

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
April 17, 2019, 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

I. ROLL CALL

II. REVIEW OF SUMMARY – February 20, 2019, March 20, 2019 p. 3

III. PETITIONS

- 1) 18-TV-81, **403 E. 3rd Street**, Laurie Miller (Annex of Bloomington). Previously heard September 19, 2018. Request for an extension of time to complete repairs. p. 7
- 2) 19-TV-07, **919 W. 2nd Street**, Tempo Properties, Inc. (Yukon Properties). Previously heard February 20, 2019. Request for an extension of time to complete repairs. p. 20
- 3) 19-AA-19, **3400 S. Sare Road**, Amanda Eads (Regency Multifamily). Previously heard March 20, 2019. Item tabled. Request for relief from an administrative decision. p. 28
- 4) 19-TV-20, **415 S. Dunn Street**, Olympus Properties (Acacia Investments). Request for an extension of time to complete repairs. p. 35
- 5) 19-TV-21, **1813 E. Wexley Road**, Katherine Johnson (James P. Johnson). Request for an extension of time to complete repairs. p. 66
- 6) 19-TV-22, **1377 W. Allen Street Apts. E3, E5, E6**, Tempo Properties, Inc. (The Willow Condos, LLC). Request for an extension of time to complete repairs. p. 72, 77, 82
- 7) 19-TV-23, **1375 W. Allen Street Apt. F3**, Tempo Properties, Inc. (The Willow Condos, LLC). Request for an extension of time to complete repairs. p. 87
- 8) 19-RV-24, **417 S. Jordan Avenue**, H.A.N.D. (David & Lisa Kamen). Request for rescission of a variance. p. 92
- 9) 19-TV-25, **2820-2820 ½ E. 10th Street**, Bloomington Restorations, Inc. Request for an extension of time to complete repairs. p. 93
- 10) 19-TV-26, **703 W. Gourley Pike**, Hannah Beltre (Harrison Street Realty). Request for an extension of time to complete repairs. p. 98
- 11) 19-TV-27, **2998 S. Sare Road**, Donna Beams (Kent & Donna Beams). Request for an extension of time to complete repairs. p. 153

12) 19-TV-28, **1020 W. 7th Street**, Marc Haggerty (Gerald P. Haggerty). Request for an extension of time to complete repairs. p. 159

13) 19-TV-29, **836 W. 6th Street**, Yaling Huang. Request for an extension of time to complete repairs. p. 166

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 FEBRUARY 20, 2019

SUMMARY

MEMBERS PRESENT: Eric Dockendorf, Nikki Gastineau, Susie Hamilton, Diana Powell-Opata, Dominic Thompson

STAFF PRESENT: Michael Arnold, Daniel Bixler, Kenneth Liford, Norman Mosier, Doris Sims, Jo Stong, Matt Swinney (HAND)

GUESTS PRESENT: Douglas Cook (Hidden Hills), Catherine Steele (CS Rental Properties, LLC)

Meeting start time 4:05 PM.

I. ELECTION OF OFFICERS 2019

Hamilton made a motion nominating Gastineau for Chair. Thompson seconded. Motion passed, 5-0. Gastineau made a motion nominating Thompson for Vice-Chair. Hamilton seconded. Motion passed, 5-0.

Thompson made a motion nominating Hamilton for Secretary. Dockendorf seconded. Motion passed, 5-0.

II. REVIEW OF SUMMARY

Hamilton made a motion to approve the minutes for December 19, 2018 and January 16, 2019. Dockendorf seconded. Motion passed, 4-0-1 (Thompson abstained).

III. CONSENT AGENDA

17-TV-99, **2615 E. Dekist Street**, Ann Krielkamp. Previously heard July 19, 2017, March 21, 2018 and January 16, 2019. Request for an extension of time to complete repairs. This item was withdrawn.

19-TV-07, **919 W. 2nd Street**, Tempo Properties (Yukon Properties, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a February 28, 2019 deadline for life-safety and all other repairs, and an April 8, 2019 deadline to call and schedule re-inspection for the flooring.

19-AA-08, **312 E. 8th Street**, CS Rental properties, LLC. Request for relief for an administrative decision. Staff recommendation to grant the request and reinstate the 5 year permit.

Approved.

IV. PETITIONS

18-TV-60, **1900 S. Oakdale Drive W**, Douglas Cook (ASHH, LLC). Previously heard June 29, 2018, July 18, 2018 and November 28, 2018. The petitioner, Douglas Cook, was present to request an extension of time to complete repairs. Staff recommendation was to grant the request with an April 30, 2019 deadline to call and schedule a re-inspection for all the exterior decks. Thompson made motion to grant the request per staff recommendation. Gastineau seconded. Motion passed, 5-0.

Powell-Opata left (4:15).

19-TV-06, **2010 E. Arden Drive**, David Canfield. Petitioner was not present to request an extension of time to complete repairs. Staff recommendation to grant the request with an April 20, 2019 deadline. Thompson made motion to grant the request per staff recommendation with a March 20, 2019 deadline. Dockendorf seconded. Motion passed, 4-0.

19-TV-09, **1521 W. Isaac Drive (323-455 S. Westplex Avenue)**, Tailwind Bloomington, LLC. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a May 01, 2019 deadline and with the condition documentation the elevators have been approved for use be provided. Dockendorf made motion to table the item until next month. Hamilton seconded. Motion passed, 4-0. Item tabled until March 20, 2019.

V. **GENERAL DISCUSSION**

None.

VI. **PUBLIC COMMENT**

None.

VII. **ADJOURNMENT**

Gastineau made motion to adjourn. Thompson seconded. Motion unanimously passed. Meeting adjourned at 4:27 PM.

B.H.Q.A. MEETING OF MARCH 20, 2019

SUMMARY

MEMBERS PRESENT: Nicholas Carder, Elizabeth Gallman, Susie Hamilton, Dominic Thompson

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

GUESTS PRESENT: Amanda Eads (Regency Multifamily Consolidated Residential), Michael Kee (Richard Wells), Kyle Lepore (Regency Multifamily Consolidated Residential)

Meeting start time 4:00 PM.

I. REVIEW OF SUMMARY

Hamilton made a motion to approve the minutes for February 20, 2019. Carder seconded. Motion failed, 2-0-2 (Carder, Gallman abstained). Minutes will be reintroduced at the next meeting.

II. CONSENT AGENDA

18-TV-106, **2780 S. Walnut Street Pike**, Echo Park, LLC (Sila Capital). Previously heard December 19, 2018. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 20, 2019 deadline to call and schedule re-inspection.

18-TV-109, **3125 E. Braeside Drive**, The Legacy Group (Scott May). Previously heard December 19, 2018. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 10, 2019 deadline to call and schedule re-inspection for all repairs and furnace documentation.

19-TV-09, **1521 W. Isaac Drive**, Tailwind Bloomington, LLC. Previously heard February 20, 2019. Item tabled. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 10, 2019 deadline for providing documentation the elevators have been approved for use.

19-AA-10, **2508 S. Rogers Street**, Rob & Janas Westcott. Request for relief from an administrative decision. Staff recommendation to grant the request as long as owned by current owner, Rob & Janas Westcott, and occupied by current resident, Justice Hoyt Westcott, with yearly monitoring to verify these conditions.

19-AA-11, **1540 S. Arbor Ridge Court**, Tracy Jones. Request for relief from an administrative decision. Staff recommendation to grant the request as long as owned by current owner, Tracy Jones, and occupied by current resident, Jennifer Henderson, with yearly monitoring to verify these conditions.

19-TV-12, **622 W. 6th Street**, Brian Bender. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an April 30, 2019 deadline to call and schedule re-inspection.

19-RV-13, **310 N. Jefferson Street**, H.A.N.D. (Stasny & Horn, IGP). Request for rescission of a variance. Staff recommendation to grant the rescission.

19-TV-14, **100 S. Waldron Street**, Jennifer Milner (Norman Ladd). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a March 27, 2019 deadline to call and schedule re-inspection.

19-TV-16, **211 E. 2nd Street**, GMS-Pavilion Properties, LLC. Request for an extension of time to complete repairs. This item was withdrawn.

19-RV-17, **218 E. 19th Street**, H.A.N.D. (Varsity Properties). Request for rescission of a variance. Staff recommendation to grant the rescission.

19-TV-18, **1530 W. Arlington Road**, Mike Beyers. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a March 30, 2019 deadline for life-safety violations, and a May 20, 2019 deadline to call and schedule for all other violations.

Approved.

III. PETITIONS

19-AA-19, **3400 S. Sare Road**, Amanda Eads (Regency Multifamily Consolidated Residential). Petitioners, Amanda Eads and Kyle Lepore, were present to request relief from an administrative

decision concerning the issuance of a three year permit. Staff recommendation to deny the request, the permit standing as issued with expiration date of December 27, 2021. Hamilton made motion to grant the request for a permit with 5 year expiration. Carder seconded. Motion failed, 2-2 (Carder, Gallman nay). Motion failed. Hamilton made motion to table the item until next month. Thompson seconded. Motion passed, 4-0. Item tabled until April 17, 2019.

19-TV-15, **701 N. Maple Street**, Michael Kee (Richard Wells). Petitioner, Michael Kee, was present to request an extension of time to complete repairs. Staff recommendation to grant the request with an April 03, 2019 deadline for all life-safety violations, and an April 30, 2019 deadline to call and schedule for all other violations. Gallman made motion to grant the request per staff recommendation. Thompson seconded. Motion passed, 4-0.

IV. GENERAL DISCUSSION

Discussion of the Indiana Supreme Court decision in Hammond v. Hermann & Kittles Properties.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

Thompson made motion to adjourn. Carder seconded. Motion unanimously passed. Meeting adjourned at 4:41 PM.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 17, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 18-TV-81 (old business)

Address: 403 E. 3rd Street

Petitioner: Laurie Miller

Inspector: Jo Stong

Staff Report: April 16, 2018: Conducted cycle inspection
April 30, 2016: Mailed inspection report
June 29, 2018: Reinspection scheduled by petitioner
August 1, 2018: Conducted reinspection. All but exterior stairs in compliance.
August 17, 2018: Petitioner called, said they are working on stairs now. Drove by, took photos. Petitioner stated that the wall along driveway is separate from the stairs.
August 21, 2018: Mailed Remaining Violations report.
August 22, 2018: Received appeal
September 19, 2018: This Board granted an extension of time until March 19, 2019 to complete repairs.
March 15, 2019: Received 2nd appeal

During a cycle inspection of the above property it was noted that the west exterior staircase was out of plumb by several inches, making it unstable. Efforts have been made to render the staircase and adjacent driveway inaccessible, including a locked chain across the drive and a locked gate at the stairway entry. The stairway construction does appear to be separate from the wall, and top stones have been removed to help with stabilization of the wall.

After the extension of time was granted, the wall and stairs were determined to be in the city right-of-way. The proposed plan for repair is being reviewed by several city departments, delaying the repairs. The petitioner is requesting an additional extension of time of one year to allow all parties to reach agreement on how to proceed.

Staff recommendation: Grant an extension of time.

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

Compliance Deadline: May 31, 2019

Attachments: Cycle report, appeal, photos

27



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

RECEIVED
MAR 17 2018

Property Address: 403 E 3rd St

Petitioner's Name: Laurie Miller

Address: 328 S Walnut St Ste 6

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-323-1234 Email Address: laurie.miller@homefinder.org

Property Owner's Name: Annex of Bloomington

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: _____

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

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

Please circle the petition type that you are requesting:

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

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

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

D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY

Petition Number 18-TV-81

(OLD BUSINESS)

SEE REVERSE

PREV. HANDLED SEP 19, 2018

JS

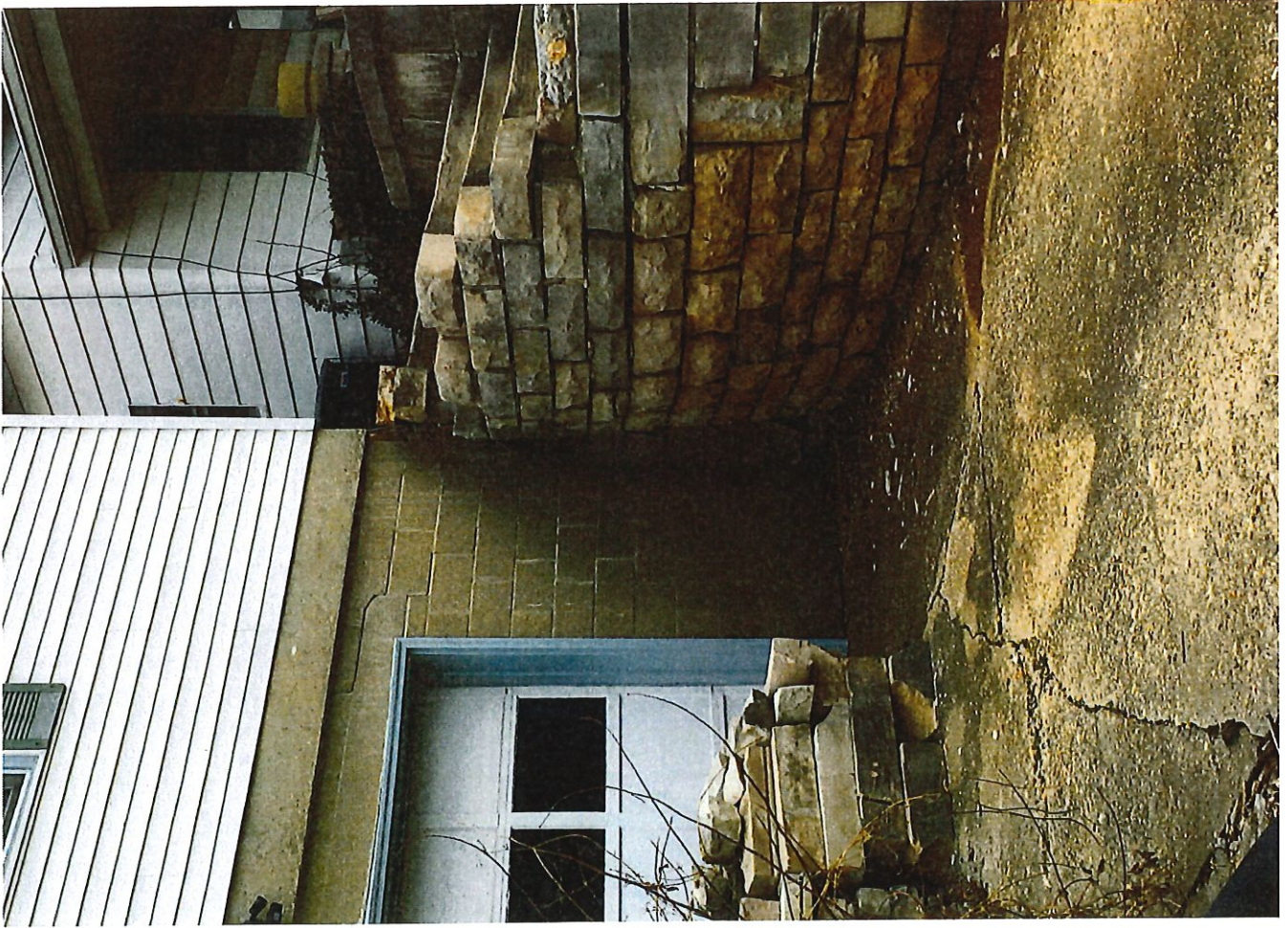
Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request; the amount of time needed to bring the property into compliance,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

Asking for a one year extension to allow city
planning and HAND to agree on necessary
action.

Signature (required): Laurie Miller

Name (please print): Laurie Miller Date: 3/15/10

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.



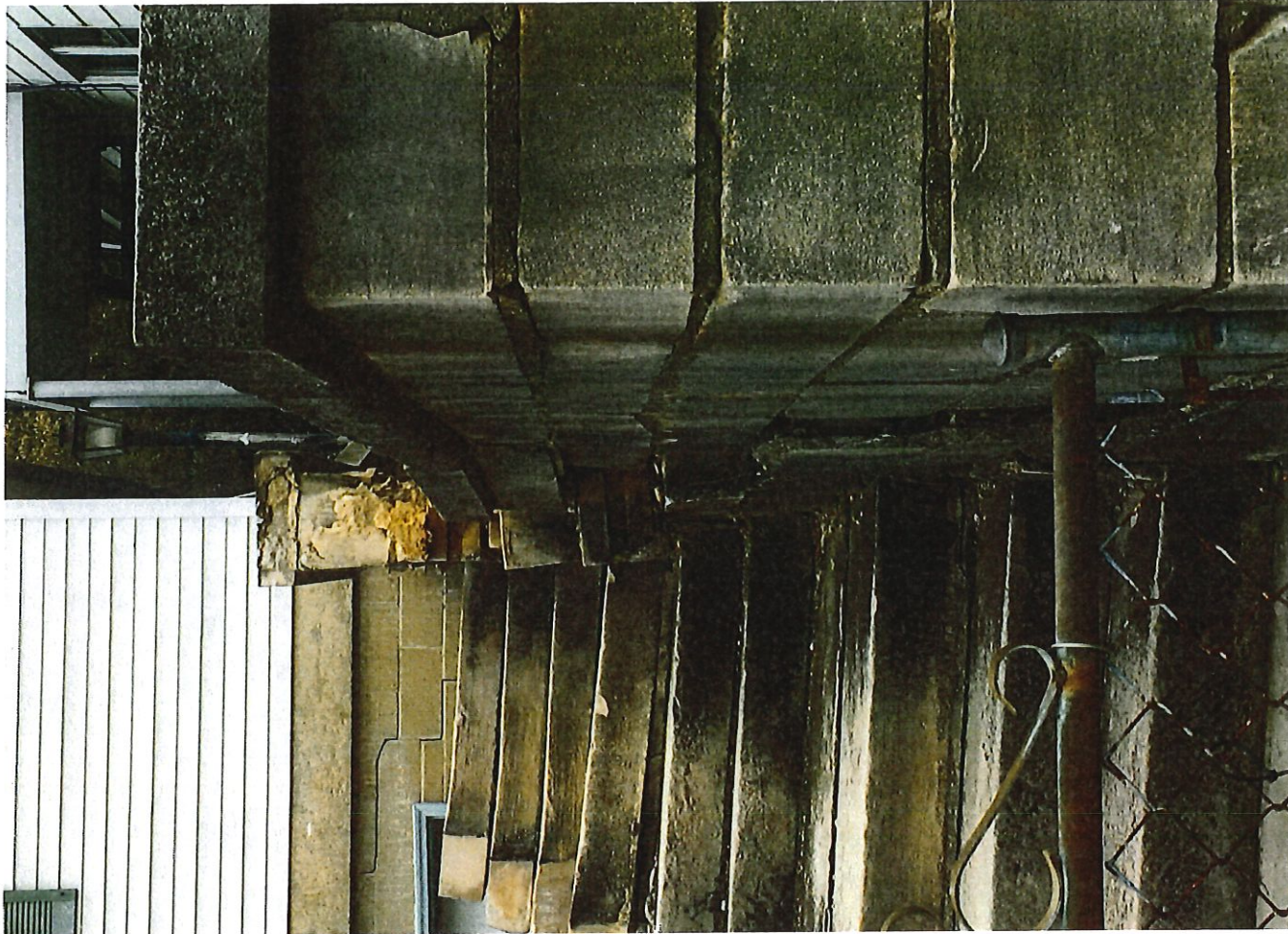
March 13 2019



March 13 2019



March 13 2019



March 13, 2019

March 13 2019





City Of Bloomington
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

APR 30 2018

Annex Of Bloomington
409 Massachusetts Ave. Suite 300
Indianapolis, IN 46204

RE: 403 E 3rd 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 **JUN 29 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: James R. Management: 328 S. Walnut St. Suite 6, Bloomington, IN 47401



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

2393

Owner

Annex Of Bloomington
409 Massachusetts Ave. Suite 300
Indianapolis, IN 46204

Agent

James R. Management
328 S. Walnut St. Suite 6
Bloomington, IN 47401

Prop. Location: 403 E 3rd ST

Number of Units/Structures: 2/2

Units/Bedrooms/Max # of Occupants: Bld 1: 2/2/5, Bld 2: 1/Eff/5

Date Inspected: 04/16/2018

Primary Heat Source: Gas

Property Zoning: CD

Number of Stories: 2

Inspector: Jo Stong

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: Garage

The main floor of this property was a law office and storage on the previous inspection. This floor is now one unit with two bedrooms. This property now has three approved units.

