X:
Repair the water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(c)

Unit 8 X:
Bathroom
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

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

Building X (17-24 & 29-32):

Building 17 X:
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

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

Unit 29 X:
Bathroom
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Properly secure the loose GFCI electrical outlet so that it functions as intended. BMC 16.04.060(b)

Unit 30 X:
Hallway
Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

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

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

Unit 31 X:
Hallway
Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

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

Unit 32 X:
Bedroom
Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a)

Building X (9-16 & 25-28):

Unit 28 X:
Entry
Properly repair/ replace the striker plate for the storm door. BMC 16.04.60(a)

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

Kitchen
Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)
Unit 27 X:
Bathroom
Repair the faucet assembly so that it functions as intended. BMC 16.04.060(c)

Unit 25 X:
Bathroom
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

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

TPR valve discharge tubes:

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

Unit 11 X:
Entry
Replace damaged or torn storm door screen. BMC 16.04.060(a)

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

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

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

Unit 12 X:
Entry
Properly secure the loose dead bolt locking mechanism so that it functions as intended. BMC 16.04.060(a)

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

Unit 13 X:
Kitchen
Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

Unit 15 X:
Bathroom
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)
Left Bedroom
Repair the broken window. (frame is off the track) BMC 16.04.060(a)

Building X (33-40):

Unit 33 X:
Hallway
Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Unit 34 X:
Entry
Repair the hole in the wall. (behind entry door) BMC 16.04.060(a)

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

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

Unit 37 X:
Repair garbage disposal to function as intended. BMC 16.04.060(c)

Building Y (25-32 & 41-44):

Unit 25 Y:
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

Unit 26 Y:
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

Unit 28 Y:
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)

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

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)
Replace the broken light switch so that it functions as intended. BMC 16.04.060(a)

Unit 29 Y:
Kitchen
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

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

Unit 31 Y:
Hallway
Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

Unit 42 Y:
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

Unit 43 Y:
Kitchen
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

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

Unit 44 Y:
Living Room
Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

Utility Closet
Repair/replace the existing water heater. (water heater is leaking) New installations shall be in accordance with current codes and the manufacturer's specifications. BMC 16.04.020 (a) (1) and BMC 16.04.060(c)

Building Y (17-24 & 37-40):

Unit 18 Y:
Kitchen
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

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

Unit 20 Y ;
Kitchen
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Unit 22 Y:
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

Hallway
Properly repair/ replace the broken attic scuttle door so that it functions as intended. BMC 16.04.060(a)

Unit 23 Y:
Entry
Replace damaged or torn storm door screen. BMC 16.04.060(a)

Unit 24 Y:
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

Unit 39 Y:
Bathroom
Correct the polarity of the electrical receptacle. The hot and neutral conductors are reversed. BMC 16.04.060(b)
Unit 40 Y:
Determine the source and eliminate the water leak from the toilet. BMC 16.04.060(c)

Building Y (9-16 & 33-36):

Unit 9 Y:
Bathroom
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Left Bedroom
Remove all items that are obstructing continuous access to egress areas. The minimum clear aisle width shall not be less than 36 inches. A means of egress shall be free from obstructions that would prevent its use. BMC 16.04.020(a) (3), IFC 1030.3

Unit 11 Y:
Bathroom
Repair the sink drain to function as intended. BMC 16.04.060(c)

Unit 12 Y:
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

Unit 13 Y:
Kitchen
Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Unit 15 Y:
Bathroom
Correct the polarity of the electrical receptacle. The hot and neutral conductors are reversed. BMC 16.04.060(b)

Unit 16 Y:
Bathroom
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 34 Y:
Hallway
Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Utility Closet
This closet was not accessible at the time of this inspection. This closet must be brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 35 Y:
Kitchen
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

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

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

Unit 36 Y:
Bedroom
Properly repair/ replace the window locking mechanism so that it functions as intended. BMC 16.04.060(b)

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

TPR valve discharge tubes:

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

Building Y (1-8):

Unit 1 Y:
Entry
Repair/replace the damaged storm door. BMC 16.04.060(a)

Unit 3 Y:
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

Unit 5 Y:
Repair/replace the damaged storm door. BMC 16.04.060(a)

Unit 8 Y:
Kitchen
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

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

Building Z (1-8):

