

**PUBLIC HEARING  
BOARD OF HOUSING QUALITY APPEALS  
CITY HALL McCLOSKEY CONFERENCE ROOM  
SEPTEMBER 18, 2019 4:00 P.M.**

**ALL ITEMS ARE ON THE CONSENT AGENDA**

**I. ROLL CALL**

**II. REVIEW OF SUMMARY – July 17, 2019, August 21, 2019**

**III. PETITIONS**

- 1) 19-TV-50, **609 E. University Street**, Choice Realty Management (Raymond Kahn). Previously heard July 17, 2019. Request for an extension of time to complete repairs. p. 2
- 2) 19-TV-64, **211 S. Kimble Drive**, JSA Investment. Request for an extension of time to complete repairs. p. 9
- 3) 19-TV-65, **2430 W. 3<sup>rd</sup> Street**, JSA Investments. Request for an extension of time to complete repairs. p. 25
- 4) 19-TV-66, **2663 E. 7<sup>th</sup> Street**, Michelle Mosier (CRE Rentals). Request for an extension of time to complete repairs. p. 40
- 5) 19-TV-68, **857 E. Sherwood Hills Drive**, Christina Divine. Request for an extension of time to complete repairs. p. 69
- 6) 19-TV-69 **2360 S. Henderson Street**, Qiuen Zhu. Request for an extension of time to complete repairs. p. 76
- 7) 19-TV-70, **1900 S. Oakdale Drive**, Doug Cook (ASHH, LLC). Request for an extension of time to complete repairs. p. 82
- 8) 19-AA-71, **213 S. Jefferson Street**, Nicholas Weybright. Request for relief from an administrative decision. p. 90
- 9) 19-AA-72, **3336 S. Oaklawn Circle**, Yiping Lin. Request for relief from an administrative decision. p. 99
- 10) 19-AA-74, **803 N. Lincoln Street**, Isaac Peterson (Tariq Khan). Request for relief from an administrative decision. p. 102

**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](mailto:human.rights@bloomington.in.gov).*



City of Bloomington  
H.A.N.D.

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

Meeting Date: September, 18<sup>th</sup>, 2019

Petition Type: An extension of time to complete exterior repairs to the siding.

Petition Number: 19-TV-50 (Old Buisness)

Address: 609 East University Street.

Petitioner: Choice Realty & Management.

Inspector: Kenny Liford

Staff Report: April 8<sup>th</sup>, 2019 Completed Cycle Inspection Report  
June 5<sup>th</sup>, 2019 BHQA application received  
August 14<sup>th</sup>, 2019 2<sup>nd</sup> BHQA application received.

Owner has requested a 2<sup>nd</sup> extension of time to complete replacement/repairs to the siding.

Staff recommendation: Grant the request.

Conditions: Have all siding replacement/repairs completed and a re-inspection scheduled by the deadline listed below.

Compliance Deadline: October 5<sup>th</sup>, 2019 To call and schedule re-inspection for the siding.

Attachments: Cycle report, BHQA Appeal

157  
26



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

RECEIVED  
AUG 14 2019

BY: .....

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

Property Address: 609 E. University  
Petitioner's Name: Choice Realty & Management  
Address: 1715 S. Walnut St.  
City: Blythe State: In Zip Code: 47401  
Phone Number: 812-331-7353 Email Address: [dena@choice Realty.com](mailto:dena@choice Realty.com)  
Property Owner's Name: Raymond Kohn  
Address: 3-16-6 Nishikawa Shibuya-Ku Tokyo Japan 151-006  
City: State: Zip Code:  
Phone Number: Email Address: [raymond.l.a.kohn@paix.com](mailto:raymond.l.a.kohn@paix.com)  
Occupants: 5

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

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

Please check the petition type that you are requesting:

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

OFFICE USE ONLY  
Petition Number 19-TV-50 (OLD BUSINESS)

Previously Heard  
August 17, 2019

KL

SEE REVERSE

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

Signature (required):

Dena Dobson

Chris Reedy + Margaret

Name (please print):

Date:

8/12/19

Dena Dobson

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.

Request needed for an additional 30 days  
for siding replacement for this property.  
Tuesdays deadlines w/ exterior work has delayed  
this & contractor has been unable to get this  
into schedule that we are using & have  
agreed for this job.



**City Of Bloomington**  
**Housing and Neighborhood Development**

**APR 12 2019**

RENTAL INSPECTION INFORMATION

Kahn, Raymond  
 3-16-6 Nishihara  
 Shibuya-Ku, Tokyo, JP 151-0066

RE: 609 E University 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 11 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](http://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: Choice Realty & Management: 1715 S. Walnut Street, Bloomington, IN 47401

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

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

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

*Handwritten mark*



**City Of Bloomington  
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

1873

Owner(s)

Kahn, Raymond  
3-16-6 Nishihara  
Shibuya-Ku, Tokyo, JP 151-0066

Agent

Choice Realty & Management  
1715 S. Walnut Street  
Bloomington, IN 47401

Prop. Location: 609 E University ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 04/05/2019  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 2

Inspector: Kenny Liford  
Foundation Type: Basement  
Attic Access: Yes  
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1925.  
There were no requirements for emergency egress at the time of construction.

**INTERIOR**

Entry, Living Room (11-0 x 25-6)

No violations noted.

Kitchen/Dining Room (11-6 x 10-8)

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

Bathroom/Laundry Room

Secure the cover for the electric panel. BMC 16.04.060(b)

South Bedroom (8-0 x 18-6)

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

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City Hall

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

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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

South Bedroom (Continued)

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

**Existing Egress Window Measurements:**

Height: 21 ½ inches

Width: 34 ¾ inches

Sill Height: 24 inches

Openable Area: 5.18 sq. ft.

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

Basement.

No violations noted.

2<sup>nd</sup> Level

NW Bedroom (7-0 x 11-7), NE Bedroom (9-0 x 12-0)

No violations noted.

**Existing Egress Window Measurements:**

Height: 24 ½ inches

Width: 30 ¼ inches

Sill Height: 25 inches

Openable Area: 5.14 sq. ft.

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

Bathroom

No violations noted.

SE Bedroom/ Sitting Room (8-0 x 13 + 9-0 x 12)

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

**Existing Egress Window Measurements:**

Height: 24 ½ inches

Width: 30 ¼ inches

Sill Height: 25 inches

Openable Area: 5.14 sq. ft.

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

SW Bedroom (10-0 x 12-0)

No violations noted.

**Existing Egress Window Measurements:**

Height: 24 ½ inches

Width: 30 ¼ inches

Sill Height: 25 inches

Openable Area: 5.14 sq. ft.

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

### EXTERIOR

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

### 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)

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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: September 18, 2019

Petition Type: An extension of time to complete repairs.

Petition Number: 19-TV-64

Address: 211 S. Kimble Dr.

Petitioner: JSA Investments

Inspector: Norman Mosier

Staff Report: April 1, 2019 – Conducted cycle inspection  
July 16, 2019 – Conducted Re-inspection  
July 25, 2019 – Received BHQA Appeal

The Petitioner is requesting an extension of time to complete the repairs in Unit 16 for a window and in Unit 32 for a sliding glass door. Petitioner states that it will take six to eight weeks for the parts to be received from the vendor.

Staff recommendation: Grant the request.

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

Compliance Deadline: September 30, 2019 - For all repairs including life safety violations.

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



RECEIVED  
JUL 25 2019

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

Property Address: 211 S. Kimble Dr. Bloomington IN 47404

Petitioner's Name: JSA Investments.

Address: 1600 A ST NE Suite 12

City: Linton

State: Indiana



Zip Code: 47441

Phone Number: 8126994229

E-mail Address: mandy@rfpmg.com

Owner's Name: Jody Todd

Address: 1600 A ST NE Suite 12

City: Linton

State: Indiana



Zip Code: 47441

Phone Number: 8127987117

E-mail Address: jody@rfpmg.com

Occupants:

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 19-TV-64

NM

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

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

Unit 32 is requiring a new sliding glass door. We have Tommy D's contacted, but these take 6-8 weeks to come in and get installed.

Unit 16 will need a new window. We have Tommy D's contacted but again will take 6-8 weeks to come in and then get installed.

Signature (Required):

*Jeff Slaven*

Name (Print):

Jeff Slaven

Date:

7-25-2019

**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**

**JUL 17 2019**

855

**Owner(s)**

Jsa Investments  
1600 A St Ne Suite 12  
Linton, IN 47441

Prop. Location: 211 S Kimble DR

Number of Units/Structures: 24/2

Units/Bedrooms/Max # of Occupants: Bld 1: Bld B: 2/1/5 10/2/5, Bld C: 2/1/5 10/2/5

Date Inspected: 04/01/2019

Primary Heat Source: Gas

Property Zoning: CA

Number of Stories: 2

Inspector: Norman Mosier

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1970.  
There were no requirements for emergency egress at the time of construction.