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

INTERIOR:

MAIN FLOOR UNIT (vacant at inspection)

West Entry Room (17-5 x 9-4):

No violations noted.

Southeast Bedroom (13-2 x 10-0):

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

Existing Egress Window Measurements (double-hung):

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.

North-South Hallway:

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

Living Room (14-3 x 14-2):

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

Replace the missing fireplace mantle. BMC 16.04.060(a)

Repair the brickwork around the fireplace in a workmanlike manner. BMC 16.04.060(a)

Dining Room/Kitchenette (sink in room) (12-4 x 11-7), Northeast Bedroom (11-8 x 9-10):

No violations noted.

Note: Egress window measurements are the same as in the southeast bedroom.

East Entry:

Replace the keyed lock with a single cylinder, thumb-lever lock (or remove the keyed lock). Locks on egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort. BMC 16.04.060(b)

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Scrape and paint the window sill and frame, and paint or replace the tub surround where the paint is peeling. BMC 16.04.060(a)

East-West Hall:

Scrape and paint the ceiling outside of the kitchen where it is peeling. BMC 16.04.060(a)

Kitchen:

No violations noted.

Office (West-Center Room) 11-7 x 9-11:

No violations noted.

BASEMENT

West Entry Door:

Replace the keyed lock with a single cylinder, thumb-lever lock (or remove the keyed lock). Locks on egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort. BMC 16.04.060(b)

Furnace/Mechanical Room (gas furnace here):

See Other Requirements at the end of the report for required furnace documentation.

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

Garage, Main Room:

No violations noted.

SECOND FLOOR UNIT (vacant at inspection)

2nd Floor Unit

Entry Hall:

No violations noted.

Bath:

Replace the broken cover for the light fixture on the ceiling. BMC 16.04.060(c)

Living room (29-6 x 13-0):

Properly secure the loose ceiling tiles

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

South Bedroom (12-7 x 6-9):

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

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

Existing Egress Window Measurements:

Height: 22 inches

Width: 23.5 inches

Sill Height: 25 inches

Openable Area: 3.59 sq. ft.

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape. BMC-16.04.020

North Bedroom (14-9 x 11-9):

No violations noted.

Note: Egress window measurements are the same as in the south bedroom.

Hall:

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

Kitchen (11-0 x 10-1):

No violations noted.

EFFICIENCY UNIT ABOVE GARAGE (403 G)

Living Room/Bedroom (23-8 x 15-5):

This room has a door to the exterior for emergency egress.

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

Bath:

Repair the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Kitchen

Relocate the smoke detector to an approved location (it is too low). If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Mechanical Room (gas furnace here):

See **Other Requirements** at the end of the report for required furnace documentation.

EXTERIOR:

Properly stabilize the west staircase (it has moved to the north several inches). BMC 16.04.050(b)

Remove the dead tree in the west yard. BMC 16.04.040(e)

Remove all trash and debris from property, especially on the east side of the structures. BMC 16.04.040(d)

OTHER REQUIREMENTS:

Furnace Inspection Documentation

Thoroughly clean and service the furnaces, and inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged.

Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

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

and
new

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 17th, 2019

Petition Type: An extension of time to complete repairs to header above sliding glass door and replace the sliding glass door.

Petition Number: 19-TV-07 (Old Business)

Address: 919 W. 2nd St.

Petitioner: Jonathan Rix (Tempo Properties)

Inspector: Kenny Liford

Staff Report: November 16th, 2018 Completed Cycle Inspection Report
January 7th, 2019 BHQA application received
March 6th, 2019 BHQA application received. (Old Business)

Owner has requested an extension of time to complete repairs to the sliding glass door and header above door.

Staff recommendation: Grant the request.

Compliance Deadline: May 6th, 2019 To call and schedule re-inspection for the header and the sliding glass door.

Attachments: Cycle report, BHQA Appeal, Petitioners letter



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

RECEIVED
MAR 05 2019
BY:

Property Address: 919 W 2nd St - Unit #4 Bloomington IN 47403

Petitioner's Name: Tempo Properties, Inc.

Address: 213 S Rogers St, Suite 8

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123362026

E-mail Address: repairs@tempopropertiesinc.com

Owner's Name: Yukon Properties, LLC.

Address: 213 S Rogers St - Suite 8

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123362026

E-mail Address: repairs@tempopropertiesinc.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.

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number:

19-TV-07

(OLD BUSINESS)

KL

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

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

Tempo Properties will need extra time to complete a repair to the header above sliding glass door and order and replace sliding glass door.

Signature (Required):

Alyssa Gilliland

Name (Print): Alyssa Gilliland

Date:

3/5/19

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



City Of Bloomington
Housing and Neighborhood Development

NOV 30 2018

RENTAL INSPECTION INFORMATION

Yukon Properties, Llc
3690 E. Sterling Ave.
Bloomington, IN 47401

RE: 919 W 2nd ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **JAN 30 2019** 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: Tempo Properties, Inc C/O Dave Thornbury; P.O. Box 5727, Bloomington, IN 47402

City Hall
Email: hand@bloomington.in.gov
Neighborhood Division (812) 349-3421

401 N Morton St
<https://bloomington.in.gov/hand>
Housing Division (812) 349-3401

Bloomington, IN 47404
Rental Inspection (812) 349-3420
Fax (812) 349-3582



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

976

Owner(s)

Yukon Properties, Llc
3690 E. Sterling Ave.
Bloomington, IN 47401

Agent

Tempo Properties, Inc C/O Dave Thornbury
P.O. Box 5727
Bloomington, IN 47402

Prop. Location: 919 W 2nd ST
Number of Units/Structures: 4/1
Units/Bedrooms/Max # of Occupants: Bld 1: 4/2/5

Date Inspected: 11/14/2018
Primary Heat Source: Electric
Property Zoning: MD
Number of Stories: 1

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

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

INTERIOR

#4Entry

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

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

Properly secure the threshold in the exterior doorway. BMC 16.04.060(b)

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

Living room (17 x 11), Kitchen (8 x 15), Bath
No violations noted.

West Bedroom/Bath (17 x 12): This room has a door to the exterior for emergency egress. Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

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

East Bedroom (10 x 11)

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

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

Existing Egress Window Measurements:

Height: 20 inches

Width: 33 inches

Sill Height: 34 inches

Openable Area: 4.58 sq. ft.

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

BMC-16.04.400 (b)

#3

Living Room (21 x 12)

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

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

Kitchen (8 ½ x 6), Bath, North Bedroom (12 x 11)

No violations noted.

Existing Egress Window Measurements:

Height: 20 inches

Width: 28 ½ inches

Sill Height: 35 inches

Openable Area: 3.95 sq. ft.

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

BMC-16.04.400 (b)

South Bedroom (11 x 12)

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

Existing Egress Window Measurements:

Height: 20 inches

Width: 33 inches

Sill Height: 35 inches

Openable Area: 4.58 sq. ft.

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

BMC-16.04.400 (b)

#1Living Room (15 x 17), Kitchen (12 x 6), Bath

No violations noted.

Front Bedroom (8 x 13)

No violations noted.

Existing Egress Window Measurements:

Height: 19.25 inches

Width: 32 inches

Sill Height: 34.5 inches

Openable Area: 4.27 sq. ft.

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

Rear Bedroom (11 x 13)

No violations noted.

Existing Egress Window Measurements:

Height: 20 inches

Width: 33 inches

Sill Height: 35 inches

Openable Area: 4.58 sq. ft.

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

BMC-16.04.400 (b)

#2Living Room (14 x 14)

No violations noted.

Kitchen (14 x 6)

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

Hallway

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install 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

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

Hall Bath

No violations noted.

Front Bedroom (12 x 11): Same window as Rear Bedroom.

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

Rear Bedroom (15 x 11)

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

Existing Egress Window Measurements:

Height: 20 inches

Width: 33 inches

Sill Height: 35 inches

Openable Area: 4.58 sq. ft.

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

EXTERIOR

Repair any/all window screens. 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)

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

Replace the rotten window sill outside of unit #3. BMC 16.04.050(a)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Relief from an Administrative Decision**

Meeting Date: April 17, 2019

Petition Type: Relief from an administrative decision

Variance Request: Reinstatement of 5 year permit

Petition Number: 19-AA-19

Address: 3400 S. Sare Road

Petitioner: Amanda Eads

Inspector: Norm Mosier, Kenny Liford, John Hewett

Staff Report:

August 7-8, 2018	Cycle Inspection conducted.
August 20, 2018	Report sent, start 60 day deadline.
October 10, 2018	Amanda scheduled re-inspection for 11/26/2018
November 26, 2018	Reinspection with maintenance, not all complied.
December 3, 2018	Mailed Remaining Violations report.
December 27, 2018	Reinspection with maintenance, all complied.
January 17, 2019	Sent billing statement.
February 1, 2019	Issued 3 year permit.
February 7, 2019	Agent called to question the 3 year permit length.
February 15, 2019	Received Appeal form and fee for BHQA.
March 20, 2019	Appeal was tabled by BHQA. Will be heard again on April 17, 2019

The remaining items on the Remaining Violations Report mailed out on December 3, 2018 show that the property was not in compliance with the requirements stated in the Cycle report. The first re-inspection was scheduled before the deadline, but the property was not in compliance until the second re-inspection, which was scheduled after the original 60 day deadline had expired. Title 16 of the Bloomington Municipal Code requires compliance with all deadlines for the issuance of a 5 year permit.

Staff recommendation: Deny the relief from administrative decision.

Conditions: The 3 year permit length shall be maintained.

Compliance Deadline: none

Attachments: Appeal form, Remaining Violations Report



RECEIVED
FEB 16 2019

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: 3400 S Sare Road

Petitioner's Name: Amanda Eads

Address: 3400 S Sare Road

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (812) 330-9070

E-mail Address: a.eads@regency-multifamily.com

Owner's Name: Regency Multifamily

Address: 2417 Fields S Drive

City: Champaign

State: Illinois

Zip Code: 61822

Phone Number: 217-359-7031

E-mail Address: k.lepore@regency-multifamily.com

Occupants:

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

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

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

Variance Type: Relief from an administrative decision. (Petition Type: AA)

Reminder:

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

(Will be assigned by BHQA)

Petition Number: 19-AA-19

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

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

During the inspections and visits, we were told many times by the inspectors that Steeplechase is in a great condition and all the apartments look great. The only things that we were wrote up for were smoke detectors (they were still working but close to expiration date), GFI's, and loose toilet bases. We fixed these but since a few had moved out before the re-inspect, they needed attention again. We were concerned about a second re-inspect and voiced this concern to the inspectors since there were only a couple apartments and they were done by noon. They said, "you'll be fine, we won't reduce you to a 3 year, we'll just come back". I will mention, there were 2 apartments with pets – one had a cat and the other a dog. The cat was the only one that wasn't put up, so I told the inspectors and our staff to watch while entering, but to go ahead and not skip it. The inspector said "no, we'll just wait on this one".

We've always been on a 5 year and pride ourselves by how well we take care of our property. It's extremely frustrating because we were under the impression this wasn't happening. If this was the case, we would have had a second Maintenance Tech go in the few apartments behind the inspectors, quickly fix, and they could have inspected after lunch.

Signature (Required): Amanda Eads

Name (Print): Amanda Eads

Date: 2/14/19

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATION INSPECTION REPORT

6114

DEC 03 2018

Owner(s)

Regency Consolidated Residential Llc
2417 Fields South Dr
Champaign, IL 61822

Agent

Steeplechase Apartments
3400 S. Sare Rd
Bloomington, IN 47401

Prop. Location: 3400 S Sare RD

Number of Units/Structures: 238/14

Units/Bedrooms/Max # of Occupants: Bld 1: 22/1/3, Bld 2: 16/2/3, Bld 3: 10/3/3, Bld 4: 24/1/3,
Bld 5: 16/2/3, Bld 6: 10/2/3, Bld 7: 6/2/3 12/1/3, Bld 8: 12/2/3, Bld 9: 16/2/3, Bld 10: 14/1/3 8/2/3,
Bld 11: 6/1/3 12/2/3, Bld 12: 22/1/3, Bld 13: 10/2/3, Bld 14: 22/1/3

Date Inspected: 08/07/2018
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 2

Inspector: Norman Mosier
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: Det. Garages

REINSPECTION REQUIRED

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

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

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

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

City Hall Email: hand@bloomington.in.gov Neighborhood Division (812) 349-3421	401 N Morton St https://bloomington.in.gov/hand Housing Division (812) 349-3401	Bloomington, IN 47404 Rental Inspection (812) 349-3420 Fax (812) 349-3582
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Monroe County Assessor's records indicate this structure was built in 1997.

Minimum emergency egress requirements for the time of construction:

Openable area required: 5.7sq. ft.

Clear width required: 20"

Clear height required: 24"

Maximum Allowable Sill Height: 44" above finished floor

INTERIOR:

BUILDING 1

115

Repair all smoke detectors in this unit to be interconnected. IC 22-11-18-3.5

BUILDING 2

210

Hall Bath:

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

BUILDING 3

301

2nd level

Hall Bath

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

327

Master Bath

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

BUILDING 4

407

Dining Room

Repair the smoke detector in this room to be interconnected. IC 22-11-18-3.5

419

Kitchen

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

BUILDING 5

504

Study

Repair the smoke detector in this room to be interconnected. IC 22-11-18-3.5

517

Master Bath

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

BUILDING 7

723

Kitchen

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

724

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

725 - Dog

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

BUILDING 10

1016

Bathroom

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

BUILDING 13

1310

Front left bedroom/bath

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

BUILDING 14

1418

Kitchen

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

EXTERIOR:

Repair/replace the failing/broken emergency lights adjacent to units 208, 303, 408, 503, 515.
BMC 16.04.050 (b)

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 17, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-20

Address: 415 S. Dunn Street

Petitioner: Mike Baldomero, Property Manager, Olympus Properties

Inspector: Jo Stong

Staff Report: December 20, 2018: Conducted cycle inspection
December 28, 2018: Mailed report (60-day deadline March 1, 2019)
February 25, 2018: Agent scheduled reinspection for March 22, 2019
February 27, 2019: Received appeal
March 22, 2019: Conducted reinspection (Mosier); all violations except handrails and guardrails are in compliance.

During a cycle inspection of the above property it was noted that the exterior guardrails and handrails were loose. The petitioner is requesting an extension of time to complete the replacement of the walkways, handrails, guardrails and stairways of the building. A building permit for the work has been issued and a contractor has been retained. The petitioner states that work is to begin following IU graduation, and is requesting an extension of time until July 31, 2019 to complete the renovations.

Staff recommendation: Grant the extension of time

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

Compliance Deadline: July 31, 2019

Attachments: Cycle inspection report, appeal

158



**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: 415 South Dunn Street, Bloomington IN 47401

Petitioner's Name: Mike Baldomero, Property Manager, Olympus Properties

Address: 2620 N. Walnut Street

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123348200

E-mail Address: manager@olyprop.com

Owner's Name: Acacia Investments

Address: 403 E. 6th Street

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123322113

E-mail Address: manager@olyprop.com

Occupants: Rosebowl Apartments: 8 one-bedroom apartments

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 19-TV-20

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

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

Petition Type TV

Olympus Properties respectfully requests an extension of time to complete the last item found on the HAND Cycle Inspection Report dated 12/28-2018, "Secure the guardrails and handrails so they are capable of withstanding normally imposed loads". All other items identified have been addressed and corrected and are awaiting reinspection.

Upon detailed review, the entire upper walkways and stairs will be removed, to include the guardrails and handrails. Fox Construction has been retained to complete the project. An engineer and an architect have completed their reports and plans. A building Permit has been issued for the project. The project is scheduled to begin following IU graduation (several students are in residence at this location).

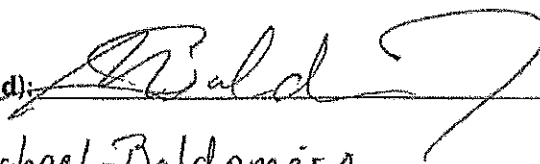
Olympus Properties respectfully requests an extension for the final item through July 31, 2019. Project inception date: May 6, 2019 (factor dependent)

Enclosed: (with applicable fees)

HAND Cycle Inspection Report
Engineer's Report
Architectural Renderings

Contractor: Fox Construction

Signature (Required):



Name (Print): Michael Baldomero

Date: 2-19-2019

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



City Of Bloomington
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

DEC 28 2018

Acacia Investments, LLC
403 E. 6th St.
Bloomington, IN 47408

RECEIVED

DEC 31 2019

OLYMPUS PROPERTIES

RE: 415 S Dunn ST

Rosebowl

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 **FEB 28 2019** 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: Olympus Properties: 2620 N. Walnut Street Suite 1000, Bloomington, IN 47408

City Hall	401 N Morton St	Bloomington, IN 47404
Email: hand@bloomington.in.gov	https://bloomington.in.gov/hand	Rental Inspection (812) 349-3420
Neighborhood Division (812) 349-3421	Housing Division (812) 349-3401	Fax (812) 349-3582

AK



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

3175

Owners

Acacia Investments, LLC
403 E. 6th St.
Bloomington, IN 47408

Agent

Olympus Properties
2620 N. Walnut Street Suite 1000
Bloomington, IN 47408

Prop. Location: 415 S Dunn ST
Number of Units/Structures: 8/1
Units/Bedrooms/Max # of Occupants: Bld 1: 8/1/5

Date Inspected: 12/20/2018
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

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

Monroe County records show this structure was built in 1960. There were no minimum emergency egress requirements at the time of construction.

