

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
October 17, 2018, 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

- I. **ROLL CALL**
- II. **REVIEW OF SUMMARY** – September 19, 2018 p. 2
- III. **PETITIONS**
 - 1) 18-TV-74, **1106 N. Jackson Street**, Christine Kemery (Betty Sturgeon). Request for an extension of time to complete repairs. Previously heard April 18, 2018 and July 18, 2018. p. 4
 - 2) 18-TV-82, **3100 E. Braeside Drive**, The Legacy Group (Scott May). Request for an extension of time to complete repairs. p. 13
 - 3) 18-AA-83, **3310 E. Gosport Court**, Sheila Callaway. Request for relief from an administrative decision. p. 37
 - 4) 18-AA-84, **409 E. Vernon Avenue**, Christine L. Bartlett (Margaret Steiner Supplemental Needs Trust c/o AFM). Request for relief from an administrative decision. p. 44
 - 5) 18-TV-85, **702 S. Washington Street**, Charles Andrew Wenner. Request for an extension of time to complete repairs. p. 47
 - 6) 18-TV-86, **1003-1005 S. Rogers Street**, Nora Liell. Request for an extension of time to complete repairs. p. 63
- IV. **GENERAL DISCUSSION**
- V. **PUBLIC COMMENT**
- VI. **ADJOURNMENT**

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

B.H.Q.A. MEETING OF SEPTEMBER 19, 2018

SUMMARY

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

STAFF PRESENT: Daniel Bixler, Kenneth Liford, Norman Mosier, Doris Sims, Jo Stong, Matt Swinney, Dee Wills (HAND), Christopher Wheeler (Legal)

GUESTS PRESENT: Yu-Han Huang (HAT Living, LLC), Laurie Miller (403 E. 3rd Street), Mary Norman (411 W. Howe Street), Johnny Tsai (HAT Living, LLC)

Meeting start time 4:00 PM.

I. REVIEW OF SUMMARY

Carder made a motion to approve the minutes for September 19, 2018. Dockendorf seconded. Motion passed, 4-0-1 (Hamilton abstained).

II. CONSENT AGENDA

[WITHDRAWN] 18-TV-74, **1202 S. Washington Street**, Solstice Properties, LLC. Request for an extension of time to complete repairs.

18-TV-75, **412-414 S. Ballantine Road**, Michael Ho, (Omega Properties). Request for an extension of time to complete repairs. Staff recommendation to grant request with an October 15, 2018 deadline to call and schedule re-inspection

18-RV-76, **213 S. Jefferson Street**, H.A.N.D., (57ub, LLC). Request to rescind a variance. Staff recommendation to grant the rescission.

18-RV-77, **135 N. Bryan Avenue**, H.A.N.D. (57ub, LLC). Request to rescind a variance. Staff recommendation to grant the rescission.

18-TV-80, **2366 E. Winding Brook Circle**, Mackie Properties, (Catherine Brown). Request for an extension of time to complete repairs. Staff recommendation to grant request with an October 01, 2018 deadline to call and schedule re-inspection.

Approved.

III. PETITIONS

18-TV-78, **411 W. Howe Street**, Mary C. Norman. Petitioner, Mary Norman, was present to request an extension of time to complete repairs. Staff recommendation to grant the request with a September 21, 2018 deadline to call and schedule re-inspection. Property is vacant. Item no longer under purview of Title 16. Petition withdrawn. Billing will be sent.

18-AA-72, **1107, 1109 & 1111-1113 S. Rogers Street**, Yu-Han Huang (HAT Living, LLC). Previously heard August 15, 2018. The item was tabled until the September 19, 2018 BHQA meeting.

Petitioners, Yu-Han Huang and Johnny Tsai, were present to request relief from an administrative decision concerning the issuance of a three year permit. Supplemental material handed out by petitioners. Staff recommendation to deny the request, the permit standing as issued with expiration date of June 28, 2021. Hamilton made motion to grant the request. Gastineau seconded. Motion passed, 4-1 (Dockendorf nay). Request granted, permits with expiration date of June 26, 2023 shall be issued for all three properties.

18-TV-81, **403 E. 3rd Street**, Laurie Miller, (Annex of Bloomington). The petitioner, Laurie Miller, was present to request an extension of time to complete repairs. Staff recommendation to grant request with a March 19, 2019 deadline to call and schedule re-inspection. Dockendorf made motion to grant the request per staff recommendation. Hamilton seconded. Motion passed, 5-0.

18-TV-49, **1319 W. Gourley Pike**, Erica Payne. Previously heard June 20, 2018. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation to grant the request with a November 19, 2018 deadline to complete repairs and schedule a re-inspection.

Gallman made motion to grant the request per staff recommendation. Gastineau seconded. Motion passed, 5-0.

18-TV-79, **704 W. 15th Street**, Peek & Associates c/o Mark Kleinbauer, (Kumar Abhinava). Petitioner not present to request an extension of time to complete repairs. Staff recommendation to grant the request with a November 19, 2018 deadline to complete repairs and schedule a re-inspection. Hamilton made motion to grant the request with an October 03, 2018 deadline to complete repairs and schedule a re-inspection for all life-safety violations and a November 19, 2018 deadline to complete repairs for all other violations and schedule a re-inspection. Gallman seconded. Motion passed, 5-0.

IV. GENERAL DISCUSSION

Hamilton noted comments derived from petitioners for 18-AA-72. Gallman noted registration process discussion.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

Gastineau made motion to adjourn. Dockendorf seconded. Motion unanimously passed. Meeting adjourned at 5:10 PM.



City of Bloomington
H.A.N.D.

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

Meeting Date: October 17, 2018

Petition Type: An extension of time to complete repairs.

Petition Number: 18-TV-41

Address: 1106 N Jackson St.

Petitioner: Chris Kemery

Inspector: Matt Swinney

Staff Report: January 24, 2018 Completed Cycle Inspection Report
March 19, 2018 BHQA App received
April 13, 2018 Reinspection
May 31, 2018 Reinspection
June 4, 2018 BHQA App received
August 17, 2018 Completed Cycle of Unit #1
August 20, 2018 Completed Amended Cycle Report
August 30, 2018 BHQA App received

Tenant has requested an extension of time to get egress pathways cleared to all doors and windows. She also has to move things out of the way where repairs have to be made to the unit.

Staff recommendation: Grant the request.

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

Compliance Deadline: October 26, 2018 to call and schedule a reinspection.

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

TS



RECEIVED
APR 10 2018

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

BY:

Property Address: 1106 N Jackson Apt. 1

Petitioner's Name: Christine Kemery

Address: above

City: Btn State: IN Zip Code: 47404

Phone Number: 812-361-5961 Email Address:

Property Owner's Name: Betty Sturgeon

Address: 13716 E. Carmichael Rd

City: Bloomfield State: IN Zip Code: 47424

Phone Number: 812-327-2625 Email Address:

Occupants: C. Kemery

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

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

Please circle the petition type that you are requesting:

*check 3972
enclosed*

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

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

OFFICE USE ONLY

Petition Number 18-TV-41 (OLD BUSINESS)

SEE REVERSE

April 18, 2018 } previously
July 18, 2018 } heard

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.