**One Bedroom**

Living Room (17-5 x 10-11)  
Kitchen (10-1 x 8-9)  
Bedroom 10-4 x 10-2)  
Bathroom

**Two Bedroom**

Living Room (17-5 x 10-11)  
Kitchen (10-1 x 8-9)  
Bedroom (10-4 x 10-2)  
Bedroom (10-4 x 10-2)  
Bathroom

**Existing Egress Window Measurements:**

**Height: 34 inches**  
**Width: 16 inches**  
**Sill Height: 49 inches**  
**Openable Area: 3.77 sq. ft.**

**Height: 31 inches**  
**Width: 13 inches**  
**Sill Height: 51 inches**  
**Openable Ares: 2.79 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)

City Hall

Email: [hand@bloomington.in.gov](mailto: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

## 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

### Building B

#### Unit 15

##### Hallway

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

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

##### Right Bedroom

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

##### Left Bedroom

✓ Install the missing electrical service panel. BMC 16.04.060 (b)

✓ Install the hanging electrical receptacle on the north wall. 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)

#### Unit 17

##### Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

✓ 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)

##### 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 23

##### Kitchen

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

## **BUILDING C**

### **Unit 14**

#### **Hallway**

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

#### **Hall Bath**

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

Finish the drywall repair, sand and paint. BMC 16.04.060 (a)

Replace the damaged door, and to fit the door jamb and latch properly. BMC 16.04.060 (a)

### **Unit 22**

#### **Hall Bath**

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

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

### **Unit 24**

#### **Kitchen**

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

Repair/replace the broken oven door, door comes apart when opened. BMC 16.04.060 (a)

#### **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)

✓ Properly secure the loose and hanging GFCI receptacle into the receptacle box. BMC 16.04.060 (b)

### **Unit 32**

#### **Living Room**

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

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

Replace damaged screen on sliding glass screen door. BMC 16.04.060 (a)

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

#### **Furnace Closet**

Maintain minimum clearances from combustibles:

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

### **Unit 34**

#### **Furnace Closet**

Documentation for furnace not submitted, see other requirements.

R Bedroom

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

Unit 16

Living Room

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

Kitchen

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

Unit 26

R Bedroom

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

**OTHER REQUIREMENTS**

**Furnace Inspection Documentation for UNIT 34**

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

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

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

**Registration Form**

Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner and list all properties owned.** 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**  
**Housing and Neighborhood Development**

RENTAL INSPECTION INFORMATION

**APR 10 2019**

Jason M Hollar  
P.O. Box 1122  
St. Charles, IL 60174

RE: 211 S Kimble DR

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **JUN 09 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](http://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: Vicky Holdeman: Po Box 1745, Bloomington, IN 47402

*Hand*





**City Of Bloomington  
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

855

Owner(s)

Jason M Hollar  
P.O. Box 1122  
St. Charles, IL 60174

Agent

Vicky Holdeman  
PO Box 1745  
Bloomington, IN 47402

Prop. Location: 211 S Kimble DR

Number of Units/Structures: 24/2

Units/Bedrooms/Max # of Occupants: Bld 1: Bld B: 2/1/5 10/2/5, Bld C: 2/1/5 10/2/5

Date Inspected: 04/01/2019

Primary Heat Source: Gas

Property Zoning: CA

Number of Stories: 2

Inspector: Kenny Liford

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1970.  
There were no requirements for emergency egress at the time of construction.

One Bedroom

Living Room (17-5 x 10-11)  
Kitchen (10-1 x 8-9)  
Bedroom 10-4 x 10-2)  
Bathroom

Two Bedroom

Living Room (17-5 x 10-11)  
Kitchen (10-1 x 8-9)  
Bedroom (10-4 x 10-2)  
Bedroom (10-4 x 10-2)  
Bathroom

Existing Egress Window Measurements:

**Height:** 34 inches  
**Width:** 16 inches  
**Sill Height:** 49 inches  
**Openable Area:** 3.77 sq. ft.

**Height:** 31 inches  
**Width:** 13 inches  
**Sill Height:** 51 inches  
**Openable Area:** 2.79 sq. ft.

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

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

INTERIORBuilding BFurnace/storage closet

No violations noted.

Unit 15Hallway

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

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

Right Bedroom

MC Repair the hole in the wall. BMC 16.04.060(a) *S. WALL*

Left Bedroom

MC *MISSING ELECT. SERV. PANEL COVER, HOLE IN WALL, RECEPT. N. WALL - HANGING*  
This room was not accessible at the time of this inspection. This room must be 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 17Bathroom

MC Secure toilet to its mountings. BMC 16.04.060(c) ~~SECURE~~

MC 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)

Kitchen

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

Unit 25Kitchen

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

Furnace

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)

Left Bedroom

C *MISSING SERV. PANEL COVER*  
This room was not accessible at the time of this inspection. This room must be 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 27

No violations noted.

Unit 37Hallway

Install approved transition strips along the edge of floor covering in a manner that reduces trip hazards. BMC 16.04.060(a)

Bathroom

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

Right Bedroom

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

Unit 35Living Room

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

Hallway

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

Common Laundry

No violations noted.

Unit 11Kitchen

This room (**Furnace Closet**) was not accessible at the time of this inspection. This room must be 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

Bathroom

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

Unit 13Bathroom

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

Unit 23Living Room

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

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

Kitchen

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

Hallway

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

Unit 23 (Continued)Bathroom

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

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

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

Left Bedroom

C Replace the damaged or missing trim around window. BMC 16.04.060(a)

Unit 21Bathroom

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

Unit 33Right Bedroom

C Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. **Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window.** BMC 16.04.060(b)

Living Room

C Repair the sliding door to open and close easily. And latch as intended. BMC 16.04.060(b)

Unit 31

No violations noted.

Building CCommon Hallway2<sup>ND</sup> level

~~N/C~~ C Loose handrail at second level. BMC 16.04.060 (b)

3rd level

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

C Replace the missing register vent in the ceiling on the right side of ceiling, and secure the loose and hanging register vent on left side of ceiling. BMC 16.04.060 (a)

Unit 12L Bedroom

C Secure the loose hinges on the door. BMC 16.04.060 (a)

Unit 14Living Room

~~N/C~~ C Secure the loose receptacle east wall. BMC 16.04.060 (b)

Hallway

~~N/C~~ C Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Unit 14 (Continued)Hall Bath

- N/C Secure the loose sink to the wall. BMC 16.04.060 (a)
- N/C Finish the drywall repair, sand and paint. BMC 16.04.060 (a)
- N/C Replace the damaged door. BMC 16.04.060 (a) *F/T JMS*
- ~~N/C~~ 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

Unit 22Deck

- C Repair the sliding glass door screen to function as intended, off track. BMC 16.04.060 (a)

Kitchen

- 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)

Hall Bath

- N/C Secure the loose toilet to its mountings. BMC 16.04.060 (c)
- N/C Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(a)

Unit 24Kitchen

- N/C Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)
- MC Repair/replace the broken oven door, door comes apart when opened. BMC 16.04.060 (a)

Hallway

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

Hall Bath

- MC Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a) *GFCI HANGING OUT OF WALL*

L Bedroom

- MC Repair the broken window. BMC 16.04.060(a)
- C Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Unit 32Living Room

- MC Replace the missing smoke detector. IC22-11-18-3.5
- N/C Repair the sliding glass door to open easily. BMC 16.04.060 (b)
- N/C Replace damaged screen on sliding glass screen door. BMC 16.04.060 (a)
- N/C Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials, at south wall. BMC 16.04.060(a)

Kitchen

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

Furnace Closet

Maintain minimum clearances from combustibles:

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

Hall Bath

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

C Secure the loose sink faucet. BMC 16.04.060 (c)

L Bedroom

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

R Bedroom

C Repair the hole in wall behind the door. BMC 16.04.060 (a)

Unit 34Living Room

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

Kitchen

C Replace the defective gfi receptacles to the right and left of sink. BMC 16.04.060 (b)

Furnace Closet

C Repair the bi fold doors to function as intended. BMC 16.04.060 (a) SEE RUN. DOC  
NO POWER TO UNIT.

Hallway

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

R Bedroom

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

Unit 16Living Room

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

Kitchen

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

Hall Bath

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

L Bedroom

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

R Bedroom

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

Unit 18Kitchen

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

Hallway

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

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 26Living Room

Repair the sliding glass door to open easily and lock. BMC 16.04.060 (b)

Kitchen

Secure the lose sprayer to its base. BMC 16.04.060(c)

Replace the defective GFCI receptacle, growls when tripped. BMC 16.04.060 (b)

L Bedroom

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

R Bedroom

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

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

Unit 28Kitchen

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

Unit 38Furnace 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 38 (Continued)****Kitchen**

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

**Unit 36****Hallway**

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

**EXTERIOR**

No violations noted.

**OTHER REQUIREMENTS****Furnace Inspection Documentation**

C  
5-5-19  
XL Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

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

**Tenants and Owners Rights and Responsibilities Summary**

C  
5-5-19  
XL 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**

C  
5-5-19  
XL 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: September 18, 2019

Petition Type: An extension of time to complete repairs.

Petition Number: 19-TV-65

Address: 2430 W. 3<sup>rd</sup> St.

Petitioner: JSA Investments

Inspector: Norman Mosier

Staff Report: April 2, 2019 – Conducted Cycle Inspection  
July 11, 2019 – Conducted Re-inspection  
July 25, 2019 – Received BHQA Appeal

Petitioner is requesting an extension of time to complete the repairs. Agent is in process of hiring contractors (Plumbing and Tree Service) to complete the repairs.

Staff recommendation: Grant the request.

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

Compliance Deadline: October 18, 2019 – For all repairs.

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

*Handwritten signature/initials*



**RECEIVED**  
Page 1 of 2  
JUL 25 2019

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

**BY:** .....

**Property Address:** 2430 W. 3rd St. Bloomington IN

**Petitioner's Name:** JSA Investments

**Address:** 1600 A ST NE Suite 12

**City:** Linton

**State:** Indiana



**Zip Code:** 47441

**Phone Number:** 8126994229

**E-mail Address:** mandy@rfpmg.com

**Owner's Name:** Jody Todd

**Address:** 1600 A ST NE Suite 12

**City:** Linton

**State:** Indiana



**Zip Code:** 47441

**Phone Number:** 8127987117

**E-mail Address:** jody@rfpmg.com

**Occupants:**

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

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

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

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



**Reminder:**

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

(Will be assigned by BHQA)

Petition Number: 19-TV-65

NM

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

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

Building A Unit 13-Needs a certified plumber to come in and address leak above the tub in order to fix the sagging material. We are in the process of finding one to come and look at the issue.