Existing Egress Window Measurements (sliding):

Height: 33.5 inches
Width: 16 inches
Sill Height: 45 inches
Openable Area: 3.72 sq. ft.

Typical Unit (all one bedroom):

Living Room (11-0 x 8-6)
Kitchen (5-6 x 5-6)
Bathroom
Bedroom (8-6 x 7-0)

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

INTERIOR:

UNIT 1

No violations noted.

UNIT 2

No violations noted.

UNIT 3

Mechanical Closet:

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

TPR valve discharge tubes:

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

UNIT 4

No violations noted.

UNIT 5

Mechanical Closet:

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

TPR valve discharge tubes:

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

UNIT 6

No violations noted.

UNIT 7

Living Room:

Properly ground the electrical receptacle on the west wall. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D) Replacements

UNIT 8

Bath

Repair the exhaust fan so that it functions as intended. BMC 16.04.060(c)

EXTERIOR:

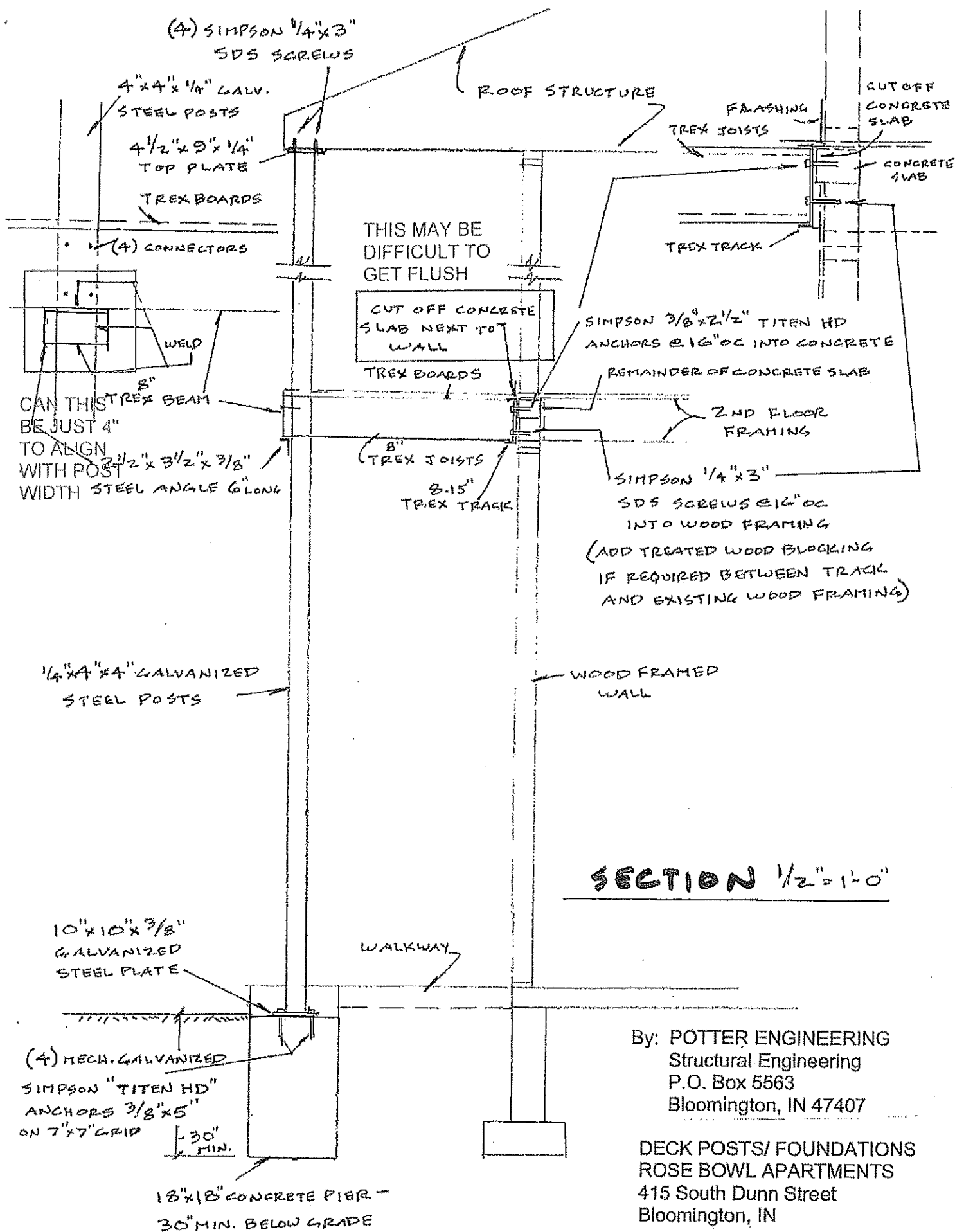
Secure the guardrails and the handrails so they are capable of withstanding normally imposed loads. BMC 16.04.050(b)

OTHER REQUIREMENTS:

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(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(e)

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

This is the end of this report.

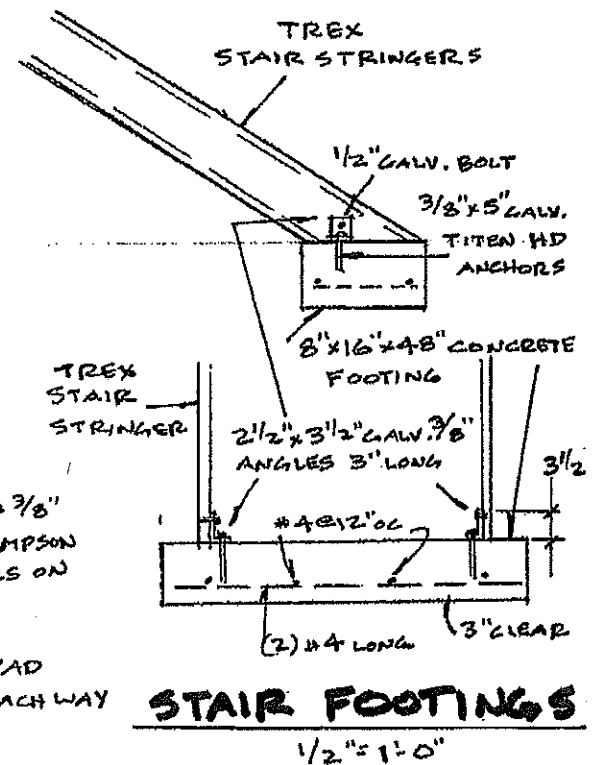
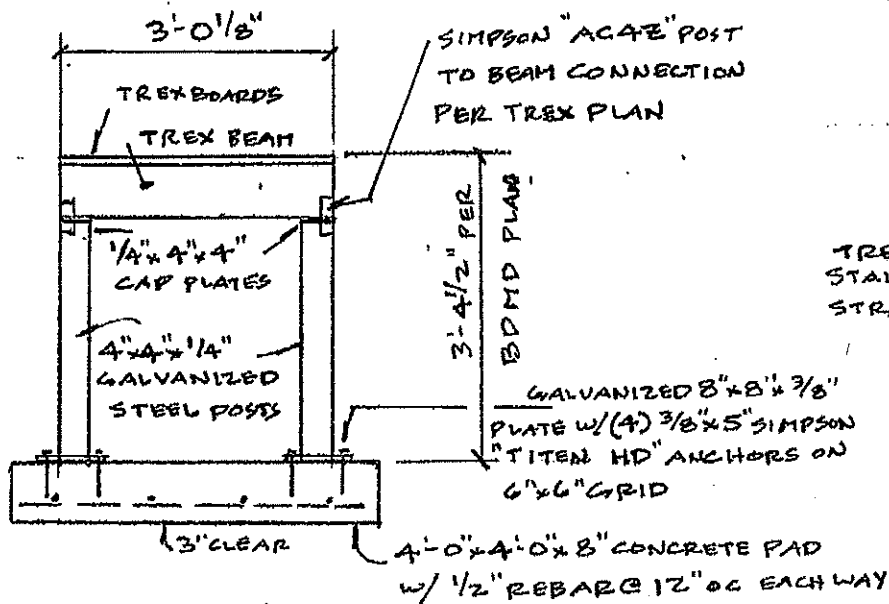
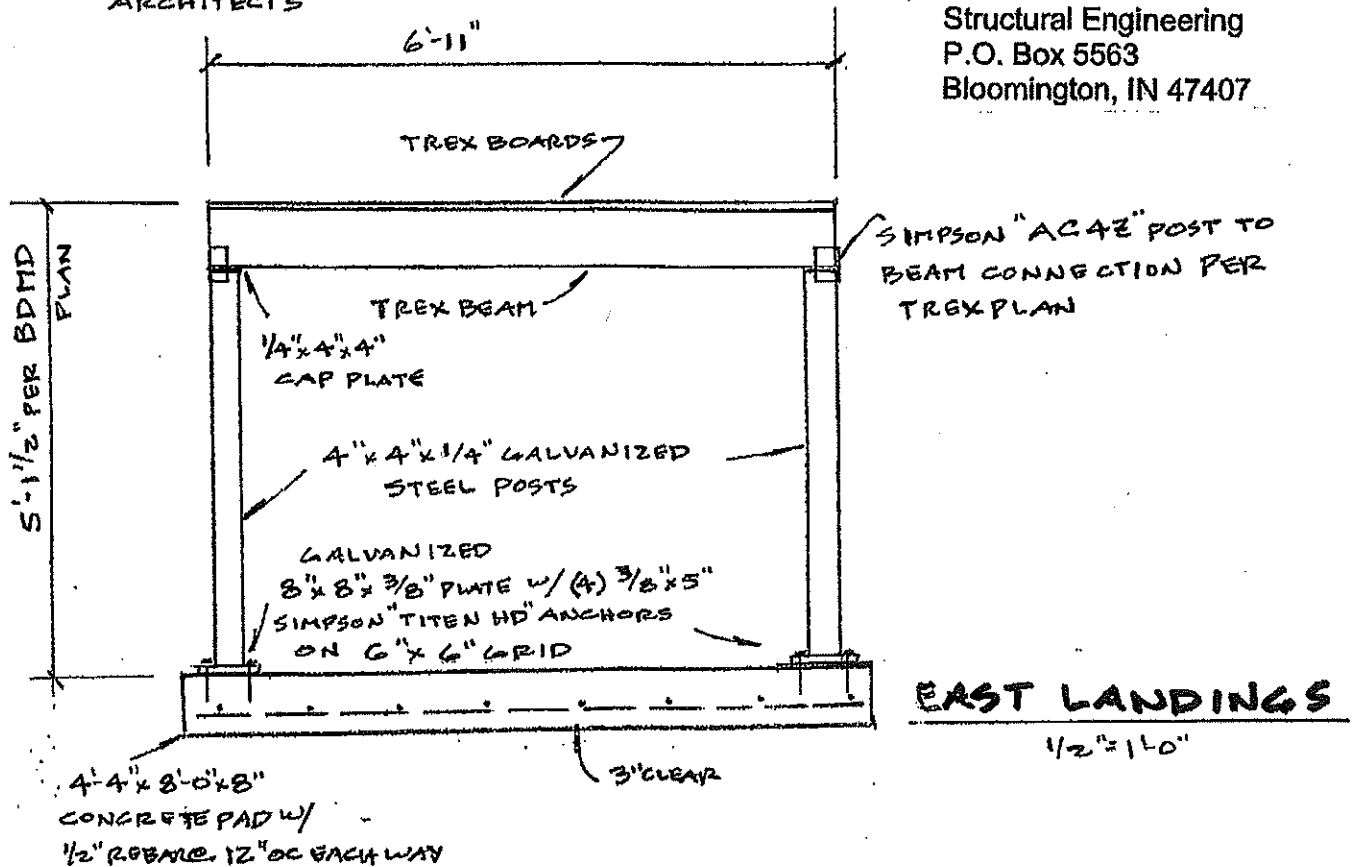


By: POTTER ENGINEERING
Structural Engineering
P.O. Box 5563
Bloomington, IN 47407

DECK POSTS/ FOUNDATIONS
ROSE BOWL APARTMENTS
415 South Dunn Street
Bloomington, IN

BDMD - BROWNING, DAY, MULLINS, DIERDORF
ARCHITECTS

By: POTTER ENGINEERING
Structural Engineering
P.O. Box 5563
Bloomington, IN 47407



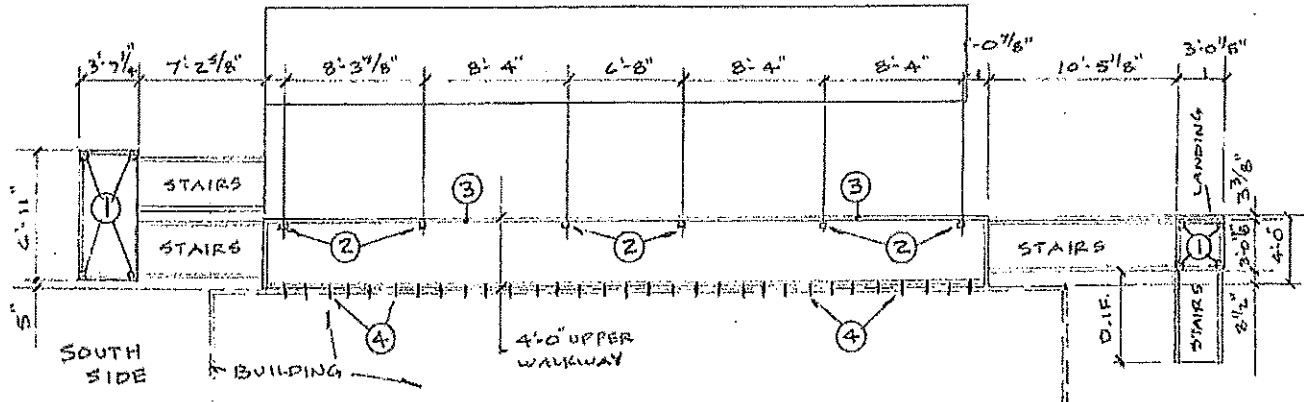
DECK POSTS/ FOUNDATIONS
ROSE BOWL APARTMENTS
415 South Dunn Street
Bloomington, IN

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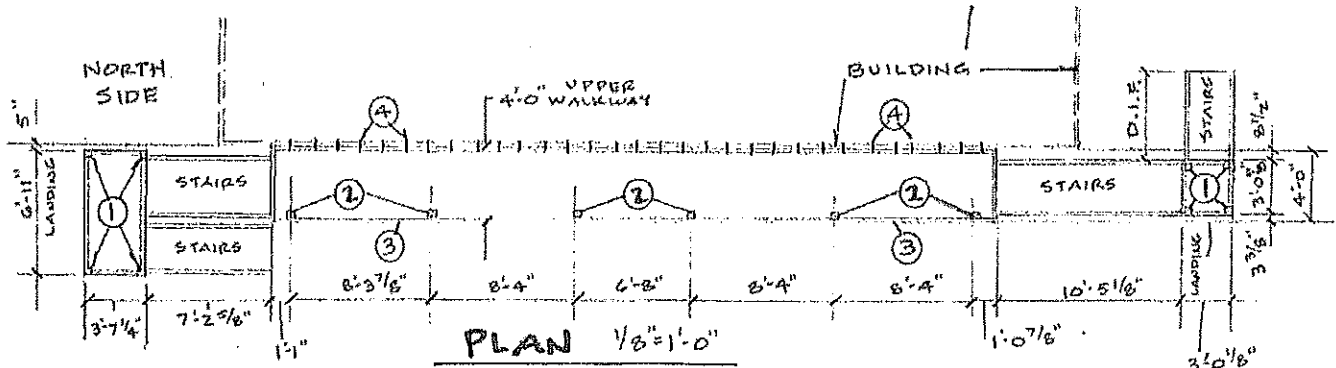
AUG 11 2017

OLYMPUS PROPERTIES

CAN THESE ALL BE THE SAME DIMENSION +-8'-0"



By: POTTER ENGINEERING
Structural Engineering
P.O. Box 5563
Bloomington, IN 47407



- ① 4"x4"x1/4" GALVANIZED STEEL POSTS UNDER LANDING
- ② 4"x4"x1/4" GALVANIZED STEEL POSTS TO ROOF PLACED ON INSIDE OF TREX ELEVATION BEAM
- ③ TREX ELEVATION BEAM ON OUTSIDE OF POSTS
- ④ TREX ELEVATIONS TRACK CONNECTED TO EDGE OF CONCRETE SLAB W/ SIMPSON TITEN HD "S" BOLTS 1/2" x 12"

DECK POSTS/ FOUNDATIONS
ROSE BOWL APARTMENTS
415 South Dunn Street
Bloomington, IN