Thank you for approving the application filed approximately in June 2018. As a disabled citizen, I require assistance in performing the necessary corrections so that the apartment can pass HAND inspection and an Occupancy Permit can be renewed. At this writing I am seeking help from unfamiliar sources, in particular from Centerstone, where I am just beginning to start working with a Case Manager, who I expect to facilitate some practical assistance. Some repairs are being carried out in various areas of the apartment, which I am relieved to have done, but an emptied base cabinet, by way of example, must be emptied to be repaired, and then the contents must be returned. This amounts to extra work, as I see it; an extension will compensate for such demands on my "elbow grease." Thank you.

Signature (required): Christine Kemery

Name (please print): Christine Kemery

27
Date: August 2018

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



City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

AUG 27 2018

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

RE: 1106 N Jackson ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **OCT 26 2018** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

This report is issued in accordance with BMC 16.10.020 and 16.10.040 of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles of the BMC must be in compliance before a permit will be issued. Please be advised that non-compliance by the deadlines listed in this letter may limit the permit period to a maximum of three (3) years.

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

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,



City Of Bloomington
Housing and Neighborhood Development

AMENDED CYCLE INSPECTION REPORT

989

Owner

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

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

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

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

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

INTERIOR

Unit 1

Living Room

Make clear path to all doors and windows. 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

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

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

Repair the loose door knob. BMC 16.04.060(a)

Maintain minimum clearances from combustibles:

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

BMC 16.04.060(c)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated/damaged paneling.

BMC 16.04.060(a)

Bedroom

Make clear path to all doors and windows. 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

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

Interior walls shall be free of holes, cracks, peeling paint and deteriorated/damaged paneling.

BMC 16.04.060(a)

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

Bathroom

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)

Clean and service the exhaust fan so that it functions as intended. Be sure that the fan exhaust to the exterior of the building, and the fan does not allow backdraft into the bathroom. BMC 16.04.060(c)

Kitchen

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

Make clear path to all doors and windows. 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

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

Make clear access to the doors of the sink cabinet so the plumbing can be inspected. BMC 16.04.060(c)

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
 - Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
6" clearance for other combustibles
 - Double-wall vent connectors: 1" clearance for all combustibles
 - Draft hood: 6" clearance for all combustibles
- BMC 16.04.060(c)

Unit 2

Living Room 10-0 x 10-0, Kitchen, Bathroom

No violations noted

Bedroom 12-9 x 12-0

This room has a door to the exterior.

No violations noted

Unit 3

Kitchen

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

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

Living Room 19-0 x 10-9, Dining Room 9-8 x 7-8, Bathroom

No violations noted

NE Bedroom

No violations noted.

Existing Egress Window Measurements:

Height: 35 inches

Width: 16 inches

Sill Height: 45 inches

Openable Area: 3.89 sq. ft.

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

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

NW Bedroom 10-3 x 9-9

No violations noted.

Existing Egress Window Measurements:

Height: 21.5 inches

Width: 27 inches

Sill Height: 19 inches

Openable Area: 4.03 sq. ft.

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

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

EXTERIOR

No violations noted.

OTHER REQUIREMENTS

Furnace Inspection Documentation

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

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

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

Tenants and Owners Rights and Responsibilities Summary

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

Inventory Damage List

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: October 17, 2018
Petition Type: An extension of time to complete repairs.
Petition Number: 18-TV-82
Address: 3100 E. Braeside Dr.
Petitioner: The Legacy Group
Inspector: Matt Swinney
Staff Report: June 25, 2018 Completed Cycle Inspection Report
August 30, 2018 BHQA App received

Owner has requested an extension of time to complete the repairs. They have requested until they complete their turn over season of their rental property.

Staff recommendation: Grant the request.

Conditions:

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

Compliance Deadline: October 26, 2018 to call and schedule the reinspection for all violations.

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



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

Property Address: 3100 E. Braeside Drive
Petitioner's Name: The Legacy Group
Address: 3112 E. Braeside Drive
City: Bloomington State: IN Zip Code: 47408
Phone Number: 812-339-1400 Email Address: legacygroup@woodingtonproperties.com
Property Owner's Name: Scott May
Address: 701 E. Summitview Place
City: Bloomington State: IN Zip Code: 47401
Phone Number: 812-331-2666 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:

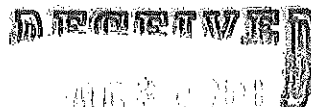
- ☒ (A) An extension of time to complete repairs (Petition type TV)
☐ (B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
☐ (C) Relief from an administrative decision (Petition type AA)
☐ (D) Rescind a variance (Petition type RV)

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 18-TV-82

SEE REVERSE

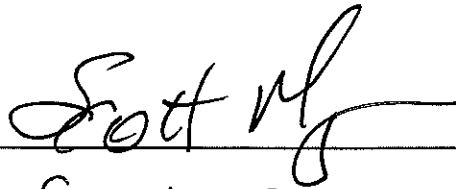


BY:

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

We are asking for more time
do to our turn over season
and go back work orders.

Signature (required):



Name (please print):

Scott May

Date:

8-27-18

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



City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

JUL 13 2018

May, Scott G.
701 E. Summitview Place
Bloomington, IN 47401

RE: 3100 E Braeside DR

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **SEP 11 2018** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

This report is issued in accordance with BMC 16.10.020 and 16.10.040 of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles of the BMC must be in compliance before a permit will be issued. Please be advised that non-compliance by the deadlines listed in this letter may limit the permit period to a maximum of three (3) years.

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

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

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report,

Xc: Legacy Group: 3112 E. Braeside Drive, Bloomington, IN 47408

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

City Hall

bloomington.in.gov

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



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

47

Owner

May, Scott G.
701 E. Summitview Place
Bloomington, IN 47401

Agent

Legacy Group
3112 E. Braeside Drive
Bloomington, IN 47408

Prop. Location: 3100 E Braeside DR

Number of Units/Structures: 140/15

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

Date Inspected: 06/25/2018

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Inspector: Swinney/Liford/Wills

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: None

The Monroe County Assessor's records indicate that this structure was built in 1983.
Minimum egress requirements for a multi-family dwelling built at the time of construction.

Openable area: 4.75 Sq. Ft.

Clear height: 24 inches

Clear width: 18 inches

Sill height: Not more than 48 inches above finished floor.

Egress window measurements for complex are as follows:

Townhouses

Existing Egress Window Measurements: Slider: Const. Yr. - 1983

Height: 44 inches

Width: 33.5 inches

Sill Height: 36 inches

Openable Area: 10.24 sq. ft.

Existing Egress Window Measurements: Slider: Const. Yr. - 1983

Height: 45 inches
Width: 33 inches
Sill Height: 36 inches
Openable Area: 10.31 sq. ft.

Flats

Existing Egress Window Measurements: Slider: Const. Yr. - 1983

Height: 57 inches
Width: 22 inches
Sill Height: 24 inches
Openable Area: 8.71 sq. ft.