Unit 1 Z:
Bathroom
Repair/ replace the faucet assembly so that it functions as intended. BMC 16.04.060(c)

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

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

Unit 2 Z:
Right Bedroom
Properly repair/ replace the sliding glass door so that it functions as intended. BMC 16.04.060(a)

Unit 3 Z:
Kitchen
Repair garbage disposal 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
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Properly repair or replace broken/ damaged sink vanity. BMC 16.04.060(a)

Unit 5 Z:
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

Unit 8 Z:
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)

Building Z (9-16):

Unit 9 Z:
Bathroom
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 10 Z:
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

Unit 12 Z:
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

Unit 13 Z:
Bathroom
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Building Z (17-24):

Unit 17 Z:
Bathroom
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

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

Secure the smoke detector so that it functions as intended. IC 22-11-18-3.5

Unit 19 Z:
Bathroom
Repair the surface of the ceiling to be free of cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

Unit 20 Z:
Bathroom
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

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

Unit 23 Z:
Kitchen
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Unit 24 Z:
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

EXTERIOR

All metal surfaces of **all Buildings** subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion (stabilize and surface coat garage roof area). BMC 16.04.050(d)

Building A:
Unit 1A:
Repair/replace the entry storm door screen. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (front door) **(this item has a deadline of 20 March 2018).**

Unit 1A:
Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (front door and door trim) **(this item has a deadline of 20 March 2018).**

Unit 7A:
Repair/replace the entry storm door screen. BMC 16.04.050(a)

Building B:
Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (door between the sliding doors of Units 1 &2) **(this item has a deadline of 20 March 2018).**

Unit 7B:
Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (front door) **(this item has a deadline of 20 March 2018).**

Unit 8B:
Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (front door) **(this item has a deadline of 20 March 2018).**

Building C:
Secure the right handrail at the base of the stairs. BMC 16.04.050(a)

Unit 7C:
Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (front door trim) **(this item has a deadline of 20 March 2018).**

Building D
Repair/replace the damaged doors for the mechanical rooms on the backside of units 1&4. BMC 16.04.050(a)

Building E:
Unit 5E:
Repair/replace the entry storm door screen. BMC 16.04.050(a)

Unit 7E:
General Condition:
Replace the deteriorated glazing compound on all of the windows. BMC 16.04.050(a)

Building E
Repair/replace the damaged doors for the mechanical rooms on the backside of unit 1. BMC 16.04.050(a)

Building F:
Unit 3F:
General Condition:
Replace the deteriorated glazing compound on all of the windows. BMC 16.04.050(a)

Unit 5F:
General Condition:
Replace the deteriorated glazing compound on all of the windows. BMC 16.04.050(a)

Properly seal the gap along the right edge of the door frame. BMC 16.04.050(a)

Unit 6F:
General Condition:
Replace the missing/deteriorated portion of the glazing compound. BMC 16.04.050(a)

Unit 8F:
Left Bedroom:
Replace the missing/deteriorated portion of the glazing compound. BMC 16.04.050(a)

Building G:
Properly secure the conduit for a/c unit #6. BMC 16.04.050(c) (At the switch box on the wall).

Properly re-attach the conduit on the a/c line. BMC 16.04.050(c) (First a/c unit right of Unit 11G)
Remove and properly dispose of all accumulated or scattered trash on property. BMC 16.04.040(d) (East side of structure).

Building H:
Scrape and paint exterior surfaces where paint is peeling or wood is exposed. (Mechanical Room doors on the backside of units 1&4. BMC 16.04.050(e) **(this item has a deadline of 20 March 2018).**

Unit 1H:
Repair/replace the storm door closer. BMC 16.04.050(a)

Unit 5H:
Dining Room:
Replace the missing/deteriorated portion of the glazing compound. BMC 16.04.050(a)

Unit 8H:
Repair/replace the entry storm door screen. BMC 16.04.050(a)

Building I:
Unit 3I:
General Condition:
Replace the missing/deteriorated portion of the glazing compound. BMC 16.04.050(a)

Unit 6I:
Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (door trim across top of door) **(this item has a deadline of 20 March 2018).**

Building J:
Repair/replace the damaged rotted door frame for the mechanical room on the backside of unit 4. BMC 16.04.050(a)