GROWING
DAY MILLING
DIERDORF
ARCHITECTS

RECEIVED

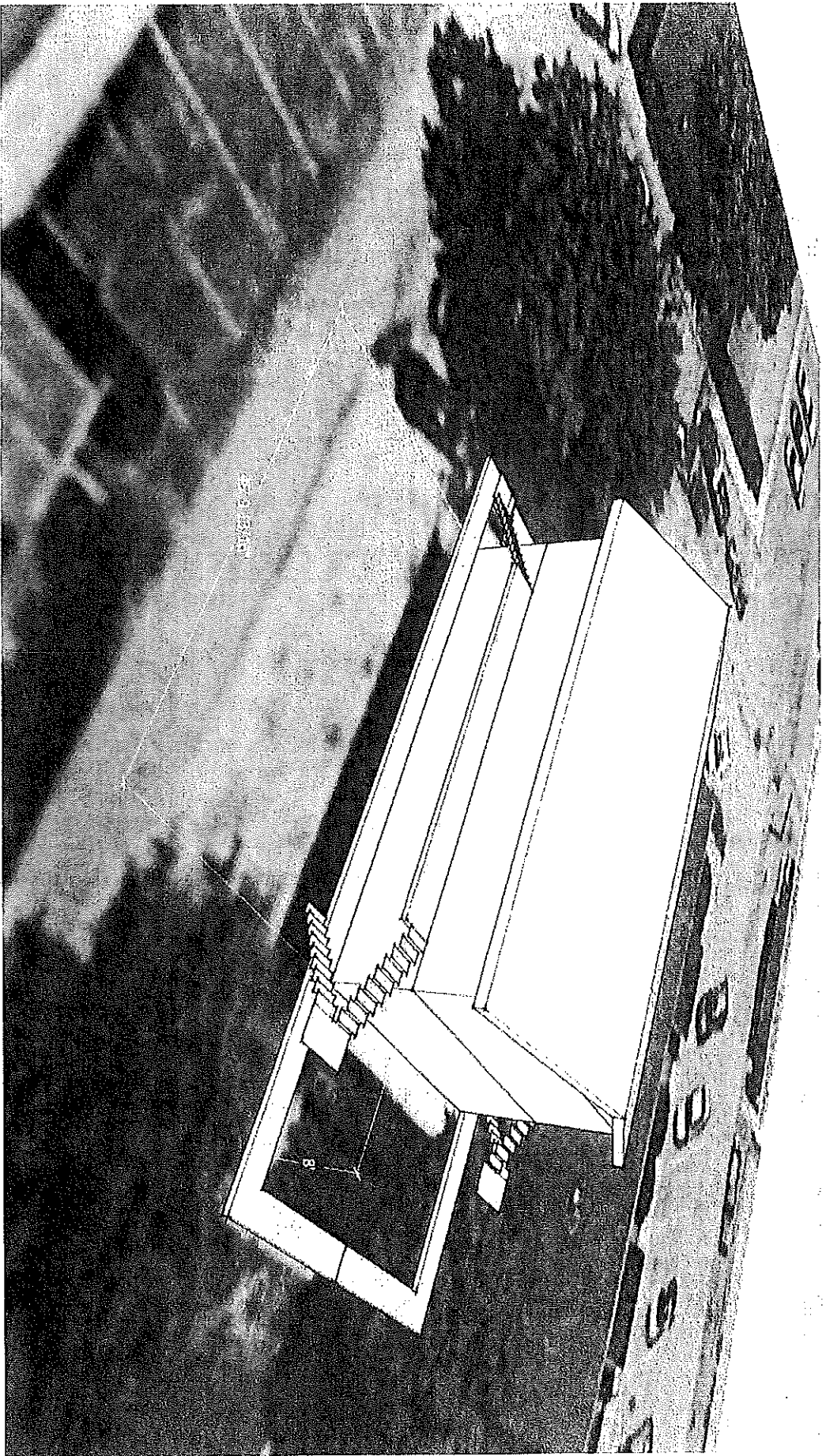
MAY 02 2016

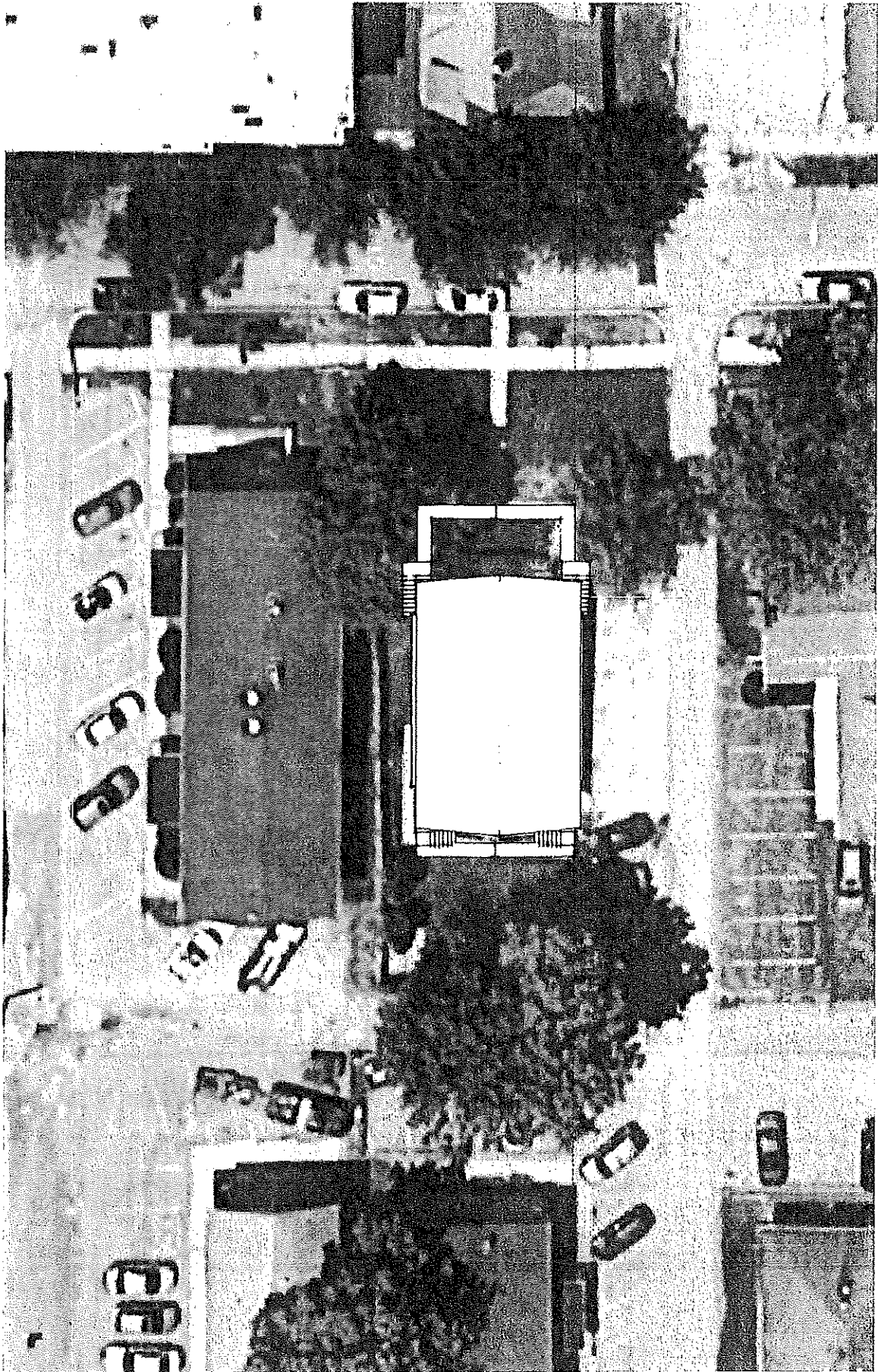
OLYMPUS PROPERTIES

Roschowl Stair and Deck renovation

NOTED BY: [illegible]

DATE: 05/02/16

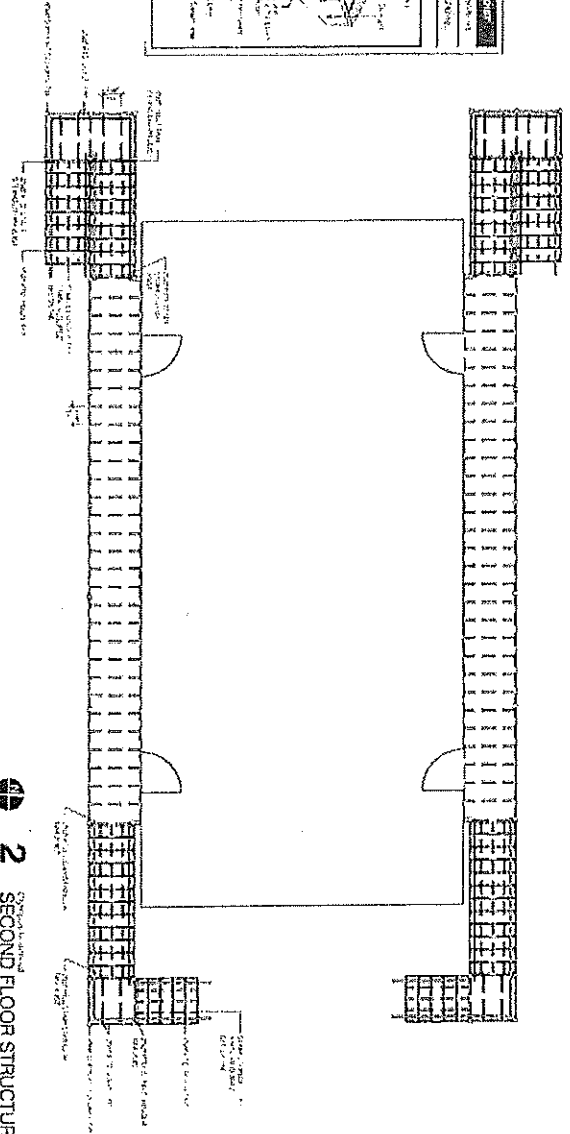
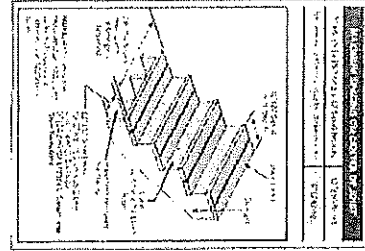




RECEIVED

JUL 14 2016

OLYMPUS PROPERTIES



2 SECOND FLOOR STRUCTURAL PLAN

GENERAL NOTES

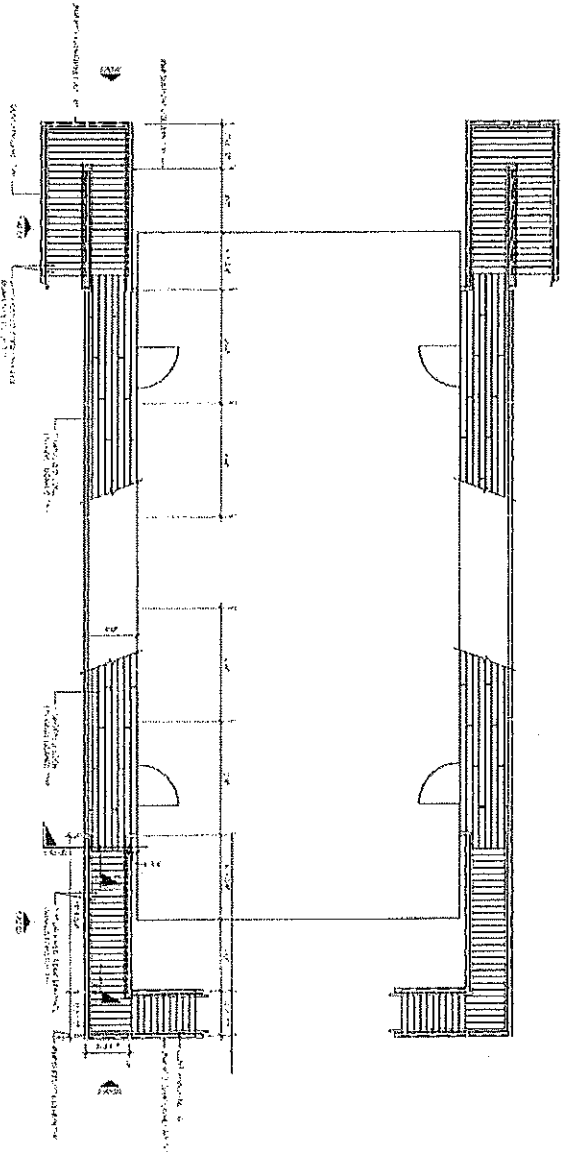
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE IBC COMMENTARY.

2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL TO THE ARCHITECT PRIOR TO INSTALLATION.

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION.

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION.

5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION.



1 SECOND FLOOR PLAN

BROWNING
DAY MULLINS
DIERDORF
LEADERSHIP + DESIGN

415 S CLARK ST
CHICAGO, IL 60606
TEL: 312.527.1234
WWW.BMDLEADERSHIP.COM

OLYMPUS PROPERTIES
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CHICAGO, IL 60606
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A1.00

BROWNING DAY MULLINS DIERDORF LEADERSHIP + DESIGN

Browning Day Mullins Dierdorf Architects

1111 14th Street, Suite 100

Seattle, WA 98101

206.461.1111

www.bdm.com

Architect

Owner

Contract No.

Project No.

Sheet No.

Scale

Date

Drawn by

Checked by

Approved by

Project Manager

Architect's Seal

GENERAL NOTES

1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
2. FINISHES ARE AS SHOWN ON THE SCHEDULE.
3. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE SCHEDULE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SEATTLE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SEATTLE.
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**ELEVATIONS
BOTTOM TITLE
A2.00**

415 S DUANE ST
INDIANAPOLIS, IN 47401

OLYMPUS PROPERTIES
ROSEBOWL

BID SET

CONSTRUCTION
DOCUMENTS
PROGRESS SET

DATE: 10/1/2011

BY: [Signature]

FOR: [Signature]

PROJECT: 415 S DUANE ST

SHEET: A2.00

SCALE: AS SHOWN

DATE: 10/1/2011

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FOR: [Signature]

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FOR: [Signature]

PROJECT: 41

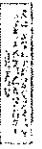
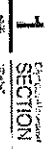
Brooklyn City Library's Dorland Architects
 Architects
 100 Nassau Avenue
 Brooklyn
 NY 11222-3000
 Tel: 718.338.4300
 Fax: 718.338.4300
 E: info@bclib.org

Company Name
Location
 100 Nassau Ave
 Brooklyn, NY
 11222-3000
 Tel: 718.338.4300
 Fax: 718.338.4300
 E: info@bclib.org

7. DO NOT SCALE DOWN.
If you find that you have run out of time for the rest of the test, do not scale down. Instead, stop writing and move on to the next question. If you have time left at the end of the test, you can go back and finish any questions you did not have time to complete.
8. CONTINUE TO WRITE IF YOU ARE CONFUSED AND UNSURE.
If you are confused or unsure of the answer to a question, do not stop writing. Instead, write down what you think the answer is, and then move on to the next question. You can go back and change your answer if you have time at the end of the test.
9. DO NOT WRITE IN THE MARGINS.
Do not write in the margins of the test. Write your answers in the space provided for each question.
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Do not write in the margins of the test. Write your answers in the space provided for each question.
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19. DO NOT WRITE IN THE MARGINS.
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Do not write in the margins of the test. Write your answers in the space provided for each question.



ELEVATIONS
BOTTOM TITLE
A2.01





Monroe County Building Department

(812) 349-2580

buildingoffice@co.monroe.in.us

Public Notice of

Building Permit

Permit #: 2019-0013

Name: Rosebowl - Olympus Properties

Project Address: 415 S. Dunn St.

Project Type: Balcony Replacement x2

Contractor: Fox Construction

Date of Issue: 1-4-19

Permits expire 1 year from the date of issue.

Jim Gerstbauer, CBO
Monroe County / City of Bloomington
Building Commissioner

NOTICE:

This card is to be posted in a conspicuous place; visible from the public street, and shall remain in place during the entire period of construction. Not having this Permit Notice posted is a violation of the Monroe County Building Ordinance and could result in a fine or assessment of re-inspection fees. Any changes in the scope of the work as submitted in the construction application and specifications must be approved by the Monroe County Building Department prior to the work being performed.

City of Bloomington
Fire Department



Mayor John Hamilton
Fire Chief Jason Moore

Bloomington Fire Department
300 E. 4th Street
Bloomington, IN 47402

(812) 332-9763
(812) 332-9764 FAX

Date: December 10, 2018
Building Dept App#: 64965
Project:

State Release #:
Applicant:

City Planning #: C18-623

Olympus properties Rose Bowl balcony replacement 415 South Dunn St. Bloomington, IN 47401	Fox Construction 6931 Southold State Rd. 37 Bloomington, IN 47403 812-824-4342
--	---

Occupancy Type: R2

Construction Type: V-B

I have reviewed the drawings for the above project.

This project is released by the Bloomington Fire department with conditions:

- 1) This permit is for the replacement and repair of existing stairway and balconies. There will be no additional square footage for this permit.
- 2) IFC 505.1 Address Numbers New and existing buildings shall have approved address numbers.
- 3) IFC Sec. 506 Knox box will be required on all new structures that has a Fire Alarm System or Sprinkler System installed and recommended for all other structures
 - a. Contact this office for proper ordering information
 - b. Location to be directed by Bloomington Fire Dept.
 - c. New key for existing box if already installed
- 4) Fire extinguishers to be installed per NFPA 10 and local ordinance.
- 5) **IFC 1009.7.2 Treads and Risers.** Stair riser heights shall be 7 inches (178 mm) maximum and 4 inches (102 mm) minimum. Stair tread depths shall be 11 inches (279 mm) minimum. The riser height shall be measured vertically between the leading edges of adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. Winder treads shall have a minimum tread depth of 11 inches (279 mm) measured at a right angle to the tread's leading edge at a point 12 inches (305 mm) from the side where the treads are narrower and a minimum tread depth of 10 inches (254 mm).

Exception: Guards are not required for the following locations:

1. On the loading side of loading docks or piers.
2. On the audience side of stages and raised platforms, including steps leading up to the stage and raised platforms.
3. On raised stage and platform floor areas, such as runways, ramps and side stages used for entertainment or presentations.
4. At vertical openings in the performance area of stages and platforms.;
5. At elevated walking surfaces appurtenant to stages and platforms for access to and utilization of special lighting or equipment.
6. Along vehicle service pits not accessible to the public.
7. In assembly seating where guards in accordance with Section 1025.14 are permitted and provided.

10) **IFC 1013.3 Guardrail Height.** Required *guards* shall not be less than 42 inches (1067 mm) high, measured vertically as follows:

1. From the adjacent walking surfaces;
2. On *stairs*, from the line connecting the leading edges of the tread *nosings*; and
3. On ramps, from the *ramp* surface at the guard.

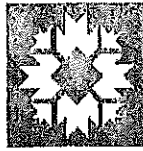
Exceptions:

1. For occupancies in Group R-3 not more than three stories above grade in height and within individual *dwelling units* in occupancies in Group R-2 not more than three stories above grade in height with separate means of egress, required *guards* shall not be less than 36 inches (914 mm) in height measured vertically above the adjacent walking surfaces or adjacent fixed seating.
2. For occupancies in Group R-3, and within individual *dwelling units* in occupancies in Group R-2, *guards* on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.
3. For occupancies in Group R-3, and within individual *dwelling units* in occupancies in Group R-2, where the top of the *guard* also serves as a *handrail* on the open sides of *stairs*, the top of the guard shall not be less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.
4. The *guard* height in assembly seating areas shall comply with Section 1028.14.
5. Along *alternating tread devices* and ship ladders, *guards* whose top rail also serves as a *handrail*, shall have height not less than 30 inches (762 mm) and not more than 34 inches (864 mm), measured vertically from the leading edge of the device tread *nosings*.