Exterior-Tree service has been contacted and an estimate provided. We are waiting to get on their schedule to take these trees down.

→ Cast iron is cracked. Needs 6-8 more weeks

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



**City Of Bloomington**  
**Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

**JUL 17 2019**

3029

Owner(s)

Jsa Investments  
1600 A St Ne Suite 12  
Linton, IN 47441

Prop. Location: 2430 W 3rd ST  
Number of Units/Structures: 12/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 12/2/5

Date Inspected: 04/02/2019  
Primary Heat Source: Gas  
Property Zoning: CA  
Number of Stories: 2

Inspector: Norman Mosier  
Foundation Type: Basement  
Attic Access: Yes  
Accessory Structure: None

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

Typical Unit:

Living Room	17-6 x 10-0
Kitchen	10-3 x 10-0
Bedroom One	10-4 x 10-2
Bedroom Two	10-4 x 10-2
Bathroom	

Existing Egress Window Measurements:

Bedroom One:  
Height: 33.50 inches  
Width: 12.75 inches  
Sill Height: 46 inches  
Openable Area: 2.96 inches

Bedroom Two:  
Height: 33.50 inches  
Width: 16 inches  
Sill Height: 46 inches  
Openable Area: 3.72 inches

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.

28

## **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:**

#### **Building A**

##### **Unit 13**

##### **L 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

##### **Unit 14**

##### **Hall Bath:**

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

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

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

##### **Unit 34**

##### **Kitchen:**

Repair the left front burner to light as intended. BMC 16.04.060 (c)

Repair the torn linoleum at the kitchen door. BMC 16.04.060 (a)

### **EXTERIOR:**

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

Seal around all of the windows in this complex to be weather tight. BMC 16.04.050(a)

Re-install all of the improperly installed A/C vents on the 3<sup>rd</sup> level. BMC 16.04.050(a)

### **OTHER REQUIREMENTS**

#### **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**  
**Housing and Neighborhood Development**

**CYCLE INSPECTION REPORT**

3029

Owner(s)

Jsa Investments  
1600 A St Ne Suite 12  
Linton, IN 47441

Prop. Location: 2430 W 3rd ST  
Number of Units/Structures: 12/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 12/2/5

Date Inspected: 04/02/2019  
Primary Heat Source: Gas  
Property Zoning: CA  
Number of Stories: 2

Inspector: Norman Mosier  
Foundation Type: Basement  
Attic Access: Yes  
Accessory Structure: None

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

**Typical Unit:**

Living Room	17-6 x 10-0
Kitchen	10-3 x 10-0
Bedroom One	10-4 x 10-2
Bedroom Two	10-4 x 10-2
Bathroom	

**Existing Egress Window Measurements:**

**Bedroom One:**  
**Height: 33.50 inches**  
**Width: 12.75 inches**  
**Sill Height: 46 inches**  
**Openable Area: 2.96 inches**

**Bedroom Two:**  
**Height: 33.50 inches**  
**Width: 16 inches**  
**Sill Height: 46 inches**  
**Openable Area: 3.72 inches**

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.

**GENERAL VIOLATION:** Gas furnaces, see other requirements.

**INTERIOR:**

**Building A**

**Unit 11**

**Living Room:**

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

**Kitchen:**

C Restore power to the GFCI receptacle to the right of the sink. BMC 16.04.060 (a)

~~C~~ C Also secure the same GFCI receptacle, loose. BMC 16.04.060 (b)

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

**Furnace Closet:** See other requirements.  
No violations noted.

**Hallway:**

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

**Hall Bath**

C Repair/replace the loose tiles in the tub, south wall. BMC 16.04.060 (a)

C Remove the old caulk and install new caulk between the wall and sink. BMC 16.04.060 (a)

**L Bedroom:**

C Replace the missing doorknob. BMC 16.04.060 (a)

**R Bedroom:**

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

**Unit 13**

**Living Room:**

No violations noted.

**Kitchen:**

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

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

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

**Furnace Closet:** See other requirements.  
No violations noted.

**Hallway:**

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

**Hall Bath:**

C Replace the defective GFCI receptacle, BMC 16.04.060 (b)



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

R Bedroom:

No violations noted.

L Bedroom:

C Replace the damaged door. BMC 16.04.060 (a)

C Replace the missing door stop trim. BMC 16.04.060 (a)

C Restore power to the receptacle on the east wall. BMC 16.04.060 (a)

N/C 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

Unit 23

Living Room:

C Replace the broken sliding glass screen door. BMC 16.04.060 (a)

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

C Secure the loose receptacle box on the east wall adjacent to the sliding glass door. BMC 16.04.060 (b)

Kitchen, Furnace Closet, Hallway:

No violations noted.

Hall Bath:

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

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

R Bedroom:

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

C Repair the north window to lock as intended. BMC 16.04.060 (b)

N/C Secure the loose receptacle on the east wall. BMC 16.04.060 (b)

L Bedroom:

C Secure the loose striker plate and repair the door to latch properly. BMC 16.04.060 (a)

Unit 21

Living Room:

No violations noted.

Kitchen:

C Repair the left side burners to light as intended. BMC 16.04.060 (c)

Furnace Closet: see other requirements.

No violations noted.

Hallway:

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

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

Hall Bath:

Secure the loose GFCI receptacle. BMC 16.04.060 (b)

L Bedroom, R Bedroom:

No violations noted.

**Unit 33**

Living Room:

No violations noted.

Kitchen:

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

Repair the wiring splice under the sink to be inside an approved junction box.  
BMC 16.04.060(b) (b)

Furnace Closet: see other requirements.

No violations noted.

Hallway:

No violations noted.

Hall Bath:

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

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

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

Re-attach the tub faucet handle. BMC 16.04.060 (c)

Secure the loose waste and overflow cover plate. BMC 16.04.060 (c)

R Bedroom:

Repair the north window to latch as intended. BMC 16.04.060 (b)

L Bedroom:

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

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

Repair the north window to lock as intended. BMC 16.04.060 (b)

**Unit 31**

Living Room:

No violations noted.

Kitchen:

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

Furnace Closet: See other requirements.  
No violations noted.

Hallway:

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

Hall Bath:

No violations noted.

L Bedroom, R Bedroom:

No violations noted.

Unit 12

Living Room:

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

Replace the broken window, east wall, south window. BMC 16.04.060 (a)

Kitchen:

Replace the defective sprayer. BMC 16.04.060 (c)

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

Furnace Closet: See other requirements.  
No violations noted.

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

Repair/replace the leaking "p" trap under the sink, came apart. BMC 16.04.060 (c)

Replace the rattling exhaust fan. BMC 16.04.060 (c)

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

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

L Bedroom:

No violations noted.

R Bedroom:

Repair the damaged door casing and repair the door to latch properly. BMC 16.04.060 (a)

#### Unit 14

##### Living Room:

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

##### Kitchen:

C Secure the loose sink faucet handle. BMC 16.04.060 (c)

C Replace the defective GFCI receptacle on the south wall. BMC 16.04.060 (b)

##### Furnace Closet: See other requirements.

No violations noted.

##### Hallway:

No violations noted.

##### Hall Bath:

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

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

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

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

##### L Bedroom:

C Secure the loose hinges on the door and repair the door to latch properly. BMC 16.04.060 (a)

C Replace the missing receptacle cover plates. BMC 16.04.060 (b)

##### R Bedroom:

C Replace the missing door stop trim. BMC 16.04.060 (a)

#### Unit 22

##### Living Room:

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

##### Kitchen, Furnace Closet, Hallway:

No violations noted.

##### Hall Bath:

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

##### L Bedroom, R Bedroom:

No violations noted.

#### Unit 24

##### Living Room, Kitchen, Furnace Closet:

No violations noted.

Hallway:

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

Hall Bath:

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

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

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

L Bedroom:

C Secure the loose hinges on the door and repair the door to latch properly. BMC 16.04.060 (a)

R Bedroom:

No violations noted.

Unit 34

Living Room:

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

Kitchen:

~~C~~ Repair the left front burner to light as intended. BMC 16.04.060 (c)

~~C~~ Repair the torn linoleum at the kitchen door. BMC 16.04.060 (a)

Furnace Closet: See other requirements.

Maintain minimum clearances from combustibles:

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

Hallway:

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

C Replace the torn linoleum. BMC 16.04.060 (a)

Hall Bath:

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

C Secure the loose toilet seat. BMC 16.04.060 (a)

R Bedroom, L Bedroom:

No violations noted.

Unit 32

Living Room:

No violations noted.

Kitchen:

- C Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.060(c)
- C Replace the failing sprayer leaks and works intermittently. BMC 16.04.060 (c)
- C Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Furnace Closet, Hallway:

No violations noted.