Unit 1J:
Dining Room:
Replace the missing/deteriorated portion of the glazing compound. BMC 16.04.050(a)

Unit 3J:
General Condition:
Replace the missing/deteriorated portion of the glazing compound. BMC 16.04.050(a)

Building K
Scrape and paint exterior surfaces where paint is peeling or wood is exposed. (Mechanical Room doors on the backside of units 1&4. BMC 16.04.050(e)

Properly repair or replace loose, damaged or deteriorated fascia at the end of the building by unit 8 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 loose damaged or deteriorating fascia and structural members. BMC 16.04.050(a)

Building L
Repair/replace the damaged rotted door frame for the mechanical room on the backside of units 4. BMC 16.04.050(a) **(this item has a deadline of 20 March 2018).**

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. (Mechanical Room doors on the backside of units 1&4. BMC 16.04.050(e) **(this item has a deadline of 20 March 2018).**

Building M
Repair/replace the damaged rotted door frame for the mechanical room on the backside of unit 4. BMC 16.04.050(a)

Building Y (17-24 & 37-40)
Properly secure the cable box to the structure. BMC 16.04.050(a)

Building Y (1-8)
Properly repair/ replace the damaged drain pipe at the back of the structure. BMC 16.04.050(a)

OTHER REQUIRMENTS

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC: All rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.16.03.030(d)

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date:	21 June 2017	
Petition Type:	Rescind a variance	
Petition Number:	17-RV-088	
Address:	606 E. Maxwell Ln.	
Petitioner:	HAND	
Inspector:	Michael Arnold	
Staff Report:	10 May 2017	Cycle Inspection
	11 May 2017	BHQA Application

This property was previously granted a variance to the minimum ceiling height requirements on 01/23/1992. The Residential Rental and Lodging Establishment Inspection Program does not include minimum ceiling height requirements. The Building Code in place at the time of construction (1980 Indiana One and Two Family Dwelling Code) did address minimum light and ventilation requirements. The basement was remodeled in 1981. The applicability of the code in place at the time of construction is under review by the State of Indiana. Upon completion of State review, this issue may be re-visited on subsequent Cycle Inspection Reports. This structure was built in 1953 and the basement remodeled in 1981.

The property was previously granted a variance to the openable window and approved means of egress requirements in the basement. The egress window in the SW Basement Bedroom meets the emergency egress requirements for the time of construction (1981), therefore the variance can be rescinded.

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:	June 21, 2017
Petition Type:	An extension of time to complete repairs
Petition Number:	17-TV-89
Address:	1130 S. Madison ST
Petitioner:	Terry Morgan
Inspector:	Dee Wills
Staff Report:	December 13, 2016 Completed Cycle Inspection January 05, 2017 Sent Cycle Inspection Report March 09, 2017 Sent Remaining Violations Report March 13, 2017 Owner scheduled Re-inspection May 12, 2017 Owner canceled Re-inspection May 12, 2017 Received Application for Appeal. The petitioner is requesting an extension of time due to the extensive amount of renovations being done to the property, which are taking longer than expected. The property is currently vacant.
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:	September 21, 2017
Attachments:	Application for Appeal, Remaining Violations Report

RECEIVED
MAY 12 2017
BY: AK

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: 1130 S. Madison

Petitioner's Name: Terry Morgan

Address: 702 W. 6th

City: Bl'd State: I Zip Code: 47404

Phone Number: 8123208294 Email Address: morleybryte@gmail

Property Owner's Name: Terry Morgan

Address: 702 W. 6th

City: State: Zip Code:

Phone Number: Same Email Address: Same

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-89

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.

House is empty + I had to
Work on other Projects
Dee Wills is aware of Situation

Signature (required): Terry Morgan

Name (please print): Terry Morgan Date: 5/12/2017

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

MAR 0 9 2017

663

Owner(s)
Morgan, Terry
702 W. 6th St.
Bloomington, IN 47404

Prop. Location: 1130 S Madison ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 12/13/2016
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspector: Dee Wills
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

NM

INTERIOR:

General Violations for All Rooms:
Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)
Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Replace all missing baseboards. BMC 16.04.060(a)

Repair/replace all missing or damaged doors. BMC 16.04.060(a)

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

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

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

Replace all broken and missing light switch cover plates. BMC 16.04.060(b)

Kitchen (11 x 8) **See General Violations.**
Repair/ replace the stove so that it functions as intended. BMC 16.04.060(c)

Living Room (12 x 13) **See General Violations.**
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

Front East Bedroom (14 x 14) **See General Violations.**
Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Note: A door leading directly to the exterior serves as the emergency egress for this sleeping room.