11) **IFC 1013.1 Guards.** Guards shall be located along open-sided walking surfaces, mezzanines, industrial equipment platforms, stairways, ramps and landings that are more than 30 inches above the floor grade.

12) **IFC 1013.2 Height.** Guards shall form a protective barrier not less than 42 inches high measured vertically above the leading edge of the tread.

13) **IFC 1018.2 Exterior exit doors.** Buildings or structures used for human occupancy shall have at least one exterior door that meets the requirements of Section 1008.1.1.



City of Bloomington
Planning and Transportation Department

Certificate of Zoning Compliance

Application #:	C18-623	PROPOSED WORK IN FLOODPLAIN <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA MAP PANEL 18105C0142D <small>Effective Date December 17, 2010</small>
Date:	December 11, 2018	
Property Address:	415 S Dunn St	
Zoning:	RH Residential High-Density Multifamily	
Proposed Use:	Exterior Balcony/Step Replacement	

The attached plans have been reviewed for compliance with applicable provisions of Title 20, Bloomington Unified Development Ordinance, and conformance with the terms of any approvals which have been granted under authority of the Ordinance. The Planning and Transportation Department finds the plans to be in compliance:

☐ - As submitted

☒ - With modifications or conditions as follows:

1. This permit is for the replacement and repair of existing stairway and balconies. There will be no additional square footage approved with this permit.
2. The numerical street address shall be displayed on the front of the residence and mailbox in Arabic numerals no less than three (3) inches in height [BMC 20.05.064(d)(1)(A)]
3. Building and roofing materials must conform "Architectural Standards; Residential" in the Bloomington Unified Development Ordinance. [BMC 20.05.016 (b)]
4. This permit does not allow for work in a city right-of-way. An excavation permit is required for any work done within a public right-of-way.
5. Rental unit must be inspected by Housing and Neighborhood Development (HAND) prior to occupancy.

This Certificate of Zoning Compliance pertains only to the attached plans and the specific use proposed, exactly as submitted and reviewed. This Certificate does not constitute the issuance of any additional required permits nor exempt the property from compliance with any requirements of other governmental entities.

Larisa Bernstein
Zoning Planner
City of Bloomington
Planning and Transportation Department



**City of Bloomington
Housing and Neighborhood Development**

415 S Dunn St 1

RENTAL PLAN REVIEW REPORT

Address 415 S Dunn St
Bloomington IN 47401
Legal Description: 015-57220-00 Allens Lot 12 (Sem Pt 75)
Number of units/buildings: 8/1
Zoning and Use: RH
Occupant load: 5 each
Application # C18-623 Parcel #53-08-04-205-004.000-009

Owner:

Olympus Properties
2620 N Walnut St
Bloomington IN 47401

This review is for stair and walkway replacement.

Any changes to the plans by the owner or contractor or any changes required by City of Bloomington Planning Department that alter the number of units, the number of bedrooms in a unit or the maximum number of occupants in a unit, shall be submitted to Housing and Neighborhood Development for review. Additional building for this site shall also be submitted for review.

Please call to schedule the rental inspection at least 45 days prior to completion of the project.

1. Construction shall be in compliance with all requirements set forth by the Indiana Department of Homeland Security, Monroe County Building Department, Bloomington Fire Department, Bloomington Planning Department and Housing and Neighborhood Development:

Reviewer: M. Arnold
Review date: 12/12/2018

MONROE COUNTY BUILDING DEPARTMENT
501 North Morton, suite 220b
BLOOMINGTON, INDIANA 47404
TELEPHONE: (812)349-2580 FAX: (812)349-2967

December 27, 2018

Browning Day Mullins Dierdorf Architects
626 North Illinois Street
Indianapolis, In. 46204

Project: Olympus Properties Rosebowl Balcony-Stairway Replacement
415 South Dunn Street
Bloomington IN 47401
R-2 Occupancy

Indiana General Administrative Rules, 2012

Section 12-4-12(c) Existing Buildings, Additions and Alterations: No addition or alteration shall cause an existing building, structure, or any part of the permanent heating, ventilating, air conditioning, electrical, plumbing or sanitary systems to become unsafe or overloaded under the provisions of the rules of the Commission for new construction.

Indiana Building Code, 2014

Section 1009.7.2, Riser Height and Tread Depth; Stair riser heights shall be 7 inches maximum and 4 inches minimum. Rectangular tread depths shall be 11" minimum measured horizontally between the vertical planes of the foremost projection of adjacent treads at a right angle to the tread's nosing.

Section 1009.7.4, Dimensional uniformity; Stair treads and risers shall be of uniform size and shape. The tolerance between that largest and smallest riser height or between the largest and smallest tread depth shall not exceed 3/8 inches in any flight of stairs.

Section 1009.8, Stairway Landings: There shall be a floor or landing at the top and bottom of each stairway. The width of landings shall not be less than the width of the stairway they serve. Where the landing has a straight run the depth need not exceed 48".

Section 1009.9.1, Stairway Walking Surface: The walking surface of treads and landings of a stairway shall not be sloped steeper than one unit vertical in 48 units horizontal (2% slope) in any direction.

Section 1009.9.2, Stairways, Outdoor Conditions: Outdoor stairways and outdoor approaches to stairways shall be designed so that water will not accumulate on the walking surfaces.

Section 1009.4, Width: The width of stairways shall be determined as specified in Section 1005.1, but such width shall not be less than 44 inches. Exception 1: Stairways serving an occupant load of less than 50 shall have a width not less than 36 inches.

Section 1012.6, Handrail Extensions: Handrails shall return to a wall, guard, or the walking surface. **(Return the handrail extensions back to the posts, guards, etc. in an approved manner.)**

Section 1013.4, Opening limitations: Open guards shall have balusters or ornamental patterns such that a 4-inch-diameter sphere cannot pass through any opening up to a height of 34 inches. From a height of 36 inches to 42 inches above the adjacent walking surfaces, a sphere of 4 3/8 inches in diameter shall not pass.

Section 1604.8.3, Decks: Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. **(Verify with the manufactures installation instructions for the installation/spacing of the LedgerLok Fasteners.)**

Section 1607.4, Concentrated Live Loads: Floors and other similar surfaces shall be designed to support uniformly distributed live loads in accordance with Section 1607.3 or the concentrated live loads given in Table 1607.1. **(Corridors/walkways in R-2 occupancies require a minimum uniform load of 100 psf., when verifying code Section 1604.8.3 above use the correct information from the manufacture.)**

Section 1607.8.1, Handrails and Guards: Handrail assemblies and guards shall be designed to resist a load of 50 pound per linear foot applied in any direction at the top and designed to transfer this load through the supports to the structure.

Section 1607.8.1.1, Concentrated Load: Handrail assemblies and guards shall be able to resist a single concentrated load of 200 pounds I accordance with Section 4.5.1 of ASCE 7.

Section 2304.9.5, Fasteners: Fasteners for preservative-treated and fire-retardant-treated wood shall be of hot-dipped zinc coated galvanized steel, stainless steel, silicon bronze or copper.

Section 2308.8.1, Bearing: The ends of the joist shall have not less than 1 1/2 inches of bearing on wood or metal. **(At the bottom of the upper stair stringers throughout provide full bearing for the heal cut. See the design drawings page A3.00 detail 3 for the non-accepted cut.)**

Section 2308.7 Girders: Girder ends shall occur over supports. **(Splices in the exterior band joist shall occur over supporting post.)**

Indiana Fire Code, 2014

Section 1030.2, Maintenance of the Means of Egress: Required exit accesses, exits and exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency when the building area served by the means of egress is occupied. **(One required means of egress is to be maintained during the replacement process of the stairs replacement while the building is occupied by the public.)**

Occupancy

All requirements of the following shall be satisfied prior to issuing the final *Certificate of Occupancy*:

1) All requirements of the Bloomington Planning Department *Certificate of Zoning Compliance*.

2) Satisfactory fire inspection by the Fire Jurisdiction.

3) Satisfactory final inspection by the Monroe County Building Department.

The *Certificate of Occupancy* shall be obtained at the completion of the work and prior to occupying the structure.



Steve Bruns, CBI, Plans Examiner/Inspector



Monroe County Building Department

501 N. MORTON ST RM 220-B
Bloomington, IN 47404
(812) 349-2580

BUILDING PERMIT

Permit Date: 01/04/2019

Permit #: 20190013

Address: 415 DONN ST S

Lot #: N/A

Parcel #: 53-08-04-205-004.000-009

Subdivision:

Township: PR-4

Scope of Work: ALTERATIONS

Square Footage Finished: 1000

Unfinished: 0

Owner: OLYMPUS PROPERTIES

Telephone:

Contractor: FOX CONSTRUCTION

A permit to erect and/or modify a structure upon payment of a fee of \$515.00 is hereby granted. Receipt number: 105475

The undersigned hereby certifies that the statement and drawings submitted are true and correct, agrees to perform the work covered by the permit in conformity with the applicable laws, regulations, and ordinances; and to comply with, and conform to, the deed and plat restrictions of the lot herein named. The undersigned here by acknowledges that it is illegal to occupy any new or remodeled structure prior to the issuance by the Monroe County Building Department of a CERTIFICATE OF OCCUPANCY AND COMPLIANCE for the structure and that a civil penalty of up to Two Hundred Fifty Dollars (\$250.00) per day for each violation which exists may be levied against the undersigned and/or the responsible party. The undersigned hereby further agrees that he/she will not occupy the structure prior the issuance by the Monroe County Building Commissioner of a CERTIFICATE OF OCCUPANCY AND COMPLIANCE for the project. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE ORIGINAL APPLICATION A NEW PERMIT WILL BE REQUIRED.

Owner/Agent: Theresa Jean

Jim Gerstbauer
Monroe County Building Commissioner

Jim Gerstbauer
Staff

Approved by State Board of Accounts for Monroe County, 2001



MONROE COUNTY BUILDING DEPARTMENT
501 N. MORTON ST RM 220-B
(812) 349-2580

★ ★ ★ RECEIPT ★ ★ ★

Permit #: 20190013

Receipt #: 105475

01/04/2019

Application #: 64965

Lot #: N/A

Address: 415 DUNN ST S

Description: ALTERATIONS

AMOUNT PAID: \$515.00

PAYMENT TYPE: CHK-19466

FEES:	COMM SQ FT	150.00
	COMM REMOD	125.00
	COMM DEMO	100.00
	CITY PLAN FEE	140.00

AMOUNT DUE: \$0.00

By: 

Approved by State Board of Accounts for Monroe County, 2001



DEC 28 2018

City Of Bloomington
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

RECEIVED

DEC 31 2018

OLYMPUS PROPERTIES

Acacia Investments, LLC
403 E. 6th St.
Bloomington, IN 47408

RE: 415 S Dunn ST

Rosebowl

*Re-inspection
3-22 @ 3:00pm*

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 **FEB 28 2019** 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: Olympus Properties: 2620 N. Walnut Street Suite 1000, Bloomington, IN 47408

AK



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

3175

Owners

Acacia Investments, LLC
403 E. 6th St.
Bloomington, IN 47408

Agent

Olympus Properties
2620 N. Walnut Street Suite 1000
Bloomington, IN 47408

Prop. Location: 415 S Dunn ST
Number of Units/Structures: 8/1
Units/Bedrooms/Max # of Occupants: Bld 1: 8/1/5

Date Inspected: 12/20/2018
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

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

Monroe County records show this structure was built in 1960. There were no minimum emergency egress requirements at the time of construction.

Existing Egress Window Measurements (sliding):

Height: 33.5 inches
Width: 16 inches
Sill Height: 45 inches
Openable Area: 3.72 sq. ft.

Typical Unit (all one bedroom):

Living Room (11-0 x 8-6)
Kitchen (5-6 x 5-6)
Bathroom
Bedroom (8-6 x 7-0)

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

INTERIOR:

UNIT 1

No violations noted.

UNIT 2

No violations noted.

UNIT 3

Mechanical Closet:

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

TPR valve discharge tubes:

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

UNIT 4

No violations noted.

UNIT 5

Mechanical Closet:

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

TPR valve discharge tubes:

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

UNIT 6

No violations noted.

UNIT 7

Living Room:

✓ Properly ground the electrical receptacle on the west wall. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D) Replacements

UNIT 8

Bath

✓ Repair the exhaust fan so that it functions as intended. BMC 16.04.060(c)

EXTERIOR:

Secure the guardrails and the handrails so they are capable of withstanding normally imposed loads. BMC 16.04.050(b)

OTHER REQUIREMENTS:

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 17, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-21

Address: 1813 E Wexley Rd

Petitioner: Katherine Johnson

Inspector: Dee Wills

Staff Report: November 29, 2018 Completed Cycle Inspection
February 19, 2019 Sent Remaining Violations Report to Owner and agent.
March 05, 2019 Received Application for Appeal

The petitioner is requesting an extension of time for the repairs of two egress window violations. The petitioner is trying to find parts to repair the windows instead of total replacement and has not yet been able to find the parts needed.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: Window Violations: June 17, 2019

All Other Remaining Violations: Schedule immediately for all Other remaining violations.

Attachments: Staff Report, Application for Appeal, Remaining Violations Report



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 10
Bloomington, IN 47402
812-349-3426
hand@bloomington.in.gov

RECEIVED
MAR 01 2019

Property Address: 1813 E. Wexley Road

Petitioner's Name: Katherine Johnson

Address: 1813 E. Wexley Road

City: Bloomington State: IN Zip Code: 47401

Phone Number: 805-729-0948 Email Address: kathieskirvin@gmail.com

Property Owner's Name: James P. Johnson

Address: 716 Clark St

City: Westfield State: NJ Zip Code: 07090

Phone Number: 805-729-0948 Email Address: kathieskirvin@gmail.com

Occupants: Katherine Johnson

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 19-TV-21

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.

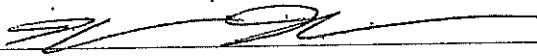
Still investigating acceptable ways to fix 2 windows.

Trying not to replace them completely.

John at HEND helping.

My handyman helping. Not able to find parts (yet?)

Signature (required):



Name (please print):

Katherine Johnson

Date:

3/1/19

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



City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATION INSPECTION REPORT

FEB 21 2019

3917

Owner(s)

James P. Johnson
716 Clark St.
Westfield, NJ 07090

Agent

Kathie Skirvin
1813 E. Wexley Rd.
Bloomington, IN 47401

Prop. Location: 1813 E Wexley RD
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/3

Date Inspected: 11/29/2018
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

Inspector: Dee Wills
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

INTERIOR

Living Room (17-10 x 16-6), Dining Room (12 x 12)

No violations noted.

Kitchen (15 x 6-5)

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

Front Left Bedroom (13 x 13)

Repair the window to remain fully open using hardware that is part of the window (right window, top sash) BMC 16.04.060(b)

Master Bedroom (16-1 x 13)

Repair the window to remain fully open using hardware that is part of the window.(left window, top sash) BMC 16.04.060(b)

Basement

Garage

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

Family Room (17-6 x 24-9)

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

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)	

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 17, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-22

Address: 1377 W. Allen E-3

Petitioner: Tempo Properties, Inc.

Inspector: Jo Stong

Staff Report: October 9, 2018: Conducted cycle inspection
October 17, 2018: Mailed report (60-day deadline December 17, 2018)
December 3, 2018: Agent scheduled reinspection for January 3, 2019
January 3, 2019: Conducted reinspection
January 9, 2019: Mailed remaining violations report
January 24, 2019: Emailed agent reminder of reinspection
January 29, 2019: Started Legal
February 12, 2019: Agent scheduled reinspection
March 1, 2019: Received appeal. New agent canceled reinspection

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. The petitioner is seeking an extension of time to complete repairs, stating that they took over the property on March 1, 2019 and have not had a chance to complete them. They are working on replacing the windows. One unit, 1377 W. Allen E-3, needs a smoke detector replaced.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: May 1, 2019 for all life safety violations (smoke detector in E-3)
June 17, 2019 for all remaining violations

Attachments: Remaining violations report, appeal



Application For Appeal
To The **RECEIVED**
Board of Housing Quality Appeals
P.O. Box 100 MAR 01 2019
Bloomington, IN 47402
812-349-3426 BY:
hand@bloomington.in.gov

Property Address: 1377 W Alen St Apt E3 Bloomington, IN 47403

E5, E6

Petitioner's Name: Tempo Properties, INC.

Address: 213 S Rogers St, Suite 8

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123362026

E-mail Address: repairs@tempopropertiesinc.com

Owner's Name: The Willows Condos, LLC.

Address: 213 S Rogers St, Suite 8

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123362026

E-mail Address: repairs@tempopropertiesinc.com

Occupants: ¹

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 19-TV-22

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

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

Hello,

Tempo Properties just took over management of the Willows Condos on the 1st of March! We were alerted by the past management company that they were in the process of getting the windows in these units replaced - and that we would need to file an extension to complete this.

We will bid on getting these windows replaced and complete the necessary repairs at these units to bring them up to code. With such short notice and little action taken from the past management company - we will need more time to complete these things.

Thank you,

Alyssa Gilliland
Project Coordinator
Tempo Properties, Inc.

Signature (Required):

Alyssa Gilliland

Name (Print): Alyssa Gilliland

Date:

3/1/19

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



**City Of Bloomington
Housing and Neighborhood Development**

JAN 09 2019

REMAINING VIOLATION INSPECTION REPORT

5856

Owner(s)

John Jacobs
505 N Walnut Street
Bloomington, IN 47404

Agent

Nextwave Apartment Homes
505 N. Walnut St.
Bloomington, IN 47404

Prop. Location: 1377 W Allen ST UNIT E3
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 10/09/2018
Primary Heat Source: Gas
Property Zoning: PUD
Number of Stories: 2

Inspector: Dee Wills
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

INTERIOR

Living Room (16 x 14):

The smoke detector in the hall is not loud enough and appears to be more than ten years old; 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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 17, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-22

Address: 1377 W. Allen E-5

Petitioner: Tempo Properties, Inc.