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

INTERIOR

Building 1

3100

½ Bath

Properly secure the loose faucet so that it functions as intended. BMC 16.04.0620(c)

Dining Room

Repair/ replace the broken handle for the sliding glass door. BMC 16.04.060(a)

Upstairs

Master Bedroom

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

3102

½ Bath

Secure loose electrical receptacle. BMC 16.04.060(b)

Upstairs

Bathroom

Provide electrical power to the receptacle so that it functions as intended. BMC 16.04.060(c)

3104

No violations noted.

3106

No violations noted.

3108

½ Bath

Properly repair/ replace the outlet so that it functions as intended. (sunken into wall) BMC 16.04.060(b)

Living Room

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

3110

No violations noted.

Building 2

3114

Living Room

Properly repair the threshold for the entry door. BMC 16.04.060(a)

Kitchen

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

Hallway

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

Left Bedroom

Properly repair/ replace the broken window frame so that it functions as intended. BMC 16.04.060(b)

3116

Entry

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

Left Bedroom

Repair the broken window. BMC 16.04.060(a)

Back Bedrooms

Properly repair the damaged window sill. (chewed by dog) BMC 16.04.060(a)

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

3118

Kitchen

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

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

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

Hall Closet

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

Back Bedroom

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

3120

Deck

Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.

Exceptions:

1. One & Two family dwellings
2. Where the buildings & decks are protected by an automatic sprinkler system

LP gas burners shall not be located on combustible balconies or within 10 feet of combustible construction.

Exception:

1. One and two family dwellings.

2. Where buildings, balconies, and decks are protected by an automatic sprinkler system.

Charcoal grills may be stored in these locations. Gas grills may be stored in these locations without the propane tank attached. (Propane tanks shall not be stored in the living space, garage or storage shed).

BMC 16.04.020(a)(3), Indiana Fire Code Sec. 308.3.1 & Sec. 308.3.1.1

Kitchen

Properly replace broken outlet. BMC 16.04.060(b)

Bathroom

Properly replace broken outlet. BMC 16.04.060(b)

3122

Kitchen

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

3124

Bathroom

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

Bedroom

Properly repair/ replace the broken /deteriorated window frame. BMC 16.04.060(a)

Repair/ replace the deteriorate window sill. (water damage) BMC 16.04.060(a)

3126

Kitchen

Properly replace broken outlet. BMC 16.04.060(b)

3128

Kitchen

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

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

Replace the missing knob for the stove. BMC 16.04.060(c)

Hallway

Repair the electrical panel box so that it functions as intended. There is currently a short leading to the electricity in the kitchen area. BMC 16.04.060(b)

Back Bedroom

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

Utility Closet

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

3130

Back Bedroom

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

3132**Back Bedroom**

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

3134**Balcony**

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

Left Bathroom

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

Building 3**3136**

Finish the installation of all carpet. BMC 16.04.060(a)

Kitchen

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

Bathroom

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

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

Left Bedroom

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

3138

Properly repair, then clean and surface coat damaged or stained ceiling area. (above the sliding glass door) BMC 16.04.060(a)

Left Bedroom

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

3140**Balcony**

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

3142**Left Bedroom**

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

Replace the missing striker plate. BMC 16.04.060(a)

3144

No violations noted.

3146**Bathroom**

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

3148

Kitchen

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

3150

No violations noted.

3152

Living Room

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

Hallway

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

Right Bedroom

Properly repair the broken window frame so that it functions as intended. BMC 16.04.060(a)

Bathroom

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

Left Bedroom

This room was not accessible at the time of this inspection. (Aggressive Dog) This room must be brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040

3154

Kitchen

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

3156

No violations noted.

3158

Living Room

Properly repair/replace the broken handle for the sliding glass door so that it functions as intended. BMC 16.04.060(b)

Properly secure the threshold at the exterior of the sliding glass door. BMC 16.04.060(b)

Building 4

3160

Living Room

Properly repair/replace the locking mechanism for the sliding glass door. BMC 16.04.060(b)

Right Bedroom

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

3162

Kitchen

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

Living Room

Replace the missing handle for the sliding glass door so that it functions as intended. BMC 16.04.060(b)

3164

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©

Upstairs

Left Bedroom

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

3166

Repair the storm door so that it functions as intended. (arm broken) BMC 16.04.060(a)

Upstairs

Back Bedroom

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

Replace damaged or torn window screen. BMC 16.04.060(a)

Hallway

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

3168

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.

3170

Kitchen

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

Dining Room

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

3172

Kitchen

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

3174

Living Room

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

Building 5

3176, 3178

No violations noted.

3180

Living Room

Properly repair/replace the locking mechanism for the front entry door so that it functions as intended. BMC 16.04.060(b)

3182

Bathroom

Replace all damaged or missing floor tiles. BMC 16.04.060(a)

Kitchen

Properly repair/replace the loose faucet so that it functions as intended. BMC 16.04.060(c)
Clean and service the stove exhaust fan so that it functions as intended. BMC 16.04.060(c)

Replace broken/missing light switch cover plate.(adjacent to the stove) BMC 16.04.060(b)

Building 5

3192

Hallway

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

3194

Right Bedroom

Determine the source of the water leak and replace water damaged sill. BMC 16.04.060(a)

3196

No violations noted.

3198

Kitchen

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

3184

No violations noted.

3186

Hallway

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

3188

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)

Entry

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

3190

No violations noted.

Building 6

3224, 3226

No violations noted.

3228

Deck

Repair/replace deteriorated deck boards. BMC 16.04.050(a)

3230, 3216

No violations noted.

3218

Hallway

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

3220, 3222

No violations noted.

Building 7

3232

Dining Room

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

3234

Kitchen

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

3236

No violations noted.

3238

Kitchen

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

Living Room

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

Upstairs

Bathroom

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

3240

Upstairs

Bathroom

Repair/replace the damaged sink it is cracked at drain. BMC 16.04.060(a)

3242

Kitchen

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

Building 8

3268

Kitchen

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

3270

No violations noted.

Kitchen

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

3272, 3274, 3260

No violations noted.

Common Hall

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

3262

Kitchen

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

3264, 3266

No violations noted.

3252

Kitchen

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

Living Room

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

Bathroom

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

3254

No violations noted.

3256

Mechanical Closet

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

Loft

Sleeping in this area is not permitted. Please remove the bed. BMC 16.04.060(b)

3258

Loft

Sleeping in this area is not permitted. Please remove the bed. BMC 16.04.060(b)

3244

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

3246

Bedroom

Replaced the missing door for the breaker box. BMC 16.04.060(b)

3248

Kitchen

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

Bathroom

Repair the faucet to be secure. BMC 16.04.060(c)

Replace the rusted pitted sink. BMC 16.04.060(a)

3250

Kitchen

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

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

Building 9

3292

Kitchen

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

2nd Bathroom

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

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

3294

No violations noted.

3296

Kitchen

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

Bedroom 1

Determine the source of the water leak and replace water damaged sill. BMC 16.04.060(a)

3298

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)

3284

Kitchen

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

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

3286

No violations noted.

3288

Loft

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

3290

Kitchen

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

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

3276

No violations noted.