Laundry/ Utility Room
See General Violations.

Bathroom **See General Violations.**
Replace the missing towel racks. BMC 16.04.060(a)

Back West Bedroom (10 x 13) **See General Violations.**
Properly repair/replace & secure ceiling tile. BMC 16.04.060(a)

EXTERIOR

Repair/ replace the damaged front storm door so that it functions as intended. BMC 16.04.050(a)

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

Remove the vines that are growing on the structure. BMC 16.04.050(a)

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

Secure guttering to the structure. (north side) BMC 16.04.050(a)

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

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)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC: All rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.16.03.030(d)

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date:	June 21, 2017
Petition Type:	An extension of time to complete repairs
Petition Number:	17-TV-90
Address:	419 N Washington ST
Petitioner:	Dan Fierst
Inspector:	Dee Wills
Staff Report:	December 08, 2016 Completed Cycle Inspection December 23, 2016 Sent Cycle Inspection Report February 22, 2017 Sent Remaining Violations Report April 03, 2017 Owner scheduled Re-Inspection May 12, 2017 Received Application for Appeal The petitioner is requesting an extension of time due to the extensive floor damage that has been done to the property from the most recent tenants. He would like to have all repairs completed at the same time.
Staff recommendation:	Gant 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 Violations: July 21, 2017 **(Bolded in Report)** All other Violations: September 21, 2017
Attachments:	Application for Appeal, Remaining Violations Report

RECEIVED
MAY 12 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: 419 N Washington

Petitioner's Name: Dan First

Address: 214 E Cottage Ave

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812-287-0669 Email Address:

Property Owner's Name: Roger First

Address: 2202 N Bethany Ct

City: Bl State: IN Zip Code: 47408

Phone Number: 812-287-0036 Email Address:

Occupants: 5

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-90

SEE REVERSE

DW

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.

419 tenants did more damage than anticipated. The livingroom floor was damaged due to the current occupants. Wednesday the 18 of May I will have a crew to do some repairs to the house. I would like to do all work on this house at the same time. Also because of a recent storm we had several large trees do damage to other houses taking most of my time this week.

Signature (required): [signature]

Name (please print): Dan Frost

Date: May 12, 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

2833

Owner(s)
Roger L. Fierst
2202 S.Belhaven Court
Bloomington, IN 47401

Agent
Dan P. Fierst
430 N. Washington Street
Bloomington, IN 47408

Prop. Location: 419 N Washington ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 12/08/2016
Primary Heat Source: Gas
Property Zoning: RM
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

Back Entry Hall

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

Kitchen (17-6 x 15-20

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

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

All basement and ground floor windows and all upper windows adjacent to porch roofs, decks or other accessible exterior elements shall be capable of latching securely. Install a locking mechanism to the kitchen windows. BMC 16.04.060(b)

Hall Bathroom

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

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

Dining Room (15-3 x 12-9)

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

Repair the holes in the south wall. BMC 16.04.060(a)

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

NW Living Room (15-5 x 15-3)

Repair the holes in the south wall. BMC 16.04.060(a)

Properly repair cracks/ holes in the west wall. BMC 16.04.060(a)

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

Properly secure the window locking mechanism so that it functions as intended. BMC 16.04.060(b)

East Living Room (15-6 x 13-4)

Repair/ replace the cracked/ broken tiles adjacent to the fireplace. BMC 16.04.060(a)

Upper Level

East Hall Landing

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

NE Center Bedroom (15-4 x 15-0)

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

East Bedroom (16 x 15-3)

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

West Hall Landing
Replace the missing hard wired smoke detector. IC22-11-18-3.5

Hall Bathroom
Provide electrical power to the receptacles so they function as intended. BMC 16.04.060(c)

SW Bedroom (15-6 x 15-6), Bathroom
Replace the missing hard wired smoke detector. IC22-11-18-3.5

NW Bedroom (15-4 x 15-0), Bathroom
These two rooms were not accessible at the time of this inspection. These two rooms must be brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Water Heater Closet
No violations noted.