Inspector: Jo Stong

Staff Report: October 9, 2018: Conducted cycle inspection
October 17, 2018: Mailed report (60-day deadline December 17, 2018)
December 3, 2018: Agent scheduled reinspection for January 3, 2019
January 3, 2019: Conducted reinspection
January 9, 2019: Mailed remaining violations report
January 24, 2019: Emailed agent reminder of reinspection
January 29, 2019: Started Legal
February 12, 2019: Agent scheduled reinspection
March 1, 2019: Received appeal. New agent canceled reinspection

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. The petitioner is seeking an extension of time to complete repairs, stating that they took over the property on March 1, 2019 and have not had a chance to complete them. They are working on replacing the windows. One unit, 1377 W. Allen E-3, needs a smoke detector replaced.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: May 1, 2019 for all life safety violations (smoke detector in E-3)
June 17, 2019 for all remaining violations

Attachments: Remaining violations report, appeal

A handwritten signature is located at the bottom right of the page.



**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**

RECEIVED
MAR 01 2019

Property Address: 1377 W Alen St Apt E5 Bloomington, IN 47403

E3, E6

Petitioner's Name: Tempo Properties, INC.

Address: 213 S Rogers St, Suite 8

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123362026

E-mail Address: repairs@tempopropertiesinc.com

Owner's Name: The Willows Condos, LLC.

Address: 213 S Rogers St, Suite 8

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123362026

E-mail Address: repairs@tempopropertiesinc.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.

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 19-TV-22

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

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

Hello,

Tempo Properties just took over management of the Willows Condos on the 1st of March! We were alerted by the past management company that they were in the process of getting the windows in these units replaced - and that we would need to file an extension to complete this.

We will bid on getting these windows replaced and complete the necessary repairs at these units to bring them up to code. With such short notice and little action taken from the past management company - we will need more time to complete these things.

Thank you;

Alyssa Gilliland
Project Coordinator
Tempo Properties, Inc.

Signature (Required):

Alyssa Gilliland

Name (Print): Alyssa Gilliland

Date:

3/11/19

Important information regarding this application format:

1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).

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

Print Form



City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATION INSPECTION REPORT

JAN 09 2019

5858

Owner(s)

John Jacobs
505 N Walnut Street
Bloomington, IN 47404

Agent

Nextwave Apartment Homes
505 N. Walnut St.
Bloomington, IN 47404

Prop. Location: 1377 W Allen ST UNIT E5
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 10/10/2018
Primary Heat Source: Gas
Property Zoning: PUD
Number of Stories: 2

Inspector: Dee Wills
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

INTERIOR

SECOND FLOOR

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

Southeast Bedroom (10 x 9):

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

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

Attic:

The attic will be inspected at the reinspection. (Not Assessable due to clutter)

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 17, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-22

Address: 1377 W. Allen E-6

Petitioner: Tempo Properties, Inc.

Inspector: Jo Stong

Staff Report: October 9, 2018: Conducted cycle inspection
October 17, 2018: Mailed report (60-day deadline December 17, 2018)
December 3, 2018: Agent scheduled reinspection for January 3, 2019
January 3, 2019: Conducted reinspection
January 9, 2019: Mailed remaining violations report
January 24, 2019: Emailed agent reminder of reinspection
January 29, 2019: Started Legal
February 12, 2019: Agent scheduled reinspection
March 1, 2019: Received appeal. New agent canceled reinspection

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. The petitioner is seeking an extension of time to complete repairs, stating that they took over the property on March 1, 2019 and have not had a chance to complete them. They are working on replacing the windows. One unit, 1377 W. Allen E-3, needs a smoke detector replaced.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: May 1, 2019 for all life safety violations (smoke detector in E-3)
June 17, 2019 for all remaining violations

Attachments: Remaining violations report, appeal

172

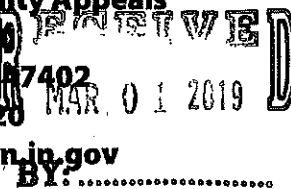


**Application For Appeal
To The
Board of Housing Quality Appeals**

**P.O. Box 100
Bloomington, IN 47402**

812-349-3420

hand@bloomington.in.gov



Property Address: 1377 W Alen St Apt E6 Bloomington, IN 47403

E3, E5

Petitioner's Name: Tempo Properties, INC.

Address: 213 S Rogers St, Suite 8

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123362026

E-mail Address: repairs@tempopropertiesinc.com

Owner's Name: The Willows Condos, LLC.

Address: 213 S Rogers St, Suite 8

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123362026

E-mail Address: repairs@tempopropertiesinc.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.

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: *19-TV-22*

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

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

Hello,

Tempo Properties just took over management of the Willows Condos on the 1st of March! We were alerted by the past management company that they were in the process of getting the windows in these units replaced - and that we would need to file an extension to complete this.

We will bid on getting these windows replaced and complete the necessary repairs at these units to bring them up to code. With such short notice and little action taken from the past management company - we will need more time to complete these things.

Thank you,

Alyssa Gilliland
Project Coordinator
Tempo Properties, Inc.

Signature (Required):

Alyssa Gilliland

Name (Print): Alyssa Gilliland

Date:

3/1/19

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



**City Of Bloomington
Housing and Neighborhood Development**

JAN 09 2019

REMAINING VIOLATION INSPECTION REPORT

5859

Owner(s)

John Jacobs
505 N Walnut Street
Bloomington, IN 47404

Agent

Nextwave Apartment Homes
505 N. Walnut St.
Bloomington, IN 47404

Prop. Location: 1377 W Allen ST UNIT E6
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 10/09/2018
Primary Heat Source: Gas
Property Zoning: PUD
Number of Stories: 2

Inspector: Dee Wills
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

City Hall
Email: hand@bloomington.in.gov
Neighborhood Division (812) 349-3421

401 N Morton St
<https://bloomington.in.gov/hand>
Housing Division (812) 349-3401

Bloomington, IN 47404
Rental Inspection (812) 349-3420
Fax (812) 349-3582

INTERIOR

SECOND FLOOR

Southeast Bedroom (10 x 9):

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 17, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-23

Address: 1375 W. Allen F-3

Petitioner: Tempo Properties, Inc.

Inspector: Jo Stong

Staff Report: October 9, 2018: Conducted cycle inspection
October 17, 2018: Mailed report (60-day deadline December 17, 2018)
December 3, 2018: Agent scheduled reinspection for January 3, 2019
January 3, 2019: Conducted reinspection
January 9, 2019: Mailed remaining violations report
January 24, 2019: Emailed agent reminder of reinspection
January 29, 2019: Started Legal
February 12, 2019: Agent scheduled reinspection
March 1, 2019: Received appeal. New agent canceled reinspection

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. The petitioner is seeking an extension of time to complete repairs, stating that they took over the property on March 1, 2019 and have not had a chance to complete them. They are working on replacing the windows.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: June 17, 2019

Attachments: Remaining violations report, appeal

JSF



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

RECEIVED
MAR 05 2019
BY:

Property Address: 1375 W Allen Ct - Unit F3 Bloomington, IN 47401

Petitioner's Name: Tempo Properties, Inc.

Address: 213 S Rogers St, Suite 8

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123362026

E-mail Address: repairs@tempopropertiesinc.com

Owner's Name: The Willows Condos, LLC.

Address: 213 S Rogers St - Suite 8

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123362026

E-mail Address: repairs@tempopropertiesinc.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.

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 19-TV-23

JS

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

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

Tempo Properties will need extra time to complete repairs at this unit - little to no time to do this after taking over management from previous property manager.

Signature (Required):

Alyssa Gilliland

Name (Print): Alyssa Gilliland

Date:

3/5/19

Important information regarding this application format:

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Print Form



**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

JAN 09 2019

5762

Owner(s)

John Jacobs
505 N Walnut Street
Bloomington, IN 47404

Agent

Nextwave Apartment Homes
505 N. Walnut St.
Bloomington, IN 47404

Prop. Location: 1375 W Allen ST UNIT F3
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 10/09/2018
Primary Heat Source: Gas
Property Zoning: PUD
Number of Stories: 2

Inspector: Dee Wills
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

INTERIOR

SECOND FLOOR

West Bedroom (16 x 11):

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 17, 2019

Petition Type: Rescind a variance.

Petition Number: 19-RV-24

Address: 417 S. Jordan Avenue

Petitioner: HAND

Inspector: Kenny Liford

Staff Report: This property was granted, on June 14, 2006, a special exception to the minimum room dimension requirements in the northwest bedroom per the requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height requirement and the Building Code in place at the time of construction did not address emergency egress; therefore the variance must be rescinded by the Board of Housing Quality Appeals. Monroe County Assessor's records indicate this structure was built in 1920.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington
H.A.N.D.

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

Meeting Date: April 17, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-25

Address: 2820 E 10th Street

Petitioner: Bloomington Restorations, Inc.

Inspector: Dee Wills

Staff Report: November 29, 2018 Completed Cycle Inspection
March 04, 2019 Completed Reinspection
March 06, 2019 Sent Remaining Violations Report to owner
March 11, 2019 Received Application for Appeal

The petitioner is requesting an extension of time to complete roof repairs. During the cycle inspection it was noted that there were several loose and damaged shingles on the existing roof. The petitioner is replacing the entire roof with new, and needs additional time for the weather to permit.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: June 17, 2019

Attachments: Application for Appeal, Remaining Violations Report

Handwritten signature/initials



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

RECEIVED
MAR 11 2019

Property Address: 2820 E Tenth St and 2820 1/2 E Tenth St

Petitioner's Name: Bloomington Restorations, Inc.

Address: 2920 E Tenth St

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123360909

E-mail Address: bri@bloomingtonrestorations.org

Owner's Name: Bloomington Restorations, Inc.

Address: 2920 E Tenth St

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123360909

E-mail Address: bri@bloomingtonrestorations.org

Occupants: 3

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 19-TV-25

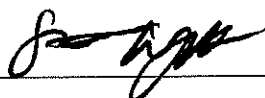
DW

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

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

The city inspector called for some roofing repairs ("property secure loose shingles, and/or replace damaged or missing shingles on structure ... rear and east side of structure"). Because of the need for roof replacement, we have arranged for a contractor to soon replace the entire roof. The contractor is waiting for a break in the winter weather before starting. We have addressed all of the other items cited by the inspector for repair. I am requesting an extension to allow time for replacement of the roof, which we expect to take place within the next few weeks. Once the roof work is done, I will contact HAND so the replacement can be verified.

Signature (Required):



Name (Print): Steve Wyatt

Date: 3/8/2019

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATION INSPECTION REPORT

MAR 11 2019

6675

Owner(s)

Bloomington Restorations Inc.
2920 E. 10th Street
Bloomington, IN 47408

Prop. Location: 2820 E 10th ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3 1/1/3

Date Inspected: 11/29/2018
Primary Heat Source: Gas
Property Zoning: RE
Number of Stories: 2

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

REINSPECTION REQUIRED

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

EXTERIOR

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

City Hall

Email: hand@bloomington.in.gov
Neighborhood Division (812) 349-3421

401 N Morton St

<https://bloomington.in.gov/hand>
Housing Division (812) 349-3401

Bloomington, IN 47404

Rental Inspection (812) 349-3420
Fax (812) 349-3582

OTHER REQUIREMENTS

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: April 17, 2019
Petition Type: An extension of time to complete repairs.
Petition Number: 19-TV-26
Address: 703 W Gourley Pike.
Petitioner: Hannah Beltre
Inspector: Matt Swinney
Staff Report: January 14, 2019 Completed Cycle Inspection
March 11, 2019 BHQA App received

Property manager has requested an extension of time to complete the repairs. Due to the large scope of work, some items requiring engineer input, and the need to secure bids, the property manager has requested an additional 90 days.

Staff recommendation: Grant the request.

Conditions:

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

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

Compliance Deadline: April 24, 2019 to call and schedule the life-safety reinspection.
July 15, 2019 to call and schedule the reinspection for all other violations.

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

3rd weeks of every month.



Application for Appeal
To The **RECEIVED**
Board of Housing Quality Appeals
P.O. Box 10000
Bloomington, IN 47402
812-349-3426 BY:
hand@bloomington.in.gov

Property Address: 703 W. Gourley Pike Bloomington IN 47404

Petitioner's Name: Hannah Beltre

Address: 703 W. Gourley Pike B

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812 332 6540 Email Address: hbeltre@achliving.com

Property Owner's Name: Harrison Street Realty

Address: 444 W. Lake St

City: Chicago State: IL Zip Code: 60606

Phone Number: 312 920 0500 Email Address: hbeltre@achliving.com

Occupants: _____

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

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

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 19-TV-26

SEE REVERSE

NM, MS, KL

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.

Please see attached paper.

Signature (required):

HJB

Name (please print):

Hannah Beltrac

Date:

3/7/18

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.

The Arch Bloomington
703 West Gourley Pike
Bloomington IN 47404

March 11, 2019

To whom it may concern:

The Arch Bloomington is looking to extend the HAND re-inspection date. At this point in time and with the scale of work that needs to be completed we are unable to finish. On the 25th of March we have a team of 8-10 maintenance members coming out to assist onsite to complete some of the work. We are hoping to have quite a large amount of work completed by March 29th. However, due to the scope of work that needs to be completed we are requesting additional time as we are working with structural engineers and general contractors and are waiting on bids to be returned for approval. On top of this constraint we are also having to deal with weather issues and need to wait for warmer climates in order to complete some of the work that needs to be done. For the above listed reasons we are requesting and extension for our re-inspection.

Thank you,

Hannah Beltre



General Manager



City Of Bloomington
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

FEB 05 2019

Harrison Street Real Estate
703 W Gourley Dr
Bloomington, IN 47404

RE: 703 W Gourley PIKE

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 **APR 06 2019** 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: The Arch Bloomington: 703 W Gourley Pike, Bloomington, IN 47404

City Hall
Email: hand@bloomington.in.gov
Neighborhood Division (812) 349-3421

401 N Morton St
<https://bloomington.in.gov/hand>
Housing Division (812) 349-3401

Bloomington, IN 47404
Rental Inspection (812) 349-3420
Fax (812) 349-3582

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City Of Bloomington
Housing and Neighborhood Development
CYCLE INSPECTION REPORT

416

Owner(s)

Harrison Street Real Estate
703 W Gourley Dr
Bloomington, IN 47404

Agent

The Arch Bloomington
703 W Gourley Pike
Bloomington, IN 47404

Prop. Location: 703 W Gourley PIKE
Number of Units/Structures: 208/15
Units/Bedrooms/Max # of Occupants: Bld 1: 32/1/5 154/2/5 22/3/5

Date Inspected: 01/14/2019
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Inspector: Mosier/Swinney/Liford
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: Pool House

Variance: 02/12/2008 NOTE: This permit does not cover unit #129 & #130. These units must remain vacant until such time that the structural repairs have been made and the units re-inspected. This is not a variance to the City of Bloomington Property Maintenance Code.

Monroe County Assessor's records indicate this structure was built in 1982.
Minimum emergency egress requirements for the time of construction:
Openable area required: 4.75 sq. ft.
Clear width required: 18"
Clear height required: 24"
Maximum Allowable Sill Height: 48" above finished floor

- Room dimensions are in the file or listed on the previous cycle inspection report.

Typical Egress Window Measurements:

Existing Egress Window Measurements: Slider pop-out: Constr. Yr. - 1982
Height: 44 inches
Width: 33 inches
Sill Height: 35 inches
Openable Area: 10.08 sq. ft.

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

Existing Egress Window Measurements: Slider pop-out: Constr. Yr. - 1982

Height: 43.75 inches

Width: 21 inches

Sill Height: 35 inches

Openable Area: 6.38 sq. ft.

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

Existing Egress Window Measurements: Slider pop-out: Constr. Yr. - 1982

Height: 32 inches

Width: 18.50 inches

Sill Height: 50 inches

Openable Area: 4.11 sq. ft.

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

Existing Egress Window Measurements: Slider pop-out: Constr. Yr. - 1982

Height: 32 inches

Width: 32.75 inches

Sill Height: inches

Openable Area: 7.27 sq. ft.

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

BLDG 1

1 - 12

Unit 1

Upstairs

Hall Bath

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

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

Hallway

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

Unit 2

No violations noted.

Unit 3

Half Bath

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

Unit 4

Kitchen

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

Upstairs

Hall Bath

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

Unit 5

Entry

Repair the broken door jamb and broken trim around the entry door. BMC 16.04.060(a)

Living Room

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

Furnace closet

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

Kitchen

Replace the missing hot/cold knobs for the sink. BMC 16.04.060(a)

½ Bath

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

Unit 6

Living Room

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

Furnace Closet

Repair the power supply wire for the water heater. The wire has a splice that is exposed. This splice must be in a properly mounted junction box or inside the housing of the water heater. BMC 16.04.060(b)

Unit 7

Entry

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

Upstairs

Hall Bath

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

Unit 8

Upstairs

Hall Bath

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

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

Unit 9 (Storage)

No violations noted.

Unit 10

Kitchen

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

Upstairs

Hall Bath

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

Replace non-functioning or incorrectly wired GFCI receptacle(s) (Plug wouldn't fit in slot) per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Unit 11

1/2 Bath

Repair the toilet to function as intended. (Handle) BMC 16.04.060(a)

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

Upstairs

Hall Bath

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

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

Unit 12

Kitchen

Secure the loose GFCI receptacle (With the Disposal switch). BMC 16.04.060(b)

Upstairs

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

BLDG 2

13 - 24

Unit 13

Living Room

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

Kitchen

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

1/2 Bath

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

Unit 14

Living Room

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

Upstairs

Hallway

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

Unit 15

Entry

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

Kitchen

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

Upstairs

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 16

Entry

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

Upstairs

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

Back Bedroom

Replace the missing floor vent cover. BMC 16.04.060(a)

Unit 17

½ Bath

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

Upstairs

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 18

Kitchen

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

½ Bath

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

Upstairs

Hall Bath

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

Unit 19

Living Room

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

Kitchen

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

½ Bath

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

Upstairs

Hall Bath

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

Unit 20

Upstairs

Hallway

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

Unit 21

Living Room

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

Upstairs

Hallway

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

Unit 22

No violations noted.

Unit 23

Living Room

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

Upstairs

Hallway

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

Unit 24

Upstairs

Hall Bath

Replace/repair the damaged surface of the tub. BMC 16.04.060(c)

Hallway

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

BLDG 3

25 - 36

Unit 25

Living Room

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

½ Bath

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

Unit 26

No violations noted.

Unit 27

Kitchen

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

Upstairs

Hall Bath

Replace/repair the damaged surface of the tub. BMC 16.04.060(c)

Unit 28

Upstairs

Back Bedroom

Properly repair or replace loose, damaged, or missing floor covering at the entry of the Bedroom. BMC 16.04.060(a)

Front Bedroom

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

Unit 29

No violations noted.