3278

Kitchen

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

Bedroom 1

Determine the source of the water leak and replace water damaged sill. BMC 16.04.060(a)

3280

Kitchen

Repair the range burner on the back right side to function as intended. BMC 16.04.060(c)

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

Bathroom 1

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

3282

Kitchen

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

Bathroom 1

Replace/repair water damaged vanity. BMC 16.04.060(a)

Restore water to the fixtures in this room. BMC 16.04.060(c)

Bathroom 2

Replace/repair water damaged vanity. BMC 16.04.060(a)

Restore water to the fixtures in this room. BMC 16.04.060(c)

Hallway

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

Building 10

3251

Kitchen

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

Dining Room

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

3253

No violations noted.

3255

1/2 Bath

Reattach cove base. BMC 16.04.060(a)

Dining Room

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

Upstairs

Hallway

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

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

Bathroom

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

3257

Kitchen

Repair the faucet to be secure. BMC 16.04.060(c)

3259

Upstairs

Bathroom

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

3261

No violations noted.

BUILDING 11

3217

Bathroom

Secure loose electrical receptacle. BMC 16.04.060(b)

3219

Bathroom

Secure loose electrical receptacle. BMC 16.04.060(b)

3221

No violations noted.

3223

Left Bedroom

Repair or replace closet doors so they function as intended. 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)

Bathroom

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

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

3227

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

Living Room

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

3229

Bathroom

Secure loose electrical receptacle. BMC 16.04.060(b)

3231, 3225

No violations noted.

BUILDING 12

3201

No violations noted.

3203

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

3205

Living Room

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

Dining Room

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

Upstairs

Bathroom

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

3207

Dining Room

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

Upstairs

Front Left Bedroom

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

Back Bedroom

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

Bathroom

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

3209

Kitchen

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

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

Bathroom

Provide electrical power to the receptacle so that it functions as intended. BMC 16.04.060(c)

Upstairs

Hallway

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

Front Left Bedroom

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

Bathroom

Provide electrical power to the receptacle so that it functions as intended. BMC 16.04.060(c)

Back Bedroom

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

3211

Entry

Replace the damaged and missing door casing. BMC 16.04.060(a)

Living Room

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

Upstairs

Bathroom

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

Secure toilet to its mountings. BMC 16.04.060(c)

Hallway

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

3213

No violations noted.

3215

Kitchen

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

Seal the top of the backsplash to prevent water infiltration. BMC 16.04.060(a)

Upstairs

Stairway

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

Hallway

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

Bathroom

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

Back Bedroom

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

BUILDING 13

3165

No violations noted.

3167

Entry

Repair the storm door to open and close as intended. BMC 16.04.060(a)

Kitchen

Replace missing/broken cabinet drawer front. BMC 16.04.060(a)

Dining area

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

Upstairs

Back Bedroom

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

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

Front Bedroom

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

3169

Furnace Closet

Replace the missing access panel to the Hot water heater. BMC 16.04.060(c)

Upstairs

Front Bedroom

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

3171

Upstairs

Front Bedroom

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

3173

Entry

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

Bathroom

Fix the loose or missing base cove. BMC 16.04.060(a)

3175

Dining Room

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

Upstairs

Hallway

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

Front Bedroom

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

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

BUILDING 14

3135, 3137

No violations noted.

3139

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

3141, 3143

No violations noted.

3145

Bathroom

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

3147

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

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

Secure toilet to its mountings. BMC 16.04.060(c)

Bedroom

Repair the damaged wood around the window sill. BMC 16.04.060(a)

3149

No violations noted.

BUILDING 15

3111, 3133

No violations noted.

3113

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

3115

Kitchen

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

Living Room

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

Bathroom

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

3117

Furnace Closet

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

TPR valve discharge tubes:

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

3119

Dining Room

Provide electrical power from the light switch to the light/ceiling fan so that it functions as intended. BMC 16.04.060(c)

Bathroom

Provide electrical power to the receptacle so that it functions as intended. BMC 16.04.060(c)

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

Left Bedroom

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

Right Bedroom

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 bedroom window. BMC 16.04.060(b)

3121

Living Room

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

Bathroom

Secure loose electrical receptacle. BMC 16.04.060(b)

Right Bedroom

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

3123

Entry

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

Kitchen

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

Right Bedroom

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

3125

Kitchen

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

Replace the damaged/missing shelving under the kitchen sink. BMC 16.04.060(a)

Left Bedroom

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

Repair the damaged and rotten wood for the interior window sill. BMC 16.04.060(a)

3127

Bathroom

Provide electrical power to the receptacle so that it functions as intended. BMC 16.04.060(c)

3129

Furnace closet

Replace the missing access panel to the Hot water heater. BMC 16.04.060(c)

Living Room

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

3131

Kitchen

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

EXTERIOR

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

Label the main electrical shutoff to the unit. BMC 16.04.020 IEC 230.70(b)

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

OTHER REQUIREMENTS

Furnace Inspection Documentation

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

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm

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

Fireplace Inspection Documentation

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

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

This is the end of this report.



**City of Bloomington
Housing & Neighborhood Development**

Meeting Date: October 17, 2018

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to register this as a rental.

Petition Number: 18-AA-83

Address: 3310 E Gosport Ct.

Petitioner: Sheila Callaway

Inspector: John Hewett, Norm Mosier

Staff Report:

July 11, 2018	Received complaint of Unregistered rental.
July 12-18, 2018	Neighborhood Compliance Officer observed 9 different vehicles on multiple occasions.
August 29, 2018	Legal letter sent with Sept. 5, 2018 deadline to register as a rental.
September 5, 2018	Received appeal.

This property has never been issued a Rental Occupancy Permit. There is documentation of multiple people living here. The owner does not reside at the property on a daily basis, but rather just on weekends as stated by the son. The owner's son Chris, says that all occupants are family, except his partner and an exchange student. This presents a violation of Title 16, as the definition of family means a group of people all of whom are related by blood, marriage or legal adoption. Two of the occupants in this house are not family by this definition, therefore, this is a rental by definition of the Bloomington Municipal Code.

Staff recommendation: Deny the relief from administrative decision.

Conditions: This property shall be inspected and issued a Rental Occupancy permit.

Compliance Deadline: October 24, 2018 to call HAND and schedule the Cycle inspection.

Attachments: Appeal form, Over-occupancy observation report, Legal letter dated August 29, 2018



RECEIVED
SEP 05 2018

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

Property Address: 3310 E Gosport Ct.

Petitioner's Name: Shelia Callaway

Address: 3310 E. Gosport Ct.

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-369-1923 Email Address: chrisc@bluemarble.net

Property Owner's Name: Shelia Callaway

Address: 3310 E. Gosport Ct.

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-369-1923 Email Address: SAME

Occupants: Shelia Callaway, Chris Callaway,
Nancy Ganka, Jared Roush, Sam Pruett

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

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

Please circle the petition type that you are requesting:

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

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

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

D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY

Petition Number 18-AA-83

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.

The property in question is owner
occupied with Family members
living there.