Hall Bath:

- C Repair the sink faucet to eliminate the constant dripping. BMC 16.04.060(c)
- ~~C~~ Secure the loose toilet to its mountings. BMC 16.04.060 (c)
- C Remove the old caulk and install new caulk at the top of the tub and in the corner. BMC 16.04.060 (a)
- C Repair/replace the broken towel rack. BMC 16.04.060 (a)

L Bedroom:

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

R Bedroom:

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

S COMMON HALLWAY:

- C Secure the loose 2<sup>nd</sup> level handrail. BMC 16.04.060 (b)

EXTERIOR:

- N/C Trim all tree branches away from the siding and roofline to maintain a 3' clearance, NW corner of structure. BMC 16.04.040(e)
- N/C Seal around all of the windows in this complex to be weather tight. BMC 16.04.050(a)
- MC Re-install all of the improperly installed A/C vents on the 3<sup>rd</sup> level. BMC 16.04.050(a) S. END AT TOP
- C Repair the failing downspout on the SW corner of structure. BMC 16.04.050(a)
- C 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 the dead tree on the SE corner of property. BMC 16.04.040(e)

## OTHER REQUIREMENTS

### Furnace Inspection Documentation x 12

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

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

### Tenants and Owners Rights and Responsibilities Summary

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office 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: September 18<sup>th</sup>, 2019  
Petition Type: An extension of time to complete repairs.  
Petition Number: 19-TV-66  
Address: 2663 E. 7<sup>th</sup> Street.  
Petitioner: Michelle Mosier  
Inspector: Kenny Liford/Matt Swinney/Dee Wills  
Staff Report: June 7<sup>th</sup>, 2018 Completed Cycle Inspection Report  
August 5<sup>th</sup>, 2019 BHQA application received

Owner has requested an extension of time to complete repairs due to turnover and the loss of a maintenance person.

Staff recommendation: Grant the request.

Conditions: Have all repairs completed and a re-inspection scheduled by the deadline listed below.

Compliance Deadline: October 1<sup>st</sup>, 2019 To call and schedule re-inspection for all repairs.

Attachments: Cycle report, BHQA Appeal

9/18





**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**  
AUG 05 2019

**Property Address:** Park Doral Apartments

**Petitioner's Name:** Michelle Mosier

**Address:** 2663 E 7th Street

**City:** Bloomington

**State:** Indiana



**Zip Code:** 47408

**Phone Number:** 8123368208

**E-mail Address:** parkdoral@crerentals.com

**Owner's Name:** CRE Rentals - Maribeth Collier

**Address:** 400 E 3rd St. Suite 1

**City:** Bloomington

**State:** Indiana



**Zip Code:** 47401

**Phone Number:** 8123321509

**E-mail Address:** dan@crerentals.com

**Occupants:** 104 unit apartments complex

**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-66

DW, MS, 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.

We are requesting more time to complete the repairs due to the fact that we are currently in the middle of our apartment turnover.

We also recently lost a maintenance tech.

*Asking for 45 days.*

Signature (Required):

*Michelle Mosier*

Name (Print): Michelle Mosier

Date:

*8/5/19*

**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**  
RENTAL INSPECTION INFORMATION

**JUN 13 2019**

Maribeth Collier  
 400 E. 3rd Street Suite 1  
 Bloomington, IN 47401

RE: 2663 E 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 **AUG 12 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](http://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: Collier, Maribeth: 400 E. 3rd Street, Suite 1, Bloomington, IN 47401



**City Of Bloomington  
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

1659

Owner(s)

Maribeth Collier  
400 E. 3rd Street Suite 1  
Bloomington, IN 47401

Agent

Collier, Maribeth  
400 E. 3rd Street, Suite 1  
Bloomington, IN 47401

Prop. Location: 2663 E 7th ST

Number of Units/Structures: 104/4

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 8/3/5 16/2/5 6/1/5 1/Eff/5, Bld 2: 6/3/5 11/2/5 3/1/5,  
Bld 3: 6/3/5 12/2/5 2/1/5 1/Eff/5, Bld 4: 10/3/5 17/2/5 3/1/5 2/Eff/5

Date Inspected: 06/03/2019

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Inspector: Wills/ Swinney/ Liford

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1970.  
There are no minimum requirements for emergency egress at the time of construction.

Typical Egress:

Lower Level Sliding Windows:

Existing Egress Window Measurements:

Height: 44.50 inches

Width: 33.50 inches

Sill Height: 35 inches

Openable Area: 10.35 sq. ft.

Upper Level Single Hung Windows:

Height: 21 inches

Width: 31.50 inches

Sill Height: 14 inches

Openable Area: 4.59 sq. ft.

Lower Level Efficiency Units Sliding Windows:

Height: 22 inches

Width: 16 inches

Sill Height: 54.50 inches

Openable Area: 2.44 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 for the efficiency units be modified or replaced with a larger window to aid in emergency escape. BMC-16.04.020

## INTERIOR

### Building 2679

#### Unit K

##### Kitchen

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

##### Bathroom

Properly ground and secure the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements

#### Unit A

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

#### Unit B

##### Kitchen

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

##### Front Bedroom

Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b)

#### Unit C

##### Living Room

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

#### Unit D

No violations noted.

#### Unit E

##### Front Left Bedroom

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

**Unit F****Living Room**

The sliding glass door was not inspected at the time of this inspection, as it was not accessible. (blocked)  
The sliding glass door must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

**Unit G****Front Left Bedroom**

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

**Unit H****Bedrooms**

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

**Unit I, Unit J**

No violations noted.

**Laundry/ Utility Room**

No violations noted.

**Building 2677****Unit A**

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install new smoke detectors in an approved locations. 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 B****Hallway**

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

**Front Right Bedroom**

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

**Back Bedroom**

Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b)

**Unit C****Living Room**

Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device. Door locks in rental units shall be capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort. Repair/ replace the locking mechanism for the sliding glass door. BMC 16.04.060(a), BMC 16.04.060(b)

Kitchen

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

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

Hallway

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

Bathroom

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

Unit DHallway

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

Back (Master) Bedroom

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

Unit EKitchen

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

Bathroom

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

Front Left Bedroom

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

Master Bathroom

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

Unit FKitchen

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

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install new smoke detectors in an approved locations. 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

Front Right Bedroom

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

Unit GLiving Room

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

Front Left Bedroom

Properly repair the right electrical outlet to be flush against the wall so that it functions as intended. BMC 16.04.060(b)

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

Unit HHallway

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

All other smoke detector in this unit appear to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install new smoke detectors in an approved locations. 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

Front Right Bedroom

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

Unit ICenter Left Bedroom

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

Unit J

No violations noted.

Laundry/ Utility Room

No violations noted.

Building 2675Unit K

No violations noted.

Unit AKitchen

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

Unit BLiving Room

Remove the gas tank and grill from the interior living space. 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)

Kitchen

Properly secure the sink faucet assembly so that it functions as intended. BMC 16.04.060(c)

Front Right Bedroom

This window was not accessible at the time of this inspection. (blocked) This window must be brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.04



**Unit C**

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install new smoke detectors in an approved locations. 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 D**

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install new smoke detectors in an approved locations. 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

**Front Right Bedroom**

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

**Unit E**

No violations noted.

**Unit F**

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install new smoke detectors in an approved locations. 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 complete the ceiling repair above the shower surround. BMC 16.04.060(a)

**Unit G**

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install new smoke detectors in an approved locations. 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 secure the loose electrical outlet so that it functions as intended. BMC 16.04.060(b)

**Unit H****Front Bedroom, Rear Bedroom\**

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

**Unit I**

No violations noted.

**Unit J****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)

**Laundry / Utility Room**

No violations noted.

**Building 2671****Unit A****Kitchen**

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

Scrape and paint interior surfaces above the sink countertop where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f)

**Unit B****Hallway**

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

**Furnace Closet**

Maintain minimum clearances from combustibles:

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

**Unit C**

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

**Living Room**

Secure the register vent cover. BMC 16.04.060(a)

**Bathroom**

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

**Unit D****Kitchen**

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

**Hallway**

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

**Bathroom**

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)

**Master Bathroom**

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

**Unit E****Kitchen**

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

**Hallway**

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

**Unit F**

No violations noted.

**Unit G**

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install new smoke detectors in an approved locations. 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**

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

**Bathroom**

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

**Front Left Bedroom**

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

**Rear Bedroom**

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

**Deck**

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

Exceptions:

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

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

Exception:

1. One and two family dwellings,
2. Where buildings, balconies, and decks are protected by an automatic sprinkler system.

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

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

**Unit H**

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install new smoke detectors in an approved locations. 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**

Maintain minimum clearances from combustibles:

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

**Living Room**

Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device. Door locks in rental units shall be capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort. Repair/ replace the locking mechanism for the sliding glass door. BMC 16.04.060(a), BMC 16.04.060(b)

**Unit I****Living Room**

Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device. Door locks in rental units shall be capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort. Repair/ replace the locking mechanism for the sliding glass door. BMC 16.04.060(a), BMC 16.04.060(b)

**Hallway**

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

**Back Bedroom**

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

**Deck**

Properly secure the cover for the ac Unit. BMC 16.04.060(c)

**Unit J**

No violations noted.

**Building 2673****Laundry/ Utility Room**

No violations noted.

**Unit K**

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. Properly clean the dirty/soiled floor covering. BMC 16.04.060(d)

**Unit A**

No violations noted.

**Unit B**

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install new smoke detectors in an approved locations. 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 C**

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install new smoke detectors in an approved locations. 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 garbage disposal to function as intended. BMC 16.04.060(c)

**Bathroom**

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

**Rear Bedroom**

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

**Unit D****Living Room**

Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device. Door locks in rental units shall be capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort. Repair/ replace the locking mechanism for the sliding glass door. BMC 16.04.060(a), BMC 16.04.060(b)

**Unit E**

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install new smoke detectors in an approved locations. 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 F**

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install new smoke detectors in an approved locations. 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 G**

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install new smoke detectors in an approved locations. 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**

Seal entire edge of floor covering and secure the loose tiles. BMC 16.04.060(a)

**Unit H****Living Room**

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

**Center Bedroom**

Repair/ replace the broken spring for the window so that it functions as intended. BMC 16.04.060(b)

**Unit I**

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install new smoke detectors in an approved locations. 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**

Properly secure the cover panels for the furnace and the AC unit. BMC 16.04.060(c)

**Front Bedroom, Rear Bedroom**

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

**Unit J**

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install new smoke detectors in an approved locations. 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

**Front Bedroom**

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

**Building 2663****Unit A****Bedroom**

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

**Unit B****Bedroom**

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

The seals on the window glass in this room have failed causing the transparent quality of the window to be significantly reduced. Repair or replace the window(s) in a manner that restores the transparent quality of the window(s) and allows the window(s) to function as intended. BMC 16.04.060(a)

**Unit C****Bedroom**

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

The seals on the window glass in this room have failed causing the transparent quality of the window to be significantly reduced. Repair or replace the window(s) in a manner that restores the transparent quality of the window(s) and allows the window(s) to function as intended. BMC16.04.060(a)

#### Unit D

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

#### Unit E

No violations noted.