Unit 30

Entry

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

Unit 31

Upstairs

Hallway

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

Hall Bath

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

Unit 32

Entry

Properly secure the threshold in the exterior doorway. BMC 16.04.060(b)

½ Bath

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

Upstairs

Hallway

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

Unit 33

½ Bath

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

Unit 34

Entry

Repair/replace the damaged/missing trim around the entry door. BMC 16.04.060(a)

Unit 35

½ Bath

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

Unit 36

No violations noted.

BLDG 4

37 - 48

Unit 37

Kitchen

Secure the loose outlet to the left of the sink. BMC 16.04.060(b)

½ Bath

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

Unit 38

½ Bath

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

Upstairs

Hall Bath

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

Hallway

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

Unit 39

Kitchen

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

Stairway

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

Upstairs

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Replace the ungrounded electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. Label receptacle as no equipment ground. BMC 16.04.020(a)(5); IEC 406.3(D)

Front Bedroom

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

Unit 40

Living Room

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

Unit 41

Entry

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

½ Bath

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

Upstairs

Hallway

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

Unit 42

Kitchen

Remove the motorcycle. Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operated or repaired within a building.
BMC 16.04.020(a)(3) (2014 IFC 313.1, 313.2)

Unit 43

No violations noted.

Unit 44**Kitchen**

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

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

Unit 45**Kitchen**

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

Unit 46**Living Room**

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

Upstairs**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

Hall Bath

Repair/Replace the damaged sink. BMC 16.04.060(a)

Unit 47**1/2 Bath**

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

Unit 48

No violations noted.

BLDG 5**49 - 65****Unit 49****Furnace Closet**

Eliminate all unused openings in the electric service panel by installing approved rigid knockout blanks. BMC 16.04.060(b)

Unit 50**Entryway**

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

Hall Bath

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

Unit 51

No violations noted.

Unit 52

Hall Bath

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

Hallway outside 53, 50

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

Unit 53

No violations noted.

Unit 54

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 55a

Kitchen

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

Hall Bath

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

Unit 55B

Bedroom

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

Unit 56

Bathroom/Bedroom

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

Unit 57

Furnace Closet

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

Kitchen

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

Unit 58

Living Room

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

Unit 59

No violations noted.

Unit 60

Living Room

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

Unit 61

Hall Bath

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

Unit 62

Hallway

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

Unit 63

Kitchen

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

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

Unit 64

Furnace Closet

Eliminate all unused openings in the electric service panel by installing approved rigid knockout blanks. BMC 16.04.060(b)

Hall Bath

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

Unit 65

Left Bedroom

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

Kitchen

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

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

Furnace closet

Replace the missing access cover panel to the furnace. BMC 16.04.060(b)

BLDG 6

UNITS 66 - 82

Unit 66

Kitchen:

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

Hall Bath:

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

Unit 67

Hall Bath:

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

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

L Bedroom Closet:

Restore power to electrical receptacle in closet. BMC 16.04.060 (a)

Unit 68

Hallway

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

Unit 69

Living Room:

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

Kitchen:

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

Hall Bath:

Replace the defective sink faucet. BMC 16.04.060 (c)

Unit 70

No violations noted.

Unit 71

Kitchen:

Repair deteriorated door casing, east side BMC 16.04.060 (a)

Hall Bath

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

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

Unit 72a

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

Unit 72 b

Kitchen:

Replace defective GFCI receptacle to the left of sink. BMC 16.04.060 (b)

Bathroom

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

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

Unit 73

Deck:

Secure the loose receptacle to the structure. BMC 16.04.050(b)

Kitchen:

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

Bathroom

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

Unit 74

West Hallway:

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

Unit 75

Living Room:

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

Deck:

Secure the loose receptacle box west side of deck to the structure. BMC 16.04.050(b)

Kitchen:

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

Bathroom

Replace the gfci receptacle to function as intended, painted over, won't reset.
BMC 16.04.060 (b)

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

Unit 76

Kitchen:

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

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 77

Living Room:

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

Hall Bath:

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

Unit 78

Deck:

Secure the loose receptacle to the structure. BMC 16.04.050(b)

Hallway:

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

Hall Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Replace the defective diverter valve to function as intended. BMC 16.04.060 (c)

COMMON STAIRWAY

2rd LEVEL

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

Unit 79

Deck:

Secure the loose west handrail. BMC 16.04.050(b)

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

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

Unit 80

Kitchen:

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

Living/Dining Room:

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

2 LEVEL

Hallway:

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

Unit 81

Furnace Closet:

Secure loose door on the electrical service panel. BMC 16.04.060 (a)

Hall Bath:

Seal the perimeter of the sink counter top to prevent water infiltration into the walls.
BMC 16.04.060 (a)

Toilet Room:

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

Unit 82

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

BLDG 7

UNITS 83 - 90

Unit 83

Entryway:

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

Hallway

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

Half Bath:

Secure the loose sink to wall. BMC 16.04.060 (c)

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- 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)

Kitchen:

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

2ND LEVEL

Hall Bath:

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

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

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

Unit 84

Half Bath:

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

Repair the Gfci receptacle to function as intended, won't trip. BMC 16.04.060 (b)

Secure the loose sink to wall. BMC 16.04.060 (c)

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Unit 85

No violations noted.

Unit 86

Half Bath:

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

Kitchen:

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

2ND LEVEL

Hall Bath:

Secure the loose receptacle box. BMC 16.04.060 (b)

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

S Bedroom:

Replace the missing striker plate and repair the door to latch properly. BMC 16.04.060 (a)

Unit 87

Living Room:

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

2ND LEVEL

Hall Bath:

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

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

Unit 88

Living Room:

Replace the missing lock on sliding glass door. BMC 16.04.060 (b)

2ND LEVEL

Hall Bath:

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

Unit 89

Furnace Closet:

Properly repair the hole in the 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)

Living Room:

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

2ND LEVEL

Hall Bath:

Secure the loose sink faucet. BMC 16.04.060 (a)

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

UNIT 90

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

BLDG 8

UNITS 91-98

Unit 91

Hallway

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

Laundry Closet:

Install the bi-fold doors. BMC 16.04.060 (a)

Kitchen:

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

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

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

Unit 92

Entryway

Secure the loose threshold. BMC 16.04.060 (a)

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

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

Seal perimeter of tub at the top of tub. BMC 16.04.060(a)

Unit 93

Hallway

Replace the inaudible smoke detector. IC11-22-18-3.5

Living Room:

Repair the sliding glass door to open and close easily. BMC 16.04.060 (a)

Kitchen:

Properly install or replace the aerator on the sink faucet 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)

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

2ND LEVEL

Hall Bath:

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

NW Bedroom:

Replace the broken lock on the window. BMC 16.04.060 (a)

NW bedroom

Replace the broken lock on the window. BMC 16.04.060 (a)

Unit 94

Hallway:

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

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060(c)

Replace the defective Gfci receptacle, won't trip. BMC 16.04.060 (b)

UNIT 95

Entryway:

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

Laundry Closet:

Replace the bi- fold doors. BMC 16.04.060 (a)

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Living Room:

Replace the broken handle on the sliding glass door and repair the door to lock.
BMC 16.04.060 (b)

Repair the sliding glass door to open easily. BMC 16.04.060 (a)

Kitchen:

Replace the defective GFCI receptacle, won't reset. BMC 16.04.060 (b)

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

Replace the missing rubber grommet for the garbage disposal. BMC 16.04.060 (c)

2ND LEVEL

Hall Bath:

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

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

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

Remove old caulk and install new caulk at perimeter of tub. BMC 16.04.060 (a)

Unit 96

Hallway

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

Laundry Closet:

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

Half Bath:

Replace the rattling exhaust fan. BMC 16.04.060 (c)

Secure the loose sink to the wall. BMC 16.04.060 (a)

Living Room:

Repair the sliding glass door to lock as intended. BMC 16.04.060 (a)

Repair the sliding glass door to open easily. BMC 16.04.060 (a)

2ND LEVEL

Hall Bath:

Remove the broken tab in the lower plug of the gfcı receptacle. BMC 16.04.060 (a)

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

Remove the old moldy caulk and install new caulking in the tub. BMC 16.04.060 (a)

S Bedroom:

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

UNIT 97

NOTE: The electricity and water service were not on at the inspection. Electrical items and plumbing will be checked at the re-inspection. The electrical and plumbing items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

Entryway

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

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

Hallway

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

Furnace Closet:

Install the water heater. BMC 16.04.060 (c)

Install the furnace. BMC 16.04.060 (c)

Living Room:

Repair the sliding glass door to lock as intended. BMC 16.04.060(a)

Kitchen:

Install the refrigerator. BMC 16.04.060 (c)

Install the microwave oven. BMC 16.04.060 (c)

2nd level

Stairway/Hallway:

Replace the broken handrail. BMC 16.04.060 (b)

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

Unit 98

Entryway:

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

Hallway

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

Laundry Closet:

Seal dryer vent at the floor. BMC 16.04.060 (a)

Furnace Closet:

Provide a complete directory of all service panels and circuits. BMC 16.04.020(a) IEC 408.4

Living Room:

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

Kitchen:

Replace the loud garbage disposal. BMC 16.04.060 (c)

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

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

BLDG 9

UNITS 99 – 114

Unit 99

Living Room:

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

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Unit 100

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end

- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

2 ND LEVEL

Hall Bath:

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

S Bedroom:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label the receptacles with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D) Replacements

Unit 101

Kitchen:

Repair the sliding glass door to open easily. BMC 16.04.060 (a)

2ND LEVEL

Hall Bath:

Replace loud exhaust fan. BMC 16.04.060 (c)

Repair/replace the tub, coating peeling off. BMC 16.04.060 (c)

Repair/replace the shower surround, coating peeling off. BMC 16.04.060 (c)

Remove the old moldy caulk at the perimeter of tub and install with new caulk.
BMC 16.04.060(a)

Unit 102

2ND LEVEL

S Bedroom:

Repair the receptacle on the east wall to have correct polarity, hot/neutral reverse.
BMC 16.04.060 (a)

Unit 103

Living Room:

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

Kitchen:

Replace the missing handle on sliding glass door, and repair the door to latch properly.
BMC 16.04.060 (a)

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

Secure the loose receptacle to the right of the stove. BMC 16.04.060 (b)

Half Bath:

Replace the damaged door. BMC 16.04.060 (a)

2ND LEVEL

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

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

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

Unit 104

Kitchen:

Repair the sliding glass door to open easily. BMC 16.04.060 (a)

2ND LEVEL

Hall Bath:

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

Unit 105

Living Room:

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

Half Bath:

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

2ND LEVEL

Stairway/Hallway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Replace the broken middle support bracket for the handrail. BMC 16.04.060 (b)

Hall Bath:

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

Unit 106

2ND LEVEL

Stairway

Secure the loose lower handrail. BMC 16.04.060 (b)

Hall Bath:

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

S Bedroom:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label the receptacles with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements

N Bedroom:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label the receptacles with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements

Unit 107A

No violations noted.

107B

Living Room /Kitchen:

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

Bathroom:

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

Unit 108

2 ND LEVEL

Hall Bath:

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

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

Unit 109

Kitchen:

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

2ND LEVEL

Hall Bath:

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

S Bedroom:

Repair the receptacle on the west wall to have correct polarity, hot ground reverse.
BMC 16.04.060 (b)

Unit 110

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Kitchen:

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

Half Bath:

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

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

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

Unit 111

Kitchen:

Repair the sliding glass door to lock as intended, lock/handle broken. BMC 16.04.060 (b)

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Unit 112

2ND LEVEL

Stairway/Hallway:

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

Unit 113

Kitchen:

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

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

2ND LEVEL

Hall Bath:

Secure the loose toilet to its mountings. BMC 16.04.060

Unit 114

Kitchen:

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

Replace the GFCI receptacles to the right and left of sink (won't trip). BMC 16.04.060 (b)

2nd level

Hall Bath:

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

BLDG 10

115 - 130

130, 129

These units are used for storage only and were not inspected.

Unit 128

½ Bath

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

Unit 127

Living Room

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

Repair the broken window. BMC 16.04.060(a)

Kitchen

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

½ Bath

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

Upstairs

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

Back Bedroom

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

Unit 126

Upstairs

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

Bathroom

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

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

Unit 125

Kitchen

Secure microwave to the wall. BMC 16.04.060(a)

Unit 124

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

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

Living Room

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

Kitchen

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

Upstairs

Bathroom

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

Hallway

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

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

Back Bedroom

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

Unit 123

Living Room

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

Stairway

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

Unit 122 Common Hall

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

Unit 122A

Bathroom

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

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

Unit 122B

Living Room

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

Bathroom

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

Unit 121

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end

- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Unit 120

Living Room

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

½ Bath

Repair/replace the broken toilet paper holder. BMC 16.04.060(a)

Upstairs

Bathroom

Replace the broken sink. BMC 16.04.060(a)

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)

Unit 119

Living Room

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

Upstairs

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

Unit 118

Living Room

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

Kitchen

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

Unit 117

Kitchen

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

Unit 116

Kitchen

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

Unit 115

Upstairs

Bathroom

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

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

Laundry Closet

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

BLDG 11

131 – 146

Unit 131

Kitchen:

Repair the sliding glass door to open easily. BMC 16.04.060 (a)

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

Unit 132

Half Bath:

Replace the defective Gfci receptacle, won't trip. BMC 16.04.060 (b)

2ND LEVEL

Hall Bath:

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

Remove the mold on the ceiling above shower. BMC 16.04.060 (a)

Unit 133

Kitchen:

Repair the sliding glass door to open easily. BMC 16.04.060 (a)

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

Unit 134

Kitchen:

Replace the GFCI receptacle to the right of sink, growls when tripped. BMC 16.04.060 (b)

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

Half Bath:

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

2ND LEVEL

Hall Bath:

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

Unit 135

Kitchen:

Repair the sliding glass door to lock 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)

2ND LEVEL

Hall Bath:

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

Unit 136

2ND LEVEL

Hall bath

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

Unit 137

Kitchen:

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

2ND LEVEL

Hall Bath:

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

Unit 138

Living Room:

Repair/replace the loose threshold. BMC 16.04.060 (a)

Kitchen:

Replace the defective gfcı to the right of the sink. BMC 16.04.060 (b)

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

2ND LEVEL

Hall Bath:

Tighten the loose shower faucet handles. BMC 16.04.060 (a)

Unit 139A

Kitchen:

Secure the loose receptacle above the sink. BMC 16.04.060 (b)

Bathroom:

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, right end of tub/shower. BMC 16.04.060(a)

Unit 139B

Bathroom:

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

Unit 140

Furnace Closet:

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

Kitchen

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

2nd level

Stairway:

Secure loose lower handrail. BMC 16.04.060 (b)

Unit 141

No violations noted.

Unit 142

Living Room:

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

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

Replace the rattling exhaust fan. BMC 16.04.060 (c)

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

Unit 143

Furnace Closet:

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

2 ND LEVEL

Stairway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Bathroom:

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

Unit 144

2ND LEVEL

Stairway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Unit 145

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)

2 ND LEVEL

Stairway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

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

Remove old caulk and install new caulk in the tub. BMC 16.04.060 (a)

Unit 146

Living Room:

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

2ND LEVEL

Stairway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Hall Bath:

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

N 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

BLDG 12

147 - 162

Unit 162

Upstairs

Hallway

The smoke detector in this room appears to be more than ten years old and the manufacturer will not

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

Unit 161

Living Room

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

Upstairs

Bathroom

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

Unit 160

Upstairs

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

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

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

Unit 159

No violations noted.

Unit 158

Living Room

Repair the broken window. BMC 16.04.060(a)

Upstairs

Bathroom

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

Unit 157

Living Room

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

Upstairs

Bathroom

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

Unit 156

Kitchen

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

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

½ Bath

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

Upstairs

Hallway

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

Unit 155

Furnace Closet

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

Kitchen

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

Upstairs

Hallway

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

Unit 154A

Kitchen

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

Bathroom

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

Living Room

Secure threshold and door frame. BMC 16.04.060(a)

Unit 154B

Kitchen

Install missing filter on range hood. BMC 16.04.060(a)

Bathroom

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

Unit 153

Kitchen

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

Living Room

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

Unit 151

Living Room

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

Kitchen

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

Kitchen

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

Upstairs

Hallway

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

Unit 150

Furnace Closet

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

Living Room

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

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

Kitchen

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

Upstairs

Hallway

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

Bathroom

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

Unit 149

Furnace closet

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

Upstairs

Hall Bath

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

Hallway

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

Living Room

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

Unit 148

Living Room

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

Hall Bath

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

Check the wiring from the switch to the light fixture. (Lights won't turn on). BMC 16.04.060(b)

Hallway

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

Unit 147

No violations noted.

BLDG 13

163 - 182

Unit 182

Office

Unit 181

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

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

Living Room

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

Upstairs

Bathroom

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

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

Unit 180

Kitchen

Repair the faucet to eliminate the leak. BMC 16.04.060(c)

Upstairs

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

Bathroom

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

Unit 179

Living Room

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

Unit 178

Bathroom

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

Unit 177

Bathroom

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

Unit 176

Bathroom

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

Unit 175

Living Room

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

Bathroom

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

Common Hallway

Secure loose electrical receptacle. BMC 16.04.060(b)

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

Unit 174

Kitchen

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

Bathroom

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

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

Unit 173

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

Kitchen

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

Unit 172

Bathroom

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

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

Unit 171

Bedroom

Determine the source and eliminate the water leak at the window. BMC 16.04.060(b)

Eliminate the mold/mildew growth at the window. BMC 16.04.060(a)

Unit 170

Bedroom

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

Kitchen

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

Unit 169

Bathroom

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

Unit 168

Bathroom

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

Kitchen

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

Unit 167

Kitchen

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

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

Bathroom

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

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

Unit 166

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

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

Living Room

The concrete floor in this room is settling and has severe cracking. It is also causing some walls to pull away from the ceiling. Properly repair floor/foundation, and walls. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, concrete slab, drywall, paint, and structural members. **Review of documentation detailing the proper design and completion of this work from a Licensed Engineer and the Monroe County Building Department will be required.**
BMC 16.01.060(f)

Upstairs

Bathroom

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

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

Back Bedroom

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

Unit 165

Kitchen

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

Upstairs

Bathroom

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

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

Unit 164

Upstairs

Stairway

Remove the nail sticking out of floor at top of stairs. BMC 16.04.060(b)

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

Bathroom

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060©

Unit 163

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

BLDG 14

183 - 191

Unit 191

Kitchen

At the time of inspection there was no access to kitchen sink and countertop. This area must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Upstairs

Hallway

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

Unit 190

Kitchen

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

Upstairs

Bathroom

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

Hallway

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

Unit 189

No violations noted.