Signature (required): Chris Callaway

Name (please print): Chris Callaway Date: 9-5-2018

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

Corporation Counsel
Philippa M. Guthrie



City Attorney
Michael M. Rouker

**City of Bloomington
Legal Department**

Assistant City Attorneys
Larry Allen
Anahit Behjou
Barbara E. McKinney
Jacquelyn F. Moore
Christopher J. Wheeler

August 29, 2018

Mrs. Shelia R. Callaway
3310 E. Gosport Ct.
Bloomington, IN 47401

NOTICE OF VIOLATION
RE: 3310 E. Gosport Ct., Bloomington, IN

Dear Mrs. Callaway,

The above property is in violation of Bloomington Municipal Code ("BMC") Title 16. It is unlawful for you to operate a rental property within the City limits of the City of Bloomington without first registering the property as a rental and securing a Title 16 Occupancy Permit through the Department of Housing and Neighborhood Development ("HAND"). *Please see BMC § 16.03.020(a) and BMC § 16.03.030(a).*

The definition for family can be found at *BMC § 16.02.020*. "Family" means an individual or a group of people all of whom are related to each other by blood, marriage, or legal adoption, and any other dependent children of the household. In the RE, RS, and RC zoning districts, and in single-family residential portions of planned unit developments, "family" also includes a group of no more than three adults, and their dependent children, living together as a single housekeeping unit in a dwelling unit or a combination of a single family dwelling unit and accessory dwelling unit. In all other districts, "family" also includes a group of no more than five adults and their dependent children, living together as a single housekeeping unit in a dwelling unit. This property is zoned RS. In none of these definitions does your current living arrangement meet the definition of family.

You must immediately, and *no later than September 5, 2018*, contact HAND and do the following:

1. Take all steps to properly register this rental unit; and
2. Schedule the property to be inspected by HAND.

Failure to do so and the City will issue fines up to \$2,500.00 per day, per violation, for each day that you have been and continue to be in violation of BMC Title 16. Furthermore, the City may initiate legal proceedings against you before the Monroe Circuit Court for enforcement of said fines and to seek and Order to vacate all tenants from this property until such time as you prove to the Court that this rental property is in full compliance with BMC Title 16.

Any decision by HAND may be appealed to the Board of Housing Quality Appeals. To do so, please contact HAND at 812-349-3401, or visit HAND at City Hall, 401 N. Morton Street, Suite 130, Bloomington, IN 47402.

Your prompt attention to this matter is greatly appreciated.

If you have any questions or concerns, you may feel free to please contact me at 812-349-3549.

Very truly yours,

A handwritten signature in black ink, appearing to read "Christopher J. Wheeler", with a long horizontal flourish extending to the right.

Christopher J. Wheeler
Assistant City Attorney

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

3310 E. GOSPORT CT.
OCCUPANT LOAD - RS = 3

OVER-OCCUPANCY COMPLAINT
OBSERVATION REPORT

TENANT VERIFICATION SOURCES

DRIVE-BY'S 9:15

Date: 7-2-18 Vehicles License #/City Parking #/IU Parking #: _____

2 VEHICLES PRESENT #1 + 2

Date: 7-13-18 Time: 2:00 Vehicles License #/City Parking #/IU Parking #: _____

3 VEHICLES PRESENT #S 2, 3, + 4

Date: 7-17-18 Time: 2:30 Vehicles License #/City Parking #/IU Parking #: _____

2 VEHICLES PRESENT #S 5 + 6

Date: 7-18-18 Time: 11:00 Vehicles License #/City Parking #/IU Parking #: _____

3 VEHICLES PRESENT #S 2, 7, + SCOOTER

License Number Verification:

- 1 Plate Number: MI DTA 3626 Owner Info: WHITE FORD FIESTA
- 2 Plate Number: IN WMV 809 Owner Info: BLUE CHEVY MALIBU - ROB SANDLIN
- 3 Plate Number: IN ADP 276 Owner Info: BLUE FORD EXPLORER
- 4 Plate Number: IN ZV 1700 Owner Info: DODGE JOURNEY BLACK
- 5 Plate Number: CA 7TCU 092 Owner Info: BLACK MUSTANG
- 6 Plate Number: KY 341 JVP Owner Info: RED FORD EDGE
- 7 Plate Number: IN 656 THW Owner Info: HONDA CRV GRAY
- 8 Plate Number: IN B2291F Owner Info: SCOOTER RED - SON SHAWN
- 9 Plate Number: IN 53 R5 Owner Info: GOLD LINCOLN CONTINENTAL (GRINCE)

PARTNER
NANCY
GANKA

CBU

Date: 7-16-18 Name: CHRIS CALLOWAY

Contact Info: 3310 E. GOSPORT CT.

Avg. Usage: _____ Date Service Started: JUNE 30, 2012

Previous Registration: JEFF FISHER 7/88 - 6/12

BPD:

Date: _____ Reason for visit: _____ Residents: _____

HAND Citation System:

Tickets Issued: Yes/No Date: _____ Reason: _____ Lease Rec'd: _____

Names: _____

Parking Enforcement:

Permits: yes/No Lease: Yes/No Names: _____

IU Registrar:

Name: N/A Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

TENANT INTERVIEW

DATE: 7-23-18 INTERVIEWER: NORMAN MODIER

TENANT/OCCUPANT INTERVIEWED: (1) CHRIS CALLOWAY MOVE IN DATE: 6/12

PHONE: (LOCAL IF POSSIBLE) _____ NUMBER OF RESIDENTS: 6/12

NAMES OF RESIDENTS: (2) NANCY GANKA MOVE IN DATE: _____

(3) _____ MOVE IN DATE: _____

(4) _____ MOVE IN DATE: _____

(5) _____ MOVE IN DATE: _____

DID ALL RESIDENTS SIGN THE LEASE? YES / NO IF NO, HOW MANY SIGNED? _____

WHICH RESIDENTS SIGNED THE LEASE? (#1), (#2), (#3), (#4), (#5)

DO ALL RESIDENTS PAY RENT WITH SEPARATE CHECKS? YES / NO

IF NOT, HOW IS THE RENT PAID? _____

ARE THERE RECIEPTS OR CANCELED CHECKS TO VERIFY PAYMENT? _____

HOW IS THE RENT PMT. DIVIDED (1/2, 1/3, 1/5, ETC)? _____

IS THE OWNER/AGENT AWARE OF THE NUMBER OF RESIDENTS? YES / NO

IF SO, HOW? _____

HAS OWNER/AGENT VISITED THE PROPERTY SINCE EVERYONE HAS MOVED IN? _____

LAST VISIT? _____ WHAT WAS THE PURPOSE OF THE VISIT? _____

SUMMARY OF TENANTS & OWNERS RIGHTS & RESPONSIBILITIES SIGNED? YES / NO / UNKNOWN

WHAT NUMBER OF LEGAL RESIDENTS WERE NOTED ON SUMMARY? _____

IS COPY OF RENTAL OCCUPANCY PERMIT POSTED? YES / NO / UNKNOWN

ARE TENANTS RELATED BY BLOOD, MARRIAGE, OR LEGAL ADOPTION? _____

HOW MANY ROOMS ARE BEING USED AS BEDROOMS? _____

IS _____ AREA BEING USED AS A BEDROOM? YES / NO
(IF SO, NOTIFY RESIDENTS OF THE HAZARD/VIOLATION)

INFORMATION GIVEN TO TENANTS

- ☒ The City received a complaint with regards to over-occupancy of this property.
- ☒ The City will require a copy of the lease and summary from owner/agent.
- ☒ Copy of Summary of Tenants' & Owners' Rights & Responsibilities given to tenant.
- ☒ The maximum occupancy for this unit/structure which should have been identified in the summary is 3.
- ☒ If found to be in violation of City of Bloomington Zoning Ordinance, the owner will be required to bring the property into compliance, which means tenants will have to move. The City of Bloomington Legal Department may take legal action including assessing fines.
- ☒ A family consist of an individual or people related by blood, marriage, or legal adoption, and any other dependent children of the household.