#### Unit F

##### Kitchen

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

##### Bedroom

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

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 G

No violations noted.

#### Unit H

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

##### Bathroom

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(c)

##### Kitchen

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

##### Deck

Weatherproof outlet cover for exterior outlet missing. BMC 16.04.050(b)

#### Unit I

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

Deck Utility Room

Fuel fired furnace and water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least ¼ inch per foot (2000 IFG 503.10.8). Replace or reconfigure the existing vent connectors/flue piping in a manner that meets the abovementioned criteria. BMC 16.04.060(c)

Bedroom 1

Replace the broken window on the upper left side. BMC 16.04.060(a)

Hallway

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

Unit JBedroom

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

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

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

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

Building 2665Laundry Room

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 ALiving Room

Secure loose electrical receptacle. BMC 16.04.060(b)

Kitchen

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



Bathroom

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

Unit BLiving Room

Secure loose electrical receptacle. BMC 16.04.060(b)

Bedroom 1

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

The seals on the window glass in this room have failed causing the transparent quality of the window to be significantly reduced. Repair or replace the window(s) in a manner that restores the transparent quality of the window(s) and allows the window(s) to function as intended. BMC 16.04.060(a)

Unit CBedroom 2

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

Unit DKitchen

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

Bathroom

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(c)

Bedroom 1

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

Bedroom 2

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

Unit EBathroom

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

Master Bathroom

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

Repair the exhaust fan to eliminate excessive noise. 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 F**

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

**Hallway**

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

**Bathroom**

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

**Bedroom 1**

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

**Living Room**

Secure HVAC return grille. BMC 16.04.060(c)

**Unit G**

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

**Living Room**

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

**Deck Utility Closet**

A junction box shall be supplied at each conductor splice. BMC 16.04.060(b)

**Unit H**

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

**Living Room**

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

**Unit I**

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

**Living Room**

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

**Hallway**

Secure loose electrical receptacle. BMC 16.04.060(b)

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

Bedroom 2

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

Bedroom 3

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

Bedroom 3 Bathroom

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

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

Unit JLiving Room

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

Building 2661Unit A

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

Bathroom

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(c)

Unit BDeck Utility Closet

Secure front cover on furnace. BMC 16.04.060(c)

Living Room

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

Bedroom 2

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

Unit C

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

Living Room

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

Hallway

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

Bathroom

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

Unit D

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

Living Room

Repair the sliding door to latch and function as intended. 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)

Bedroom 2

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

Living Room

Replace missing outlet cover plate. BMC 16.04.060(b)

Unit E

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

Unit F

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

Hallway

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

Bathroom

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

Unit G

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detectors in an approved locations. If wall mounted, they shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, they 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 H**

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

**Master Bathroom**

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

**Unit I**

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

**Deck Utility Closet**

Secure front cover on the furnace. BMC 16.04.060(c)

**Living Room**

Repair sliding door to latch and function as intended. BMC 16.04.060(a)

**Bathroom**

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(c)

**Unit J**

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

**Living Room**

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

**Bathroom**

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

**Unit K****Bathroom**

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

**Kitchen**

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

**Building 2667****Unit A****Kitchen**

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

Bedroom 1

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

Hallway

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

Unit BLiving Room

Repair the sliding door to latch and function as intended. 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 CKitchen

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

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

Bedroom 2

The seals on the window glass in this room have failed causing the transparent quality of the window to be significantly reduced. Repair or replace the window(s) in a manner that restores the transparent quality of the window(s) and allows the window(s) to function as intended. BMC 16.04.060(a)

Unit D

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

Living Room

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

Kitchen

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

Unit E

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

Bedroom 1

The seals on the window glass in this room have failed causing the transparent quality of the window to be significantly reduced. Repair or replace the window(s) in a manner that restores the transparent quality of the window(s) and allows the window(s) to function as intended. BMC 16.04.060(a)

Bathroom

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

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

Bedroom 2

The seals on the window glass in this room have failed causing the transparent quality of the window to be significantly reduced. Repair or replace the window(s) in a manner that restores the transparent quality of the window(s) and allows the window(s) to function as intended. BMC16.04.060(a)

Bedroom 3

The seals on the window glass in this room have failed causing the transparent quality of the window to be significantly reduced. Repair or replace the window(s) in a manner that restores the transparent quality of the window(s) and allows the window(s) to function as intended. BMC16.04.060(a)

Master Bathroom

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

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

Unit F

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

Kitchen

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

Bathroom

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

Unit G

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detectors in an approved locations. If wall mounted, they shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, they 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)

Bedroom 2

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

Unit H

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

Kitchen

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

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

Bathroom

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

Unit I

Living Room

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

Kitchen

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

Master Bedroom

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

Master Bathroom

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

Bathroom

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

Unit J

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

Kitchen

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

Bathroom

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

Building 2669

Unit A

Deck Utility Closet

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

Deck Storage Closet

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

Bathroom

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

Unit B

Deck Utility Closet

Replace the rotted flue pipe for the furnace. BMC 16.04.060(c)



Kitchen

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

Bedroom

The seals on the window glass in this room have failed causing the transparent quality of the window to be significantly reduced. Repair or replace the window(s) in a manner that restores the transparent quality of the window(s) and allows the window(s) to function as intended. BMC16.04.060(a)

Hallway

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

Unit CLiving Room

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

Kitchen

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

Bedroom 1

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 2

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

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

Unit DBathroom

Reattach cove base behind toilet. BMC 16.04.060(a)

Bedroom 3 Master

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

Master Bathroom

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

Unit EDeck Utility Closet

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

Kitchen

Replace the missing range hood filter. BMC 16.04.060(a)

Bathroom

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

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

Unit FKitchen

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

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

Unit G

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

Deck Utility Closet

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

Kitchen

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

Unit H

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

Kitchen

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

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

Bathroom

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

Master Bedroom

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

Unit IDeck Utility Closet

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

**Unit J**

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

**Deck Utility Closet**

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

**Kitchen**

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

**Bedroom**

The seals on the window glass in this room have failed causing the transparent quality of the window to be significantly reduced. Repair or replace the window(s) in a manner that restores the transparent quality of the window(s) and allows the window(s) to function as intended. BMC16.04.060(a)

**EXTERIOR****Building 2661-2663-2665**

Properly label gas service meters/disconnects with corresponding unit numbers. BMC 16.04.020

**Building 2667-2669**

Properly label gas service meters/disconnects with corresponding unit numbers. BMC 16.04.020

Properly seal the open pipe w/condensation line. (East side) 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)

**Building 2671-2673**

Properly seal the openings where gas lines enter the building. (East Side). BMC 16.04.050(a)

Secure the loose fascia boards on the decks to the left and right of the entrance to 2673. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed (Decks on west side of building). BMC 16.04.050(e)

Properly install approved exterior vent cover on the bathroom/laundry exhaust (West side). BMC 16.04.050(a)

Properly label gas service meters/disconnects with corresponding unit numbers. BMC 16.04.020

**Building 2675-2677-2679**

Repair/replace the rotten trim and brick mold around the entrance door to 2675. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed (Decks to building 2675). BMC 16.04.050(e)

Properly seal the open pipe w/condensation line. (North side) BMC 16.04.050(a)

Replace the deteriorated glazing compound on the windows. 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 label gas service meters/disconnects with corresponding unit numbers. BMC 16.04.020

### **OTHER REQUIREMENTS**

#### **Furnace Inspection Documentation X 104**

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

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

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

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 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: September 18, 2019

Petition Type: An extension of time to complete repairs.

Petition Number: 19-TV-68

Address: 857 Sherwood Hills Drive

Petitioner: Christina Divine

Inspector: Dee Wills

Staff Report: April 11, 2019 Completed Cycle Inspection  
August 07, 2019 Completed Reinspection  
August 12, 2019 Received Application for Appeal

The petitioner is requesting an extension of time for the installation of a replacement window. The window has been ordered and arrived with Tommy D's Window company, however they are backed up on the installation of windows at this time. All other items are in compliance.

Staff recommendation: Grant the request.

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

Compliance Deadline: November 18, 2019

Attachments: Application for Appeal, Receipt/ Installation Order form, Cycle Inspection Report

*[Handwritten signature]*



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

Page 1 of 1

RECEIVED  
AUG 12 2019  
BY: .....

Property Address: 857 Sherwood Hills Drive

Petitioner's Name: Christina Divine

Address: 3615 S Bluebird Ct

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (812) 369-8757

E-mail Address: christina.divine@comcast.net

Owner's Name: Christina Divine

Address: 3615 S Bluebird Ct

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: 812-369-8757

E-mail Address: christina.divine@comcast.net

Occupants: Nicholas Divine

**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 month's agenda!

(Will be assigned by BHQA)

Petition Number: 19-TV-68

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:

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

I need to replace a window. I ordered the window and it has arrived. however Tommy D's Windows is several months backed up on installing windows because of all the rain we had late spring that it will take a couple of months before my window can be installed. I am requesting 3 months extension (November 7) for the installation. I have included a copy of the window order showing the down payment I made on the window.