Unit 188

Living Room

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

Upstairs

Bathroom

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

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)

Repair/replace the missing toilet flush lever. BMC 16.04.060(a)

Unit 187

Living Room

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

Kitchen

Properly reattach the microwave fan grille. BMC 16.04.060(a)

Upstairs

Bathroom

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

Hallway

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

Unit 186

Living Room

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

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

Upstairs

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

Bathroom

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

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

Unit 185

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

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

Kitchen

Repair the faucet to eliminate the leak when turned on. BMC 16.04.060(c)

Unit 184

Kitchen

Replace the missing base cabinet. BMC 16.04.060(a)

Install the missing appliances. BMC 16.04.060(a)

Bathroom

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 and BMC 16.04.060(b)

Upstairs

Front Bedroom

Replace the missing door. BMC 16.04.060(a)

Unit 183

Living Room

Repair or replace the peeling linoleum. 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

Properly repair or replace loose, damaged, or missing floor covering. 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)

Upstairs

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

Bathroom

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

BLDG 15

192 - 202

Unit 202

½ Bath

Secure exhaust fan grille. BMC 16.04.060(a)

Living Room

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

Furnace Closet

This room was not inspected at the time of this inspection, as it was not accessible. This room 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

Upstairs

Bathroom

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

Unit 201

Kitchen

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

Upstairs

Bathroom

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

Back Bedroom

Properly repair the window to latch as intended. BMC 16.04.060(a)

Unit 200

Living Room

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

Upstairs

Bathroom

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

Unit 199

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

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

Hallway

Secure the light fixture. BMC 16.04.060(a)

Front Bedroom

Repair the broken window. BMC 16.04.060(a)

Unit 198

Living Room

Properly secure the threshold in the exterior doorway. BMC 16.04.060(b)

Unit 197

½ Bath

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

Replace the broken toilet seat. BMC 16.04.060(a)

Repair/replace the broken toilet paper holder. BMC 16.04.060(a)

Upstairs

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

Bathroom

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

Unit 196

Living Room

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

Kitchen

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

½ Bath

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

Repair/replace the broken toilet paper holder. BMC 16.04.060(a)

Upstairs

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

Bathroom

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

Unit 195

Living Room

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

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

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

Kitchen

Repair/replace deteriorated cabinet by slider door. BMC 16.04.060(a)

Secure loose electrical receptacle to right of sink. BMC 16.04.060(b)

Upstairs

Bathroom

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

Unit 194

Kitchen

Install missing appliances. BMC 16.04.060(a)

Upstairs

Bathroom

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

Eliminate the mold/mildew growth on the walls. BMC 16.04.060(a)

Back Bedroom

Repair the broken window. BMC 16.04.060(a)

Unit 193

Furnace Closet

Install missing furnace. BMC 16.04.060 (b,c)

Kitchen

Install missing appliances. BMC 16.04.060(a)

Repair garbage disposal to function as intended. BMC 16.04.040 (c)

Properly enclose the spliced wiring for the garbage disposal in an approved junction box with a proper cover. BMC 16.04.060(b)

Upstairs

Bathroom

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

Hallway

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

Unit 192

Upstairs

Bathroom

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

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

EXTERIOR

BUILDING 1

UNITS 1-12

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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

BUILDING 2

UNITS 13-24

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Replace the missing protective cover for the light fixture (Outside of 13-14). 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)

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

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)

BUILDING 3

UNITS 25-36

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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

BUILDING 4

UNITS 37-48

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Replace the missing protective cover for the light fixture (Outside of 43-44). 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)

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)

BUILDING 5

UNITS 49-65

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair all damaged/missing brickwork outside entry to 49-54. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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

BUILDING 6

UNITS 66 – 82

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair the downspout on the SW corner of structure to function as intended. BMC 16.04.0501(a)

Repair the damaged gutter on the SW corner end of structure. BMC 16.04.050(a)

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

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

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. Remove dead tree and limbs in yard behind unit 82. BMC 16.04.040(e)

BUILDING 7

Repair the erosion on the south side of structure, length of structure. BMC 16.04.040(b)

Repair the broken sidewalk on the SW corner of structure. BMC 16.04.050(a)

Repair the south wall to be plumb, adjacent to the SE corner of structure. The brick façade and hip wall is pulling away from structure. BMC 16.04.050(a)

Review of documentation detailing the proper design and completion of this work from a Licensed Structural Engineer and the Monroe County Building Department will be required.
BMC 16.01.060(f)

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Replace the missing downspout on the SW corner of structure. BMC 16.04.050(a)

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

Repair the leaking gutter on SE corner of structure. BMC 16.04.050(a)

BUILDING 8

UNITS 91-98

During the inspection, drainage issues were noted on this rental property. Provide signed and stamped documentation from a licensed design professional with a plan to implement procedures that will resolve the drainage issues around these buildings. The plan shall include information pertinent to the retaining wall(s) and foundations of the residential buildings. BMC 16.04.050(a)

Repair any/all damaged or missing trim around entry doors. 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)

Properly install approved exterior vent cover on the bathroom/laundry exhaust (Check whole building). BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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

BUILDING 9
UNITS 99-114

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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

BUILDING 10
UNITS 115-130

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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

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

BUILDING 11
UNITS 131-146

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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

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

BUILDING 12
UNITS 147-162

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions (properly back-fill where ground has eroded under sidewalk.). BMC 16.04.040(c)

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

BUILDING 13
UNITS 163-182

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Properly tuck point all missing or defective mortar joints. 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)

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)

BUILDING 14
UNITS 183-192

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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

During the inspection, drainage issues were noted on this rental property. Provide signed and stamped documentation from a licensed design professional with a plan to implement procedures that will resolve the drainage issues around these buildings. The plan shall include information pertinent to the retaining wall(s) and foundations of the residential buildings. BMC 16.04.050(a)

Repair/replace the failing retaining wall behind the building. BMC 16.04.050(a)

Repair all exterior light fixture to function as intended. BMC 16.04.050(a)

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)

BUILDING 15
UNITS 193-202

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. 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)

During the inspection, drainage issues were noted on this rental property. Provide signed and stamped documentation from a licensed design professional with a plan to implement procedures that will resolve the drainage issues around these buildings. The plan shall include information pertinent to the retaining wall(s) and foundations of the residential buildings. BMC 16.04.050(a)

Repair/replace the failing retaining wall behind the building. BMC 16.04.050(a)

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:

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 **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 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: April 17, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-27

Address: 2998 S Sare Rd

Petitioner: Donna Beams

Inspector: Dee Willks

Staff Report: October 29, 2018 Completed Cycle Inspection
January 11, 2019 Sent Remaining Violations Report to Owner
February 18, 2019 Completed Reinspection
February 19, 2019 Sent Remaining Violations Report to Owner
March 15, 2019 Received Application for Appeal

The petitioner is requesting an extension of time for the remaining repairs. The petitioners maintenance has a full time day job and is making repairs in the evenings and weekends or as time allows. The petitioner resides in Florida and is not able to be present. There has been flood damage in the structure as well, so the repairs could be extensive. Currently the property is vacant.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: July 17, 2019

Attachments: Application for Appeal, Remaining Violations Report



**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: 2998 Sare Rd. Bloomington, IN 47401

Petitioner's Name: Donna Beams

Address: 7074 SW 64th Terrace

City: Ocala **State:** FL **Zip Code:** 34476

Phone Number: (812) 325-3275 **E-mail Address:** dr.dbeams@hotmail.com

Owner's Name: Kent & Donna Beams

Address: 7074 SW 64th Terrace

City: Ocala **State:** FL **Zip Code:** 34476

Phone Number: (812) 325-3275 **E-mail Address:** dr.dbeams@hotmail.com

Occupants: _____

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

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

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

Variance Type: Extension of 90 days

Reminder:

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

(Will be assigned by BHQA)

Petition Number: 19-TV-27



**City Of Bloomington
Housing and Neighborhood Development**

FEB 21 2019

REMAINING VIOLATION INSPECTION REPORT

10928

Owner(s)

Kent & Donna Beams
14060 Biscayne Blvd
North Miami Beach, FL 33181

Agent

Wayne Beams
1959 N Lower Birdie Galyan Rd
Bloomington, IN 47408

Prop. Location: 2998 S Sare RD
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 10/29/2018
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

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

REINSPECTION REQUIRED

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

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

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

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

City Hall
Email: hand@bloomington.in.gov
Neighborhood Division (812) 349-3421

401 N Morton St
<https://bloomington.in.gov/hand>
Housing Division (812) 349-3401

Bloomington, IN 47404
Rental Inspection (812) 349-3420
Fax (812) 349-3582

✱

Main Level

Kitchen/ Dining Room (14-1 x 20-12)

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

Living Room (23-6 x 14-12)

Repair or replace locks on the three exterior sliding glass doors so that they function as intended. BMC 16.04.060(b)

Properly adjust the three exterior sliding glass doors to open and close with ease so that they function as intended. BMC 16.04.060(a)

Repair/ replace all sliding door screens. BMC 16.04.060(a)

Front Entry, ½ Bathroom

No violations noted.

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

Hall Bathroom

Repair/ replace the shower door so that it functions as intended. BMC 16.04.060(a)

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

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

Master Bathroom

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

Properly secure the loose outlet adjacent to the mirror. BMC 16.04.060(b)

Properly ground the electrical receptacle. (adjacent to the entry door) If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements

Repair the hole in the wall adjacent to the toilet. BMC 16.04.060(a)

Basement

Stairway

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

Family Room (22-5 x 14-0)

Properly secure the heating/air conditioning supply/return grille. (ceiling adjacent to stairway) BMC 16.04.060(c)

Replace the missing access panel for the plumbing at the ceiling. BMC 16.04.060(a)

NW Room (15-8 x 10-5)

Determine the source and eliminate the water leak from the ceiling and above the sliding glass entry door. BMC 16.04.060(a)

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

Work-Out Room (10-0 x 15-4)

Determine the source and eliminate the water leak from the ceiling and above the sliding glass entry door. BMC 16.04.060(a)

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

Work Shop Area (11-1 x 21-10)

Provide a complete directory of all service panels and circuits. (current listing has gotten wet) BMC 16.04.020(a) IEC 408.4

Laundry Room

Properly re-seat the hood vent for the water heater so that it functions as intended. BMC 16.04.060(c)

Hallway

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

Bedroom (measure at re-inspection)

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

Properly secure all loose electrical outlets so that they function as intended. BMC 16.04.060(b)

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

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

EXTERIOR

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

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

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

Scrape and paint exterior surfaces of the deck 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

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

Show documentation that the fireplaces have 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)

Registration Form

Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed.** BMC 16.03.020, BMC 16.10.030(b)

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: April 17, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-28

Address: 1020 W. 7th St.

Petitioner: Marc Haggerty

Inspector: Norman Mosier

Staff Report: December 17, 2018 – Conducted Cycle Inspection
February 28, 2019 – Owner Scheduled Re-inspection 03/25/2019/3:30
March 19, 2019 – Received BHQA Appeal, Owner cancelled Re-inspection

Petitioner is requesting an additional 60 days to complete the repairs due to flooding.

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: April 30, 2019 – For life safety violations.
June 17, 2019 – For all other repairs.

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



Application for Appeal
To The
Board of Housing Quality Control
P.O. Box 600
Bloomington, IN 47401
812-349-3420
hand@bloomington.in.gov

Property Address: 1020 W. 7th St
Petitioner's Name: Marc Haggerty
Address: 612 Summit
City: Bton State: IN Zip Code: 47404
Phone Number: 412-671-1305 Email Address: marc.haggerty@netzero.net
Property Owner's Name: Gary Haggerty
Address: 612 Summit
City: Bton State: IN Zip Code: 47404
Phone Number: _____ Email Address: _____
Occupants: friends

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 19-TV-28

SEE REVERSE

NM

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.

① Heaven Flooding has delayed our work. We need another 60 days.

② We need more time to check furnace condition since flooding. I asked for more time to get tenants rights forms signed as new renters have arrived. This was denied at the HANA office and we were given a \$75 fine. J.W.T.A.?

Please rescind the fine and give us more time to work on this difficult historic property in our own neighborhood.

You are timing us to death. We are the people who have fixed up these old properties for free. Now we are being treated as big time landlords. We are renting this 3 bedroom house to \$650 per month. Give us a break! We don't want to raise the rent on our friends!

Signature (required):

Name (please print):

Date: 15 MAR 19

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.

Another \$20 to appeal?

What the hell?

Gentrification in action!

any poor people like us on your board?



City Of Bloomington
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

Gerald Haggerty
1140 N 1st Ave
Tucson, AZ 85719

RE: 1020 W 7th 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 _____ 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: Marc Haggerty: 612 N. Summit, Bloomington, IN 47404



City Of Bloomington
Housing and Neighborhood Development
CYCLE INSPECTION REPORT

1456

Owner(s)

Gerald Haggerty
1140 N 1st Ave
Tucson, AZ 85719

Agent

Marc Haggerty
612 N. Summit
Bloomington, IN 47404

Prop. Location: 1020 W 7th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 12/17/2018
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspector: Norman Mosier
Foundation Type: Slab
Attic Access: No
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1940.
There are no minimum requirements for emergency egress at the time of construction.

INTERIOR:

Living Room 14-9 x 15-3:

Fix east wall at ceiling and NE corner of room cracks. BMC 16.04.060 (a)

Replace the broken south window pane, lower sash. BMC 16.04.060 (a)

Install a closing device on north storm door and south storm door. BMC 16.04.060 (a)

Replace the broken/missing lower window pane on north storm door. BMC 16.04.060 (a)

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

Furnace Closet – Gas, see other requirements.

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

Kitchen 15-0 x 9-6:

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

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

Fix ceiling at east and north walls, cracks at wall. BMC 16.04.060 (a)

Hallway/ Laundry Area:

No violations noted.

NW Room 10-10 x 7-8:

Fix walls cracks in west wall, north wall and ne corner of room. BMC 16.04.060 (a)

Existing Egress Window Measurements: Dbl hung : Const. Yr. - 1940

Height: 28.5 inches

Width: 25.5 inches

Sill Height: 17.5 inches

Openable Area: 5.05 sq. ft.

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

Office 13-8 x 7-2:

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

Interior walls shall be free of holes, **cracks**, peeling paint and/or deteriorated drywall/plaster.
Fix wall at ceiling and in the NW corner of room. BMC 16.04.060 (a)

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

Attic:

No violations noted.

Bathroom:

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

Replace the defective/broken tub faucet handle. BMC 16.04.060 (a)

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

SE Bedroom 11-6 x 13-0:

Replace the broken door casing and repair the door to latch properly. BMC 16.04.060 (a)

All doors shall be readily Openable from the side from which egress is to be made without the need for keys, special knowledge or effort. Remove the hasp lock from door.
BMC 16.04.060(b)

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

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

Existing Egress Window Measurements: Dbl hung : Const. Yr. - 1940

Height: 28.5 inches

Height: 32 inches

Width: 26 inches

Sill Height: 19.50 inches

Openable Area: 5.77 sq. ft.

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

EXTERIOR:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed, window frames and sills. BMC 16.04.050(e)

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

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

OTHER REQUIREMENTS:

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

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

BMC 16.01.060(f) and 16.04.060 (c)

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection or a **\$25.00 fine will be levied.** BMC 16.12.050 (d) and 16.10.030(b)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied.** BMC 16.12.040 and 16.10.030(b)

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

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: 17 April 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-029

Address: 836 W 6th St

Petitioner: Yaling Huang

Inspector: Michael Arnold

Staff Report:

07 November 2017	Cycle Inspection
29 November 2017	Mailed Cycle Report
30 January 2019	Mailed RV Report
02 February 2018	No Show for Reinspection
29 March 2018	Reinspection Completed
06 April 2018	Mailed RV Report
26 April 2018	Start Legal
11 June 2018	Reinspection Completed
12 June 2018	Issued Temporary Permit
07 November 2018	Temporary Permit Expired
22 March 2019	Received BHQA Application

Owner is requesting an extension of time of two to three months to complete the painting on the exterior of the structure.

Staff recommendation: Grant the extension

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: 11 June 2019

Attachments: Application, Temporary Permit

FAX to (812)349-3582

Page 1 of 2



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

RECEIVED
BY:

Property Address: 836 W. 6th ST. Bloomington, IN 47402
 Petitioner's Name: Yaling Huang / Fortune Properties
 Address: P.O. Box 1601
 City: Bloomington State: IN Zip Code: 47402
 Phone Number: (812)322-8829 E-mail Address: FPPFORRENT@GMAIL.COM
 Owner's Name: Yaling Huang
 Address: SAME AS ABOVE
 City: _____ State: _____ Zip Code: _____
 Phone Number: _____ E-mail Address: _____
 Occupants: _____

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

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

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

Variance Type: _____

Reminder:

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

(Will be assigned by BHQA)

Petition Number: 19-TV-29

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

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

1. Specify the items that need the extension of time to complete.
2. Explain why the extension is needed.
3. Specify the time requested.

B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)

1. Specify the code reference number you are appealing.
2. Detail why you are requesting the variance.
3. Specify the modifications and or alterations you are suggesting.

C. Relief from an administration decision. (Petition type: AA)

1. Specify the decision being appealed and the relief you are seeking.

D. Rescind a variance. (Petition type: RV)

1. Detail the existing variance.
2. Specify the reason the variance is no longer needed.

Hello, I'm respectfully asking an additional time to complete all exterior painting as required. Due to the cold winter/weather, my painter had a hard time to completely finish painting outside. As the temperature still high on 40's, additional 2-3 months is preferred. Your kind extension on this matter is very much appreciated.

Thank you

Signature (Required):

Name (Print):

Date:

Important information regarding this application format:

1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



401 N. Morton St.
Suite 130
Bloomington, IN 47404
(812) 349-3420

TEMPORARY RENTAL OCCUPANCY PERMIT

Address 836 W 6th St

This Temporary Permit indicates that the interior violations listed on the Cycle Inspection Report dated 11/7/17, are now in compliance, and the only remaining violations are not life-safety in nature.

The remaining violations are noted in the REMAINING VIOLATIONS REPORT dated 11/7/17; this document is incorporated by reference into the Temporary Permit.

All remaining violations shall be in compliance and the owner or agent shall call HAND to schedule a re-inspection of the property prior to the expiration of this Temporary Permit.

This Temporary Permit expires, 11/7/18

Director: [Signature] Date 6/12/18

Rev