City of Bloomington
Housing & Neighborhood Development

Meeting Date: October 17, 2018

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to register as a rental.

Petition Number: 18-AA-84

Address: 409 E. Vernon Avenue

Petitioner: Christina L. Bartlett, on behalf of owner, Margaret Steiner Supplemental Needs Trust c/o AFM

Inspector: John Hewett

Staff Report: August 16, 2018 File pulled for permit renewal reminder, new owner in Elevate.
August 16, 2018 Sent 1st Notice to register and schedule to new owner.
September 10, 2018 Sent 2nd Notice to register and schedule to new owner.
September 12, 2018 HAND received Appeal form and fee.

The property is owned by the Margaret Steiner Supplemental Needs Trust, set up to support Ms. Steiner during her lifetime. Ms. Steiner, the occupant of the property is blind. She is requesting exemption from the rental process as long she occupies the property.

Staff recommendation: Grant the relief from administrative decision.

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

Compliance Deadline: none

Attachments: Appeal form



RECEIVED
SEP 12 2018
BY:

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

Property Address: 409 E. Vernon Drive, Bloomington, IN

Petitioner's Name: Christine L. Bartlett, Ferguson Law on behalf of Owner

Address: 403 E. Sixth Street

City: Bloomington State: IN Zip Code: 47408

Phone Number: (812) 332-2113 Email Address: clb@ferglaw.com

Property Owner's Name: Margaret Steiner Supplemental Needs Trust c/o AFM

Address: 9255 Sunset Blvd., Suite 1010

City: West Hollywood State: CA Zip Code: 90069

Phone Number: _____ Email Address: _____

Occupants: Margaret Steiner

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

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

Please circle the petition type that you are requesting:

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

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

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

D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY

Petition Number 18-AA-84

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.

Petitioner, on behalf of owner, is seeking an exemption from the requirements of

Municipal Code 16.03.010, requiring this Property to be registered and inspected for

compliance with the Residential Rental Unit and Lodging Establishment Inspection

Program of Bloomington. The Property is owned by the Margaret Steiner Supplemental

Needs Trust, which was established for the support of Margaret Steiner during her

lifetime. Ms. Steiner is blind and currently occupies the Property. Petitioner is requesting

the exemption from the registration and inspection requirements for so long as Margaret

occupies the Property.

Signature (required):

C. Bartlett

Name (please print): Christine L. Bartlett

Date:

9-7-18

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



City of Bloomington
Housing & Neighborhood Development

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

Meeting Date: October 17, 2018

Petition Type: An extension of time to complete repairs.

Petition Number: 18-TV-85

Address: 702 S. Washington Street

Petitioner: Charles Andrew Wenner

Inspector: Dee Wills

Staff Report: May 18, 2018 Completed Cycle Inspection
May 31, 2018 Cycle Report sent to owner and agent.
July 24, 2018 Re-inspection was scheduled for August 23, 2018
July 26, 2018 Re-inspection was re-scheduled for September 20, 2018
August 16, 2018 Tenant of property called HAND office to state the house was "unlivable". Tenant was advised to give owner 2 weeks to resolve the issues before filing a complaint.

September 06, 2018 Tenant of property called HAND office to state that Nothing had been repaired, and scheduled a Complaint Inspection for September 07, 2018.
September 07, 2018 Completed Complaint Inspection. Violations all valid.
September 07, 2018 Complaint Inspection Report sent to owner and agent.
September 20, 2018 Inspector was "No Showed" at the scheduled re-inspection
September 21, 2018 Received Application for Appeal

The petitioner is requesting an extension of time to complete all repairs.
The petitioner is asking for the extension to extend until November 01, 2018.

Staff recommendation: Deny the request for the extension of time.
The property was in the middle of a cycle inspection. When the tenant Moved into the unit a complaint inspection was completed on

September 07, 2018. All issues were valid. The department was "No Showed" on the re-inspection. Due to the nature of the repairs, all violations should be completed immediately and the unit scheduled for re-inspection.

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

Compliance Deadline: October 18, 2018 to call and schedule the re-inspection.

Attachments: Cycle Report, Complaint Report, Application for Appeal

A handwritten signature or set of initials, possibly "JL", located in the bottom right corner of the page.



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

NOTE: A \$20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

Property Address: 702 5th Washington St Bloomington, Indiana, 47401

Petitioner's Name: Charles Andrew Wenner

Address: USA AS ABOVE, UK : c/o Broadbottom Hall, Bostock rd, SK146AH, UK

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

Usa 18123187855 UK 011447786107999
Phone Number: **Email Address:** ANDREWVENNER@GMAIL.COM

Property Owner's Name: Charles Andrew Wenner

Address: As above

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

Phone Number: **Email Address:**

Occupants: MARIA TIWARI + EMILY FERREL + BRYNNE TUSZYNSKI

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 check the petition type that you are requesting:

YES

- ☐ An extension of time to complete repairs (Petition type TV) *until Nov. 1st*
- ☐ A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- ☐ Relief from an administrative decision (Petition type AA)
- ☐ Rescind a variance (Petition type RV)

OFFICE USE ONLY

Petition Number

18-TV-85

charles andrew WENNER

HAND INSPECTION EXTENSION APPLICATION.pdf

-PLEASE CONFIRM YOU CAN READ AND OPEN THIS pdf element electronic completion RON. HERE IT LOOKS OK AND COMPLETE!! - ----- Forwar...

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.

Signature (required):



Charles Andrew Wenner

Name (please print):

Date:

SEPT 16 1h 2018

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

new washer, new pipes, updating kitchen
deck repair and garage repair. Wine/
electrical repair. Asking until
November 1st.



City Of Bloomington
Housing and Neighborhood Development

SEP 10 2018

Wenner, Charles Andrew
C/O Broadbottom Hall Bostock Road
Broadbottom Hyde, UK SK126AH

RE:NOTICE OF COMPLAINT INSPECTION

Dear Wenner, Charles Andrew

On 09/07/2018 a complaint inspection was performed at 702 S Washington ST. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within fourteen days (14) and call this office no later than **SEP 24 2018**, to schedule the required re-inspection. Our mailing address and telephone number are listed below.