Basement
Replace the missing hard wired smoke detector. IC22-11-18-3.5

EXTERIOR

No violations noted.

Other requirements

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

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

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: June 21, 2017

Petition Type: An extension of time to complete repairs

Petition Number: 17-TV-91

Address: 802 N. College Avenue

Petitioner: Linda Braunlin

Inspector: Jo Stong

Staff Report:
April 27, 2016: Conducted cycle inspection
May 6, 2016: Mailed report
July 7, 2016: Mailed remaining violations report
September 14, 2016: Conducted reinspection; all but exterior painting complied
September 21, 2016: Mailed temporary permit, expires April 27, 2017
February 28, 2017: Conducted drive-by inspection; painting not done
March 6, 2017: Mailed exterior extension report
May 2, 2017: Conducted drive-by inspection; painting not done
May 12, 2017: Legal letter sent
May 16, 2017: Received appeal

During a cycle inspection of the above property it was noted that the exterior had flaking or peeling paint and bare surfaces exposed. The petitioner is requesting an extension of time to complete the painting, citing weather and contractor availability as supporting factors.

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: July 21, 2017

Attachments: Cycle inspection report, photo, appeal

RECEIVED
MAY 16 2017
BY: AK

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: 802 N. COLLEGE

Petitioner's Name: LINDA BRAUNLIN

Address: 6465 W. TARKINGTON LN.

City: BLGTN. State: IN. Zip Code: 47403

Phone Number: 812-272-4550 Email Address: braunlinprop@bluemarble.net

Property Owner's Name: LINDA BRAUNLIN

Address: 6465 W. TARKINGTON LN.

City: BLGTN. State: IN. Zip Code: 47403

Phone Number: 812-272-4550 Email Address: braunlinprop@bluemarble.net

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-91

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.

WOULD LIKE EXTENSION OF TIME FOR COMPLETION OF EXTERIOR PEELING PAINT DUE TO SPRING RAIN AND PAINTING CONTRACTOR AVAILABILITY PAINTING CONTRACTOR IS ON ANOTHER OF OUR PROPERTIES NOW AND WILL GO TO THIS PROPERTY NEXT

Signature (required): [signature]

Name (please print): BRIAN ARNETT Date: 5-16-17

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.

Corporation Counsel
Philippa M. Guthrie

City Attorney
Michael M. Rouker

City of Bloomington
Legal Department

Assistant City Attorneys
Anahit Behjou
Thomas D. Cameron
Barbara E. McKinney
Jacquelyn F. Moore
Christopher J. Wheeler

FILE COPY

May 11, 2017

Mrs. Linda L. Braunlin
6465 W. Tarkington Ln.
Bloomington, IN 47403

RE: 802 N. College Ave., Bloomington, IN

Dear Mrs. Linda L. Braunlin,

The City of Bloomington Legal Department received a referral from the Department of Housing and Neighborhood Development ("HAND") concerning violations of Bloomington Municipal Code (BMC) Title 16. Your temporary occupancy permit for this rental property expired on April 27, 2017. Under BMC § 16.03.030 it is illegal for you to allow tenants to occupy this property without an occupancy permit from HAND. An occupancy permit cannot be issued until you correct the remaining violations identified in the Exterior Extension Reminder Inspection Report of March 6, 2017.

Please immediately correct the remaining violations and then contact HAND no later than **May 25, 2017,** to schedule the property for reinspection. Failure to do so may result in the City initiating an ordinance violation lawsuit against you. In that event, the City may ask that you pay any and all court costs and pay fines up to $2,500.00 per day for each day that the property is out of compliance with the Bloomington Municipal Code.

Sincerely,

Christopher J. Wheeler
Assistant City Attorney

cc: Doris Sims, Director for the Department of Housing and Neighborhood Development

5-2-17 JS

City Of Bloomington
Housing and Neighborhood Development

RENTAL PERMIT INFORMATION

Linda L. Braunlin
6465 W. Tarkington Lane
Bloomington, IN 47403

Property Location: 802 N College AVE

Please find enclosed the Cycle Inspection Report which details recommendations and violations found during the recent inspection of your rental property. You have sixty (60) days from the date of this letter to correct the violations listed on the report.