Signature (Required):

*Christina Divine*

Name (Print): Christina Divine

Date: 8/7/19

**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**

# INSTALL ORDER

Tommy D's Windows Doors & More  
3148 State Road 446  
Bloomington, IN 47401  
Phone: (812) 330-8898  
Fax: (812) 330-8863

Tommy 3148 S. State Road 446  
D's Bloomington, In 47401  
Windows, Doors & More, Inc.

Ord #: 124976-0

Route: NONE  
Page: 1 of 1

Order: 06/27/19  
Sched: 07/08/19

To: Z06126  
CHRISTINA DIVINE  
3615 S BLUEBIRD CT  
BLOOMINGTON

IN 47401

Ship To:  
CHRISTINA DIVINE  
857 SHERWOOD HILLS DR  
BLOOMINGTON IN 47401

Printed  
Date: 07/10/19  
Time: 03:34 PM

FOB: DLVD	Via: Our Truck	Phone: (812) 369-8757	Contact:
Type: WHSE	In: AS / Out: AS	Terms: DUE ON RECEIPT	Your Order: DIVINE CHRISTINA

Customer Instructions  
PAYMENT DUE UPON DELIVERY

Line #	Item Number	Description	Quantity	U/M		
0001.00	*124976001.00	V3, Full Window, Nailing Flange, 3001, R.O. 36" X 65-1/4", White, Low-E, Argon, DP45, 45, Standard Glass, Standard Glass, Full Screen, Double Lock, Prime 4 9/16, No J-Channel Filler, 0.29, 0.28	1.00	EA		

Merchandise....	619.30
Tax.....	0.00
Misc Charges...	0.00
Order Total....	619.30
Less Deposit...	207.00
Balance Due....	412.30





**City Of Bloomington**  
**Housing and Neighborhood Development**

**APR 29 2019**

**RENTAL INSPECTION INFORMATION**

Divine, Christina  
3615 S. Bluebird Court  
Bloomington, IN 47401

RE: 857 E Sherwood Hills DR

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **JUN 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](http://www.bloomington.in.gov/hand). If you do not have access to the internet, you may contact **HAND at 812-349-3420 and forms will be provided.**

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

Sincerely,

Housing & Neighborhood Development  
Encl: Inspection Report,



**City Of Bloomington**  
**Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

9336

Owner(s)

Divine, Christina  
3615 S. Bluebird Court  
Bloomington, IN 47401

Prop. Location: 857 E Sherwood Hills DR  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5

Date Inspected: 04/11/2019  
Primary Heat Source: Electric  
Property Zoning: RM  
Number of Stories: 2

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

The Monroe County Assessor's records indicate that this structure was built in 1998.  
Minimum egress requirements for a single family dwelling built at the time of construction.

Openable area: 4.75 Sq. Ft.  
Clear height: 22 inches  
Clear width: 20 inches  
Sill height: not more than 44 inches above finished floor.

**INTERIOR**

**Main Level**

Living Room 12-10 x 10-6, ½ Bathroom, Furnace Closet, Laundry Closet, Kitchen (11-3 x 10 -6)  
No violations noted.

**Upper Level**

Back Bedroom (13-10 x 9-4)

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

NE Replace the broken window pane. BMC 16.04.060(a)

C Replace the missing screw for the electrical outlet plate. (adjacent to window). 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

Front Bedroom (12-1 x 9-2)

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

Attic

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. BMC 16.04.020

**EXTERIOR**

No violations noted.

**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: 18 September 2019

Petition Type: An Extension of Time to Complete Repairs

Petition Number: 19-TV-069

Address: 2360 S Henderson St

Petitioner: Qiuen Zhu

Inspector: Michael Arnold

Staff Report: 03 April 2019 Cycle Scheduled by New Owner  
25 April 2019 Cycle Inspection  
02 May 2019 Mailed Report  
01 July 2019 Reinspection Scheduled  
13 August 2019 Reinspection Cancelled  
13 August 2019 Application for Extension of Time

Several items were written on the Inspection Report. The owner is requesting additional time due to damage caused by the previous tenants.

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: 01 December 2019

Attachments: Cycle Report, BHQA Application

25



RECEIVED  
AUG 1 2011

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](mailto:hand@bloomington.in.gov)

Property Address: 2360 S Henderson St

Petitioner's Name: Qiuwen ZHU

Address: 2014 E Greenbriar Ln

City: Bloomington State: IN Zip Code: 47401

Phone Number: 626-695-7530 Email Address: .....

Property Owner's Name: Qiuwen ZHU

Address: Same as above

City: Bloomington State: IN Zip Code: 47401

Phone Number: 626-695-7530 Email Address: QINGCHAI25@GMAIL.COM

Occupants: IU employee

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-69

SEE REVERSE

MA

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.

Dear Sir or Madam:

We sincerely request an extension to complete the repairs at 2360 S Henderson St. The reasons are listed below:

After the initial inspection, we ~~tried to~~ <sup>worked hard</sup> to fix the damages listed in the report. However, the tenants suddenly broken the lease and secretly moved out of the property, ~~leaving the~~ <sup>and</sup> made more damages, leaving the unit in a very bad condition (pets urine and smoke damages are everywhere).

This lead us to do more work than we thought and thus we request an extension to ~~have~~ <sup>make</sup> the unit repaired.

Thank You!

requesting until Dec 1st Qiuwen ZHU  
All repairs and additional damages.

Signature (required): Qiuwen ZHU

Name (please print): Qiuwen ZHU Date: 8/13/2019

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



**City Of Bloomington**  
**Housing and Neighborhood Development**  
CYCLE INSPECTION REPORT

740

Owner(s)

Qiwen Zhu  
 2014 E Greenbriar Ln  
 Bloomington, IN 47401

Prop. Location: 2360 S Henderson ST  
 Number of Units/Structures: 1/1  
 Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 04/25/2019  
 Primary Heat Source: Electric  
 Property Zoning: RM  
 Number of Stories: 2

Inspector: Mike Arnold  
 Foundation Type: Basement  
 Attic Access: Yes  
 Accessory Structure: none

Variance:

08/29/2012 This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on August 07, 2012 for the egress requirements. Project Name: 2360 S HENDERSON WINDOWS; Variance Number: 12-08-22.

Note: Lower Level Center Room is not approved for sleeping.

Interior:Lower Level:

**Verify there is a smoke detector on this level and that it functions as intended.**

Main Room (14-0x 11-4):

Repair the treads on the stairway to be level and secure. BMC 16.04.060(b)

Bathroom/Utility Room:

Eliminate the leak and complete the repairs to the shower. BMC 16.04.060(a)

Replace the broke floor tile. BMC 16.04.060(a) (At door)

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

**Bedroom (14-0 x 10-4)**

**This room has a door to the exterior**

Repair the door to slide easily and to latch as intended. BMC 16.04.060(b)

Properly treat and then paint the ceiling to eliminate the water stains. BMC 16.04.060(a)

**Main Level:**

**Verify there is a smoke detector on this level and that it functions as intended.**

**Entry:**

Repair the closet door to open/close easily. BMC 16.04.060(a) (Sticks)

**Living Room (16-2 x 14-2):**

No violations noted

**Kitchen:**

Replace the missing door knob on the pantry door. BMC 16.04.060(a)

**½ Bathroom:**

No violations noted

**Upper Level:**

**Verify there is a smoke detector on this level and that it functions as intended.**

**Bathroom:**

Properly repair and surface coat the ceiling. BMC 16.04.060(f) (Above the shower)

**Rear Bedroom (11-8 x 8-2):**

Existing Egress:

Height: 23.25 inches

Width: 30.25 inches

Sill Height: 30 inches

Openable Area: 4.88 sq. ft.

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

No violations noted

**Front Bedroom (14-2 x 10-0):**

Existing Egress:

Height: 23.25 inches

Width: 30.25 inches

Sill Height: 30 inches

Openable Area: 4.88 sq. ft.

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

Properly repair and surface coat the hole in the wall. BMC 16.04.060(a) (Adjacent to the closet door)

**Exterior:**

Provide access to the deck at reinspection



**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 or reviewed with the inspector **within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.060(c) and BMC 16.10.030(b)**

**Inventory Damage List:**

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

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. 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: September 18, 2019

Petition Type: An extension of time to complete repairs.

Petition Number: 19-TV-70

Address: 1900 S. Oakdale Dr.

Petitioner: Douglas Cook

Inspector: Mosier/Swinney/Wills

Staff Report: February 25, 2019 – Conducted Cycle Inspection  
June 18, 2019 – Conducted Cycle Inspection  
August 14, 2019 – Received September BHQA Appeal

Petitioner is requesting an extension of time to complete the repairs in reference to drainage violation adjacent to Building H. Agent has contacted a contractor.

Staff recommendation: Grant the request.

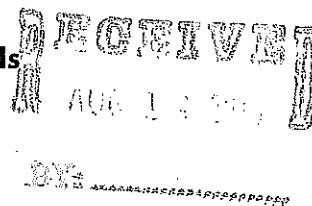
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action, including, but not limited to, the possibility of fines.

Compliance Deadline: November 19, 2019 – For all violations.

Attachments: Cycle Report, Remaining Violations Report, Petitioner's Letter.