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

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

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

Sincerely,

Housing & Neighborhood Development
Encl:Inspection Report,
Xc:Ron Sherwood: Po Box 66, Bloomington, IN 47402



City Of Bloomington
Housing and Neighborhood Development

COMPLAINT INSPECTION REPORT

5914

Owner(s)

Wenner, Charles Andrew
C/O Broadbottom Hall Bostock Road
Broadbottom Hyde, UK SK126AH

Tenant(s)

Maria Tiwari
702 S. Washington St.
Bloomington, IN 47401

Agent

Ron Sherwood
Po Box 66
Bloomington, IN 47402

Prop. Location: 702 S Washington ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 09/07/2018
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspector: Kenny Liford
Foundation Type: Basement
Attic Access: No
Accessory Structure: Det. Garage

The following items are the result of a complaint inspection conducted on **09/07/2018**. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

INTERIOR

Kitchen

Replace all rotten shelving inside the cabinet under the sink. BMC 16.04.060(a)

Eliminate all mold/mildew growth in the cabinet under the sink. BMC 16.04.060(a)

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

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

Master Bathroom

Properly install sink in a manner that secures it to the wall and allows it to support normally imposed loads.
BMC 16.04.060(a)

Basement

(Repair the sump pump) Sump pumps shall discharge to the exterior of a structure, unless used as a lift station for grey water from a washing machine or laundry basin. BMC 16.04.060(c)

Install a cover to properly enclose the fuse panel. BMC 16.04.060(b)

Properly install sink in a manner that secures it to the wall and allows it to support normally imposed loads. (Not a 2x4) BMC 16.04.060(a)

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

EXTERIOR

Remove all broken tile on the back deck. BMC 16.04.050(b)

Garage

Properly secure the garage to prevent any/all persons from entering. BMC 16.04.050(b)

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

This is the end of this report.

Rental Complaint: Complaint
Walk In:

Reported By
Maria Tiwari
Assigned to
Kenneth Liford
Attachments

20180906104754525.pdf 9/6/2018

Most tickets of this type should be closed within 3 days, although some cases may be longer. 0 days have already passed.

History

9/6/2018 16:47:34 Eddie Wright uploaded an attachment.

9/6/2018 10:56:27 Eddie Wright assigned this case to Kenneth Liford

See attached complaint form. Scheduled complaint inspection 9-7-2018 @ 11:30. Contacted agent s/w Mickey left message for agent.

9/6/2018 10:56:27 Opened by Eddie Wright
702 S Washington ST

People

A list of people who've listed this as their address. Note: it might not be their current address.

Zach Anderson
David Jantzen
Catherine Van Dort
Owner
Wenner, Charles Andrew

Kitchen sink clogged and leaking

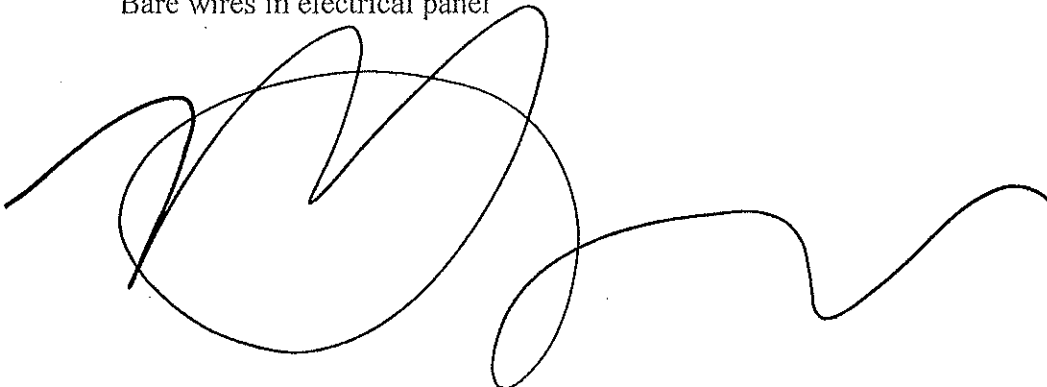
Mold in cabinet

Unlocked garage

Front and back decks in disrepair

Mold in basement

Bare wires in electrical panel



Shelving under cabinet rotten

Leaks under cabinet

Mildew

Slow drain

Sump pump not working

No cover on circuit panel

Bare wires

Sink in basement not stable

Sd no power basement

Basement

Remove all broken tile from back deck

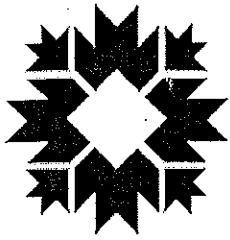
Secure garage

Needles

Smell in house

~~Window in back bedroom no lock~~

Master bath sink not secured



**CITY OF BLOOMINGTON
RENTAL COMPLAINT FORM**

HOUSING & NEIGHBORHOOD DEVELOPMENT
P.O. BOX 100
BLOOMINGTON, IN 47401
PHONE: (812) 349-3420 FAX: (812) 349-3582
EMAIL: hand@bloomington.in.gov

RECEIVED
SEP 05 2018

BY:

ADDRESS OR LOCATION OF THE COMPLAINT: 702 S. Washington St. Bloomington, IN 47401

COMPLAINANT INFORMATION

NAME: Maria Tiwari		
STREET ADDRESS: 1429 W. Glasgow Ct		
CITY: Bloomington	STATE: IN	ZIP: 47403
PHONE: 812-318-2509		

NATURE OF THE PROBLEM

NOT PART OF COMPL.
(Upon move-in on 8/15/18, the entire house was filthy. There were dishes piled in the sink, bathrooms hadn't been cleaned, there was moldy dog feces in bsmt. kitchen appliances were dirty, etc. There were also several pieces of furniture and other belongings in rooms and closets. Items in the HAND report had not been done, including peeling paint throughout.) Kitchen sink - clogged and leaking & mold is in cabinet underneath. The barn in back has been unlocked & we suspect people are going in and out. Front and back decks are in disrepair, yard is overgrown, basement is moldy, bare wires in electrical panel, etc.
Roof is leaking causing ceiling damage
HOW LONG HAS THE PROBLEM EXISTED: since 8/15/18 *IN BATHROOM IN BASEMENT*

WHEN DID YOU NOTIFY THE OWNER/AGENT: 8/15/18 by phone and 8/17/18 in writing

HOW DID YOU NOTIFY THE OWNER/AGENT: ☐ IN PERSON ☒ IN WRITING ☐ BY PHONE

COMPLAINANT SIGNATURE: *[Signature]*

OFFICE USE ONLY

OWNER'S NAME:
ADDRESS:
NEIGHBORHOOD COMPLIANCE OFFICER:

HOUSING CODE FILE: ☐ YES ☐ NO

CITY LIMITS: ☐ YES ☐ NO 2 MILE FRINGE: ☐ YES ☐ NO

COMPLAINT RECEIVED BY: _____ DATE: _____ TIME: _____

COMMENTS: 9-7-18 @ 11:30 /KL
MICKEY



City Of Bloomington
Housing and Neighborhood Development

JUN 07 2018

RENTAL INSPECTION INFORMATION

Wenner, Charles Andrew
C/O Broadbottom Hall Bostock Road
Broadbottom Hyde, UK SK126AH

RE: 702 S Washington ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **AUG 06 2018** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

This report is issued in accordance with BMC 16.10.020 and 16.10.040 of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles of the BMC must be in compliance before a permit will be issued. Please be advised that non-compliance by the deadlines listed in this letter may limit the permit period to a maximum of three (3) years.