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office by to schedule a re-inspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

This report is issued in accordance with BMC 16.10.020(a) and 16.10.040(a) of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Please be advised that non-compliance by the deadlines listed in this letter can limit the permit period to a maximum of three (3) years. A copy of the Notice of Fees can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 349-3420 and a form will be provided.

If your address has changed since your last inspection, please submit a new registration form to the HAND Department. You can find the registration form online at the website listed above. If you do not have internet access, you may contact HAND at 812-349-3420 and a form will be mailed.

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

Sincerely,

Housing & Neighborhood Development
Encl:Inspection Report,

City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

189

Owner
Linda L. Braunlin
6465 W. Tarkington Lane
Bloomington, IN 47403

Prop. Location: 802 N College AVE
Number of Units/Structures: 7/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/Eff/5, 6/1/5

Date Inspected: 04/27/2016
Primary Heat Source: Gas
Property Zoning: CD
Number of Stories: 3

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: N/A
Accessory Structure: None

Variances:
09/13/2001 Special exception to the ceiling height requirement in the basement dining area and kitchen area with no head obstructions lower than 6'8" in the dining area and 6'4" in the kitchen.
04/06/1983 Granted variance for the minimum ceiling height requirement for the third floor apartment.

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

Note: This property has always been permitted as a 7-unit property. An 8th unit within the structure (apt. #7) has not been inspected until this cycle; it was owner-occupied for many years and has been vacant for several years. It is used for storage only and must not be used as habitable space without review by the City of Bloomington Planning Department.

INTERIOR:

BASEMENT LEVEL
Unit #0 (vacant at the time of inspection)
Entry (11-1 x 8-4):
Properly repair the door jamb that is separated at the deadbolt latch. BMC 16.04.060(a)

Living Room (21-0 x 12-6):
Replace the missing outlet cover plate on the ceiling. BMC 16.04.060(a)

See Required Documentation at the end of the report regarding the gas fireplace.

Kitchen (17-9-x 7-0):
Properly secure the ceiling tiles where they have separated. BMC 16.04.060(a)

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

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

Secure the faucet and properly repair it so that it functions as intended. BMC 16.04.060(c)

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

Southeast Room (8-3 x 7-1):
No violations noted.

Southwest Bedroom (11-7 x 11-0):
Provide operating power to smoke detector. IC 22-11-18-3.5

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

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

Existing Egress Window Measurements (casement):
Height: 41 ½ inches
Width: 36 inches
Sill Height: 49 inches
Openable Area: 10.38 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 window having a lower sill height to aid in emergency escape.

Laundry/Mechanical Room
See Required Documentation at the end of the report regarding the furnaces.

Properly ground the electrical receptacle on the west wall. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. Mark receptacle with no equipment ground. BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)

Properly terminate the cut wires above near the west wall. BMC 16.04.060(b)

Unit #7 (vacant, used for storage only. NOT TO BE USED AS HABITABLE SPACE):
Replace the covers on the electrical panels. BMC 16.04.060(b)

Replace the battery in the smoke detector (it is beeping) so that it functions as intended. IC 22-11-18-3.5

Replace the missing electrical junction box cover plate on the west wall of the northeast room. BMC 16.04.060(b)

Properly terminate the corded switch coming out of a hole in the ceiling in the stairway leading to the bathroom, and cover the hole. BMC 16.04.060(c)

Replace all missing switch plates and outlet plates in the unit. BMC 16.04.060(b)

MAIN LEVEL
Unit #1 (northwest)
Living Room (16-6 x 13-6):
Properly repair or replace the ceiling tiles. BMC 16.04.060(a)

Kitchen (6-6 x 6-0):
It is strongly recommended that a minimum 1A 10BC classification fire extinguisher be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.

Bathroom:
Repair the faucet to function as intended (no cold water). BMC 16.04.060(c)

Bedroom (10-7 x 9-7):
Properly repair the ceiling. BMC 16.04.060(a)

Existing Egress Window Measurements (double-hung):
Height: 22 inches
Width: 27 inches
Sill Height: 25 inches
Openable Area: 4.13 sq. ft.

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

Unit #2 (southeast)
Entry Porch:
No violations noted.