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



**Property Address:** 1900 S. Oakdale Drive, Bloomington IN 47403

**Petitioner's Name:** Douglas W. Cook - Agent

**Address:** 2201 S. Oakdale Drive

**City:** Bloomington

**State:** Indiana

**Zip Code:** 47403

**Phone Number:** (812) 333-4280

**E-mail Address:** hiddenhillspm@evergreenres.com

**Owner's Name:** ASHH LLC

**Address:** 566 West Lake Street Suite 400

**City:** Chicago

**State:** Illinois

**Zip Code:** 60661

**Phone Number:** 312-324-9400

**E-mail Address:**

**Occupants:** 162 residential units

**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-70

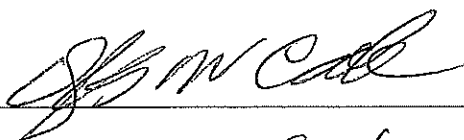
NM, DW, MS

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.

#5023 - Remaining Violation Inspection Report...All deficiencies have been corrected with the exception of Building H (exterior) drainage issue cited on the report. Working with vendor (Natures Link) to try to resolve this issue, spoke with them on Friday (8/9/19) but have yet to hear back from them. We are asking for an extension of time to correct this issue in order to be compliant with the City inspection report.

Signature (Required):



Name (Print):

Douglas W. Cook

Date:

8/14/19

**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**

5023

**Owner(s)**

Ashh Llc  
566 West Lake Street, Suite 400  
Chicago, IL 60661

**Agent**

Douglas W. Cook/ Evergreen Real Estate Services  
2201 S Oakdale Dr  
Bloomington, IN 47403

Prop. Location: 1900 S Oakdale DR

Number of Units/Structures: 161/31

Units/Bedrooms/Max # of Occupants: Bld 1: Bld A: 2/4/5 2/3/5 4/2/5, Bld B: 2/4/5 2/3/5 4/2/5, Bld C: 6/3/5, Bld D: 4/2/5, Bld E: 4/3/5, Bld F: 4/3/5, Bld G: 4/2/5, Bld H: 4/2/5, Bld I: 4/2/5, Bld J: 6/3/5, Bld K: 6/3/5, Bld L: 4/3/5 4/2/5, Bld M: 4/3/5 1/4/5, Bld N: 3/3/5 2/4/5, Bld O: 4/3/5, Bld P: 6/3/5, Bld Q: 4/3/5 4/2/5, Bld R: 4/2/5, Bld S: 4/2/5, Bld T: 4/2/5, Bld U: 4/2/5, Bld V: 4/2/5, Bld W: 4/2/5, Bld X: 6/3/5, Bld Y: 5/3/5, Bld Z: 4/3/5 4/2/5, Bld AA: 4/3/5, Bld BB: 4/3/5 4/2/5, Bld CC: 4/3/5 4/2/5, Bld DD: 4/2/5

Date Inspected: 02/25/2019  
Primary Heat Source: Electric  
Property Zoning: RH  
Number of Stories: 2

Inspector: Mosier/ Swinney/ 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.

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

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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

### Building B

#### Unit 1920

##### Dining Room

Secure the loose door hinges and repair the door to latch properly. BMC 16.04.060 (a)

#### Unit 1926

##### Dining Room

Repair the doorknob and deadbolt on the rear door to latch as intended. BMC 16.04.060 (a)

### Building C

#### Unit 1950

##### Upper Level

##### Hall Bath

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

### Building D

#### Unit 1871

This unit was not inspected at the time of this inspection, as it was not accessible. **(dogs were loose in apt; tenant refuses entry if not present)** This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

### Building G

#### Unit 1865

##### Hallway

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

### Building H

#### Unit 2001

##### Kitchen

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

### Building J

#### Unit 2008

##### Hall Bathroom

Properly seal the failing dry wall tape at the ceiling so that it functions as intended. BMC 16.04.060(a)

### Building K

#### Unit 2012

##### Left Bedroom

The window in this room was not inspected at the time of the cycle inspection as there was no access. **(blocked by bed)** The window in this room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

## **Building L**

### **Unit 2034**

#### **Right Rear Bedroom**

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

## **Building O**

### **Unit 2062**

#### **NW Bedroom (Master)**

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

## **Building P**

### **Living Room**

Replace the deteriorated rubber strip on the threshold, so that the threshold is weather tight. BMC 16.04.060 (a)

## **Building R**

### **Unit 2100**

#### **L Bedroom**

Secure the loose receptacle. (Below window) BMC 16.04.060 (b)

## **Building Y**

### **Unit 2222**

#### **Living Room**

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

#### **Kitchen**

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

### **Unit 2224**

#### **Upper Level**

#### **Front Right Bedroom**

Replace the broken window pane. BMC 16.04.060(a)

## **Building Z**

### **Upper Level**

#### **Hall Bath**

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

### **Unit 2204**

#### **NE Bedroom**

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

## **Building AA**

### **Unit 2294**

#### **Left Back Bedroom**

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

**Unit 2296****Front Right Bedroom**

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

**Building CC****Unit 2268****Right Bedroom**

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

**Unit 2262****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)

**Front Left Bedroom**

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

**EXTERIOR****Building D**

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

**Building G**

Properly repair or replace damaged or deteriorated siding on the front of the building next to the door for unit 1865 in a manner that leaves the structure weather tight. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

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

**Building H**

Regrade Ground to direct water away from the back of the building and crawlspace entrance. BMC 16.04.050(a)

**Building I**

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

**Building K**

Secure the loose siding on north end of structure at soffit and bottom of wall. BMC 16.04.050(a)

**Building P**

Properly repair or replace damaged or deteriorated siding on the West wall of storage room for unit 2075 in a manner that leaves the structure weather tight. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)



**Building Q**

Properly repair or replace damaged or deteriorated siding corner on the front of the building next to unit 2085 in a manner that leaves the structure weather tight and excludes the entrance of rodents. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

**Building R**

Secure the loose siding on band, east side of structure. BMC 16.04.050(a)

**Building W**

Remove the mold on the north side of structure. BMC 16.04.050(f)

**Building X**

Secure the loose siding on west end of structure. BMC 16.04.050(a)

**Building Y**

Secure the loose siding on east end of structure. BMC 16.04.050(a)

Paint the door trim on the front facing exterior doors. BMC 16.04.050(a)

**Building Z**

Paint the door trim on the front facing exterior doors. BMC 16.04.050(a)

**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: September 18, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-AA-71

Address: 213 S Jefferson St

Petitioner: Nicholas Weybright

Inspector: Michael Arnold/John Hewett

Staff Report:

16 April 2019	Scheduled Complaint Inspection
18 April 2019	Complaint Inspection
29 April 2019	Sent Complaint Inspection Report
13 May 2019	Received BHQA Application
19 June 2019	BHQA Meeting Cancelled
17 July 2019	BHQA Granted extension until August 17.
16 August 2019	Received AA Appeal from the owner.

The complaint included concerns about the structural stability of the basement foundation walls. There is some dislocation of the masonry block which may be a structural concern. The report requested repairs or documentation from a design professional regarding the deterioration. The petitioner has requested relief from the requirement to make structural repairs, and wants to address water issues as an alternative.

Staff recommendation: Deny the Appeal

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

Compliance Deadline: October 17, 2019

Attachments: Application, Complaint report, Picture



RECEIVED  
AUG 16 2019

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

Property Address: 213 S Jefferson St., Bloomington, IN 47408

Petitioner's Name: Nicholas Weybright

Address: 6925 E. 96th Street, Suite 255

City: Indianapolis

State: Indiana

Zip Code: 46250

Phone Number: 3175387000

E-mail Address: nick@weybright.com

Owner's Name: Nicholas Weybright

Address: 6925 E. 96th Street, Suite 255

City: Indianapolis

State: Indiana

Zip Code: 46250

Phone Number: 3175387000

E-mail Address: nick@weybright.com

Occupants: Leah Baumann, Catherine DeBruyn & Katelyn Lenahan

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-71

JH, MA

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

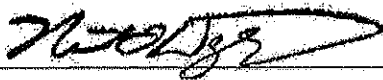
- A. An extension of time to complete repairs. (Petition type: TV)
  - 1. Specify the items that need the extension of time to complete.
  - 2. Explain why the extension is needed.
  - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition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

I am submitting my appeal to your decision relating to foundation repairs needed to the property at 213 S. Jefferson St. I don't think that it is fair to require these repairs. I propose that the following items will sufficiently address the issues:

- 1) I will install downspout extensions that will extend water out 15 feet or more past the foundation at the discharge point.
- 2) I will install an auto drip dehumidifier in the unfinished basement.
- 3) I will install a floor drain at the lowest spot of the basement near the laundry.
- 4) I will be sure that all debris is removed from the gutters and maintain clean gutters.

Thank you for your consideration. I look forward to speaking with you.

Signature (Required):



Name (Print): Nicholas Weybright

Date:

8/16/19

**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**

**APR 29 2019**

57ub Llc  
Po Box 6277  
Fishers, IN 46038

**RE:NOTICE OF COMPLAINT INSPECTION**

Dear 57ub Llc

On 04/18/2019 a complaint inspection was performed at 213 S Jefferson ST. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within fourteen days (14) and call this office no later than **MAY 13 2019** to schedule the required re-inspection. Our mailing address and telephone number are listed below.