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

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,
Xc: Ron Sherwood: Po Box 66, Bloomington, IN 47402



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

5914

Owner(s)

Wenner, Charles Andrew
C/O Broadbottom Hall Bostock Road
Broadbottom Hyde, UK SK126AH

Agent

Ron Sherwood
Po Box 66
Bloomington, IN 47402

Prop. Location: 702 S Washington ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 05/18/2018
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspector: Dee Wills
Foundation Type: Basement
Attic Access: No
Accessory Structure: Garage

Monroe County Assessor's records indicate this structure was built in 1930.
There were no requirements for emergency egress at the time of construction.

INTERIOR

Living Room (15-9 x 13-5)

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

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

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

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

SE (Front) Bedroom (13-4 x 13-4)

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

Repair the entry door to completely latch closed so that it functions as intended. BMC 16.04.060(a)

Closet (SE Bedroom)

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)

Existing Egress Window Measurements:

Height: 25 inches

Width: 27 inches

Sill Height: 25 inches

Openable Area: 4.68 sq. ft.

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

SE Center Bathroom

Properly secure/repair the faucet handle (cold water) so that it functions as intended. BMC 16.04.060(c)

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

Bathroom Closet

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)

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

Dining Room (12-3 x 11-7)

Provide electrical power to all of the receptacles so that they function as intended. BMC 16.04.060(c)

Repair/ replace the broken transom glass above the doorway leading into the kitchen area. BMC 16.04.060(b)

Kitchen (13-2 x 9-8)

No violations noted.

S Center Bedroom (9-9 x 8-2)

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

Existing Egress Window Measurements:

Height: 25 inches

Width: 27 inches

Sill Height: 25 inches

Openable Area: 4.68 sq. ft.

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

Hallway

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

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

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

NW Bedroom (11-3 x 9

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

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

Replace the missing striker plate for the entry door. BMC 16.04.060(a)

Replace/ repair the window locking mechanism for the west window. BMC 16.04.060(b)

Properly repair/ replace the emergency egress door to open and close with ease so that it functions as intended. BMC 16.04.060(b)

SW Bedroom (15-6 x 15-4)

Repair the window to remain fully open using hardware that is part of the window. (west) BMC 16.04.060(b)

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1930

Height: 25 inches

Width: 30.5 inches

Sill Height: 27.50 inches

Openable Area: 5.29 sq. ft.

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

South Bathroom

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

Repair the entry door to completely close so that it functions as intended. BMC 16.04.060(a)

Properly repair floor (no grout between some tiles; no subfloor). This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Enclosed Back Porch

Determine the source and eliminate the water leak from the ceiling area. 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 missing trim boards and baseboards. BMC 16.04.060(a)

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

Basement

Stairway

No violations noted.

Laundry Room, Storage Room

No violations noted.

Bathroom/ Sauna Room

No violations noted.

Main Room/Kitchen: (Zoning Commitment from Planning Dept.)

Note: This single family home shall be used only as a single dwelling unit and can not be used as a duplex. The finished space in the basement shall not be occupied by anyone other than the owner(s) or the owner(s) legal dependents for a period of no more than thirty (30) continuous and consecutive days.

No violations noted.

EXTERIOR

Replace and secure all loose and deteriorated deck flooring for the front porch. BMC 16.04.050(a)

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

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

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

Properly repair or replace damaged or deteriorated siding in a manner that leaves the structure weather tight. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

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

Repair or replace damaged or deteriorating roofing. This is to be done in a workmanlike manner and

includes but is not limited to damaged or deteriorating roofing material, sheathing, and all structural members. BMC 16.04.050(a)

Determine the source and eliminate the water leak for the roof. BMC 16.04.050(a)

Garage/ Barn (Landlord/ Maintenance use only)

No violations noted.

OTHER REQUIREMENTS

C
7/21/18
pw

Furnace Inspection Documentation

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

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm

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

Tenants and Owners Rights and Responsibilities Summary

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

Inventory Damage List

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: October 17, 2018
Petition Type: An extension of time to complete repairs.
Petition Number: 18-TV-86
Address: 1003-1005 South Rogers St.
Petitioner: Nora C. Liell
Inspector: Kenny Liford
Staff Report: September 27, 2017 Completed Cycle Inspection Report
September 25 , 2018 BHQA App received

Owner has requested an extension of time to complete the exterior painting on the structure.

Staff recommendation: Grant the request.

Conditions: All exterior paint shall be finished and reinspected no later than the Deadline listed below.

Compliance Deadline: December 24th , 2018 to call and schedule reinspection for the house.
Attachments: Cycle Inspection, BHQA Appeal, Petitioner's Letter



RECEIVED
SEP 25 2018

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

BY:

hand@bloomington.in.gov

Property Address: 1005 S. ROGERS ST, Bloomington, IN 47403

Petitioner's Name: NORA C. LIEU

Address: 1003 S. ROGERS ST, Bloomington, IN 47403

City: Bloomington State: IN Zip Code: 47403

Phone Number: (812) 322-2705 Email Address: nelieu@yahoo.com

Property Owner's Name: NORA C. LIEU

Address: 1003 S. ROGERS ST.

City: Bloomington State: IN Zip Code: 47403

Phone Number: (812) 322-2705 Email Address: nelieu@yahoo.com

Occupants: 2

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY

Petition Number 18-TV-86

SEE REVERSE

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

I have complied with everything required for by HAWO EXCEPT SOME EXTERIOR PAINTING. I am requesting an extension of time to complete this, as I have had unexpected health issues, and have been hospitalized several times this summer. Right now, my medications do not allow me to be on a ladder, ~~and~~ Also, because of these issues, right now I cannot afford to hire someone. Hopefully, I can resolve my health issues and/or be able to hire someone to complete this requirement this autumn. I am requesting the maximum time allowed, and I thank you very much for your consideration.

Signature (required): Nora C. Lill
Name (please print): Nora C. Lill Date: 9/25/18

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



City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

OCT 13 2017

Liell, Nora
 1003 S. Rogers Street
 Bloomington, IN 47403

RE: 1003 S Rogers ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **DEC 12 2017** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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Sincerely,
 Housing & Neighborhood Development
 Encl: Inspection Report,



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

1687

Owner(s)

Liell, Nora
1003 S. Rogers Street
Bloomington, IN 47403

Prop. Location: 1003 S Rogers ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 09/25/2017
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

Inspector: Kenny Liford
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1927.
There were no requirements for emergency egress at the time of construction.

NOTE: Only 1005 was inspected. 1003 is owner occupied.

INTERIOR

Living Room (12x17)

No violations noted.

Dining Room (10x8)

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

Kitchen (14x10)

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

Bedroom (7-5x9-5)

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

Existing Egress:

Height: 23 inches

Width: 26 inches

Sill Height: 27 inches

Openable Area: 4.15 sq. ft.

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

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Upstairs

Bedroom (14x16)

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

Secure loose electrical receptacle at the top of the stairs. BMC 16.04.060(b)

Existing Egress:

Height: 22 inches

Width: 33 inches

Sill Height: 21 inches

Openable Area: 5.04 sq. ft.

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

Basement

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

EXTERIOR

Secure the stone steps at the bottom of the stairs on the back of the unit. BMC 16.04.050(b)

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

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

OTHER REQUIREMENTS**Furnace Inspection Documentation**

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

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