Living Room (16-4 x 11-8) + (8-5 x 7-1):
Replace the missing smoke detector (tenant states that he removed it when cleaning). IC22-11-18-3.5

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

Remove the wasp nests from the window frames. BMC 16.04.060(a)

Study (9-8 x 7-4):
No violations noted.

Bathroom:
Clean and service the exhaust fan so that it functions as intended (dirty; very loud). BMC 16.04.060(c)

Kitchen (6-4 x 6-2):
Properly repair the ceiling in the southeast corner in a workmanlike manner. BMC 16.04.060(a)

Bedroom (10-9 x 7-9):
It is strongly recommended that the shelving unit blocking the egress window be moved.

Existing Egress Window Measurements (double-hung):
Height: 38 inches
Width: 40 inches
Sill Height: 30 inches
Openable Area: 10.56 sq. ft.

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

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

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

Unit #3 (west)
Living Room (15-7 x 14-7):
Replace the missing smoke detector. IC22-11-18-3.5

Kitchen (7-9 x 7-0):
It is strongly recommended that a minimum 1A 10BC classification fire extinguisher be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.

Bedroom (14-6 x 10-0):
Replace the missing smoke detector. IC22-11-18-3.5

Replace the stained ceiling tiles. BMC 16.04.060(a)

Existing Egress Window Measurements (double-hung; both sashes removable):
Height: 24 ½ inches (one sash up)

Width: 43 inches
Sill Height: 22 inches
Openable Area: 7.31 sq. ft.

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

Bathroom:
Install a properly-fitting tank lid on the toilet. BMC 16.04.060(c)

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

Scrape and paint the ceiling where paint is peeling. BMC 16.04.060(f)

Unit #4 (southeast)
Living Room (15-3 x 11-0):
Replace the battery in the smoke detector (it is beeping) so that it functions as intended. IC 22-11-18-3.5

Properly repair the damaged plaster on the ceiling and surface-coat it. BMC 16.04.060(a)

Bathroom (16-6 x 9-4):
Properly seal the entire perimeter of the shower including the floor. BMC 16.04.060(a)

Secure toilet to its mountings. BMC 16.04.060(c)

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

Bedroom (9-3 x 8-3):
Provide operating power to smoke detector. IC 22-11-18-3.5

Repair the broken south window. BMC 16.04.060(a)

Unit #5 (northeast, efficiency)
Living Room/Bedroom (11-4 x 10-5):
Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

Existing Egress Window Measurements (double-hung):
Height: 21 ½ inches
Width: 47 inches
Sill Height: 20 inches
Openable Area: 7.07 sq. ft.

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

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

Bath, Porch Deck:
No violations noted.

Unit #6 (attic)
Kitchen/Living Room/Bedroom (14-4 x 8-8) + (13-5 x 11-1):
Existing Egress Window Measurements (double-hung; both sashes removable):
Height: 10 inches (one sash)
Width: 33 ½ inches
Sill Height: 21 ½ inches
Openable Area: 2.33 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.

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

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

Attic Storage Area:
No violations noted.

EXTERIOR:

Remove the board blocking the egress window for the bedroom of Unit #0. BMC 16.04.050(b)

Secure all loose boards and replace all deteriorated members of the wooden walkway on the south side of the house. BMC 16.04.040(c)

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)

Properly repair the sidewalk adjacent to the property. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. For sidewalks in the public right of way, contact the City of Bloomington Planning and Transportation Department at (812) 349-3423 to apply for the **required permit**. The fee will be waived but the permit must be obtained prior to work in the public right of way. BMC 16.04.040(c)

REQUIRED DOCUMENTATION:

Furnace Inspection Documentation
Thoroughly clean and service the furnaces in the basement mechanical room, and the gas fireplace in the living room of Unit #0. Inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. **Servicing shall include tests for carbon monoxide for each appliance.** 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(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: June 21, 2017

Petition Type: An extension of time to complete repairs

Petition Number: 17-TV-92

Address: 536 N. Lincoln Street

Petitioner: Elwood Property Investments, LLC by David Grupenhoff

Inspector: Jo Stong

Staff Report: July 31, 2015: Conducted cycle inspection

August 19, 2015: Mailed cycle report

November 19, 2015: Conducted reinspection. Exterior violations outstanding

December 1, 2015: Mailed remaining violations report

December 29, 2015: Called agent to schedule reinspection of soffit/fascia on southeast corner

January 26, 2016: Mailed 2nd remaining violations report

January 27, 2016: Agent calls, says property is ready for drive-by inspection

February 4, 2016: Conducted drive-by inspection. Soffit repaired. Issued temporary permit with deadline for painting of July 31, 2016.