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

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

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

Sincerely,

Housing & Neighborhood Development

Encl:Inspection Report,

Xc:Tempo Properties Inc.: P.O. Box 5727, Bloomington, IN 47407

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City Hall

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

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401 N Morton St

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

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Bloomington, IN 47404

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



**City Of Bloomington**  
**Housing and Neighborhood Development**  
**COMPLAINT INSPECTION REPORT**

1079

**Owner(s)**

57ub Llc  
Po Box 6277  
Fishers, IN 46038

**Agent**

Tempo Properties Inc.  
P.O. Box 5727  
Bloomington, IN 47407

Prop. Location: 213 S Jefferson ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/4

Date Inspected: 04/18/2019  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 2

Inspector: Mike Arnold  
Foundation Type: Basement  
Attic Access: No  
Accessory Structure: none

The following items are the result of a complaint inspection conducted on 04/18/2019. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

**Interior:**

Repair the plumbing/drain lines to eliminate back up into the bathroom and kitchen sinks. BMC 16.04.060(c)

**Basement:**

Repair the walls and floor as necessary to eliminate water infiltration. BMC 16.04.060(a)

Repair the foundation walls to be structurally sound or provide documentation from a design professional stating the walls are structurally sound. BMC 16.01.060(f)

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City Hall

Email: [hand@bloomington.in.gov](mailto: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

**Upper Level:**

Repair/replace the window sashes that have fogged or have moisture between the panes of glass. BMC 16.04.060(a)

**Exterior:**

Eliminate the downed trees, wood and brush from the property. BMC 16.04.050(a)(d)

















City of Bloomington  
H.A.N.D.

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

Meeting Date: September 18, 2019

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to register and inspect.

Petition Number: 19-AA-72

Address: 3336 S Oaklawn Circle

Petitioner: Yiping Lin

Inspector: John Hewett

Staff Report: August 6, 2019 Notice to register and schedule inspection is sent to owner.  
August 15, 2019 Owner called to say his daughter lives here. Advised him to  
appeal for Variance.  
August 15, 2019 Received appeal and fee from the owner.

This house is occupied by the owner's daughter. The owner is asking for relief from the requirements of Title 16.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This unit will be granted relief from the requirements of Title 16 for as long as the current owner and tenant are still un-changed from the current status. The property status will be checked yearly to verify no changes have been made. If this status changes, the requirements of Title 16 may be re-instated.

Compliance Deadline: none  
Attachments: Appeal form



RECEIVED  
AUG 15 2019  
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: 3336 S oaklawn Cir  
Petitioner's Name: Yiping Lin  
Address: 3336 S oaklawn Cir  
City: Bloomington State: IN Zip Code: 47401  
Phone Number: 678-632-1997 Email Address: R903 R90315@gmail.com  
Property Owner's Name: Yiping Lin  
Address: 3336 S oaklawn Cir 2510 E clay Ct  
City: Bloomington State: IN Zip Code: 47401  
Phone Number: 678-632-1997 Email Address: R90315@gmail.com  
Occupants: Chef

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-AA-72

SEE REVERSE

JA

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.

This home is live by my daughter,

There is no payment in between us.

I am supporting her for following one year by not collect rent.

I would like this property to be exempt from Rental Property Requirement.

Signature (required): YIPING LIN

Name (please print): Yiping Lin Date: 8-15-19

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 & Neighborhood Development**

Meeting Date: September 18, 2019

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to remove upholstered furniture from a porch.

Petition Number: 19-AA-74

Address: 803 N Lincoln St.

Petitioner: Isaac Peterson

Inspector: Michael Arnold/ John Hewett

Staff Report: August 9, 2019 Received Rental Complaint concerning couch on this porch.  
August 15, 2019 Tenant Violation Report issued.  
August 21, 2019 Received appeal and fee.

The tenant at 803 N Lincoln Street has appealed for relief from the requirement to remove the upholstered furniture from the porch. He states this furniture is designed for outdoor use.

Staff recommendation: Deny the relief from administrative decision.

Conditions: The furniture shall be removed from the porch and placed indoors.

Compliance Deadline: September 25, 2019

Attachments: Complaint email and form, Tenant Violation Report, Appeal form, Photos

A handwritten signature in black ink, located in the bottom right corner of the page.

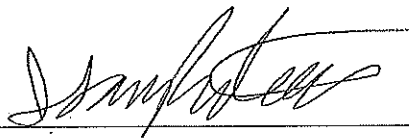
In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.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

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- 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 administration decision made stated that we are in violation of BMC 16.04.040(f) which says: "Furniture not generally intended to be used for outdoor purposes (typically upholstered furniture), shall not be permitted to be stored on the exterior premises of residential rental units, this includes both screened-in porches and non-screened porches." Specifically the issue was with the outdoor seating that we have on our front porch.

In accordance with section f, the seating items shall not "GENERALLY (be) intended to be used for outdoor purposes." Our seating items were labeled as outdoor seating when we purchased them and are designed for that intent. Additionally, our items are not upholstered, they are made from a weather-resistant leather. Therefore, we believe our porch furniture is not in violation of any BMC line items and we request a petition of this decision with the ultimate goal of leaving the furniture on our porch.

Signature (Required):



Name (Print): Isaac Peterson

Date:

08/21/2019

**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**

**AUG 15 2019**

Tariq Khan  
 1201 W. Allen Street # 19  
 Bloomington, IN 47403

RE:NOTICE OF TENANT VIOLATION INSPECTION

Dear Resident(s)

On 08/12/2019, a complaint inspection was performed at 803 N Lincoln ST. During the inspection violations of the Bloomington Housing Code were found. Enclosed is the inspection report which cites violations that are the responsibility of the resident(s) to correct. Please correct the violations within 14 days and contact this office no later than **AUG 30 2019** to schedule the required re-inspection. Our mailing address and telephone number are listed below.

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

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

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

Sincerely,

Housing & Neighborhood Development  
 Encl: Inspection Report,

City Hall

Email: [hand@bloomington.in.gov](mailto: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

HW





**City Of Bloomington  
Housing and Neighborhood Development**

**TENANT VIOLATION INSPECTION REPORT**

1237

**Owner(s)**

Tariq Khan  
1201 W. Allen Street # 19  
Bloomington, IN 47403

**Tenants**

Tenants  
803 N Lincoln St  
Bloomington IN 47408

Prop. Location: 803 N Lincoln ST

Number of Units/Structures: 1/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 08/12/2019

Primary Heat Source: Gas

Property Zoning: RC

Number of Stories: 2

Inspector: Mike Arnold

Foundation Type: Basement

Attic Access: No

Accessory Structure: none

A complaint was received that is the responsibility of the tenants to correct. The violations must be corrected and reinspected for compliance with the Residential Rental Unit and Lodging Establishment Inspection Program within 14 days of the date on which this notice was mailed. It is the responsibility of the tenant to contact this office to schedule the required re-inspection at 349-3420. Any questions can be addressed to the inspector at 349-3420.

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

**Exterior:**

Remove the couch and other upholstered furniture from the front porch of the house. BMC 16.04.040(f)

**This is the end of this report.**

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City Hall

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

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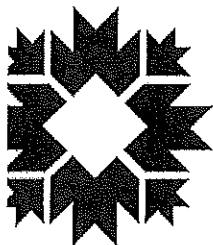
401 N Morton St

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

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Bloomington, IN 47404

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



**CITY OF BLOOMINGTON  
RENTAL COMPLAINT FORM**

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

**RECEIVED**  
AUG 11 2009

BY: .....

ADDRESS OR LOCATION OF THE COMPLAINT: 803 N. Lincoln

**COMPLAINANT INFORMATION**

NAME: <u>James Ford</u>		
STREET ADDRESS: <u>PO Box 3268</u>		
CITY: <u>Bloomington</u>	STATE: <u>IN</u>	ZIP: <u>47402</u>
PHONE: _____		

**NATURE OF THE PROBLEM**

Couches on porch

HOW LONG HAS THE PROBLEM EXISTED: one year

WHEN DID YOU NOTIFY THE OWNER/AGENT: \_\_\_\_\_

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

COMPLAINANT SIGNATURE: \_\_\_\_\_

**OFFICE USE ONLY**

OWNER'S NAME: _____
ADDRESS: _____
NEIGHBORHOOD COMPLIANCE OFFICER: _____

HOUSING CODE FILE: ☐ YES ☐ NO

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

COMPLAINT RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

COMMENTS: \_\_\_\_\_



Daniel Bixler <bixlerd@bloomington.in.gov>

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## Fwd: couches on porches in Highpoint Neighborhood

1 message

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Eric Sader <sadere@bloomington.in.gov>  
To: Daniel Bixler <bixlerd@bloomington.in.gov>

Thu, Aug 1, 2019 at 10:10 AM



Eric A. Sader, JD, MSW, LSW  
Assistant Director, Housing and Neighborhood Development  
City of Bloomington, Indiana  
401 N. Morton Street, Suite 120, Bloomington, IN 47404  
[sadere@bloomington.in.gov](mailto:sadere@bloomington.in.gov), 812-349-3420 x3577, 812-349-3582 (fax)

----- Forwarded message -----

From: **Ford, James** <jbford@indiana.edu>  
Date: Thu, Aug 1, 2019 at 10:06 AM  
Subject: couches on porches in Highpoint Neighborhood  
To: hand@bloomington.in.gov <hand@bloomington.in.gov>

Dear HAND,

Attached are complaint forms for two addresses (803 and 810 N. Lincoln) where tenants have placed couches on porches.

Side comment: I think it would be helpful if landlords were asked to inform their tenants of the various City regulations that are regularly violated. Specifically:

1. Noise
2. Trash
3. Couches on porches
4. Bonfires
5. Trespassing


Perhaps this could be done whenever a landlord renews a rental permit. If the City required all leases contain a simple paragraph outlining some basic guidelines, one that included the URLs to the relevant online Code articles, the violation rate might drop.


Thank you,

James Ford

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**2 attachments**

 rental\_complaint\_form-810-Lincoln.pdf  
87K

 rental\_complaint\_form-803-Lincoln.pdf  
82K