June 2, 2016: Sent exterior extension reminder.

August 1, 2016: Called agent, let him know I was sending remaining violations and that would give him two more weeks to paint; if more time needed, he should apply for an extension of time.

August 17, 2016: Received appeal

September 21, 2016: BHQA granted extension of time until April 30, 2017

March 6, 2017: Agent emailed, indicated painting would not be done by April 30 BHQA deadline. Told him he must apply for an additional extension of time

April 27, 2017: Agent calls, says property ready for drive-by

May 1, 2017: Drove by; painting not done

May 2, 2017: Started Legal. Legal dept. gave deadline of May 25, 2017 to complete painting

May 22, 2017: Received appeal

During a cycle inspection of the above property it was noted that the exterior had peeling, flaking or missing paint. The petitioner is requesting an extension of time until July 14, 2017.

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:	July 14, 2017
Attachments:	Cycle Report, Photos, Appeal

RECEIVED
MAY 22 2017
BY: AK

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: 536 North Lincoln Street

Petitioner's Name: Elwood Property Investments, LLC by David Grupenhoff

Address: 6121 Genevieve Lane

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

Phone Number: (812) 325-4297 **Email Address:** grupenhoff@gmail.com

Property Owner's Name: Same as above

Address: Same as above

City: Same as above **State:** Same as above **Zip Code:** Same as above

Phone Number: Same as above **Email Address:** Same as above

Occupants: Riley Mineart, Lena Kornreich

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-92

SEE REVERSE

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

We are requesting to July 14 to complete painting of the trim at the above property. This is the contractor's "safe" estimate of when he can have it completed by (Axis Painting). It has taken us several attempts to locate a contractor to do the work. Axis (our third contractor) has scraped and painted the south side of the house, which was the most pressing and, we thought, sufficient. Upon re-inspection, we have authorized Axis to complete the painting of the white trim (in fact, we have authorized him to repaint the entire rest of the house) but it will not be done prior to the May 25 deadline imposed by the City Legal Department.

Given that (a) we have substantially completed the repairs and (b) all that remains is purely cosmetic trim painting, which represents a relatively small portion of the exterior of the house, we would ask that this extension be approved.

Signature (required): _____

Name (please print): David Grupenhoff **Date:** 5/18/17

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.

Cycle Report

OWNERS
======

Elwood Property Investments, Llc
6121 Genevieve Lane
Bloomington, IN 47408

Prop. Location: 536 N Lincoln ST
Units/Bedrooms/Max # of Occupants: 2/1/5
Date Inspected: 07/31/2015
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 1

Number of Units/Structures: 2/1

Inspectors: Maria McCormick
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate that this structure 1920. At that time there were no minimum requirements for emergency egress.

INTERIOR:

Apt. 1 (North Unit) –

Living Room 14-5 x 15-5; Kitchen 12-6 x 6-0; Bathroom:

No violations noted.

Bedroom 12-0 x 12-8:

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

Existing Egress Window Measurements:

Height: 32 ¼ inches
Width: 22 inches
Sill Height: 26 inches
Openable Area: 5.23 sq. ft.

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

Common Entry (west); Common Hallway (east); Common Laundry –
No violations noted.

Apt. 2 (South Unit) –
Living Room 12-0 x 14-5; Kitchen 13-2 x 6-5; Bathroom:
No violations noted.

Bedroom 9-6 x 13-6:
No violations noted.

Existing Egress Window Measurements:
Height: 33 ½ inches
Width: 25 ¾ inches
Sill Height: 29 inches
Openable Area: 5.99 sq. ft.

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

Basement –
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) and 16.04.060 (c)

EXTERIOR:

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

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

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

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (This item only has a compliance deadline of July 31, 2016.)

OTHER REQUIREMENTS:

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

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

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

This is the end of this report.

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