

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

ALL ITEMS ARE ON THE CONSENT AGENDA

- I. **ROLL CALL**
- II. **REVIEW OF SUMMARY** – October 16, 2019, November 20, 2019
- III. **PETITIONS**
 - 1) 19-AA-90, **1296 S. Cobble Creek Circle**, Minhong Cai. Request for relief from an administrative decision.
 - 2) 19-TV-91, **348 S. Morton Street**, Matthew Baggetta. Request for an extension of time to complete repairs.
 - 3) 19-RV-92, **551 W. Clover Terrace**, H.A.N.D. (Thomas & Judith McKinney). Request for rescission of a variance.
 - 4) 19-AA-93, **913 N. College Avenue**, Timothy Roberts (14th & College Holdings, LLC). Request for relief from an administrative decision.
 - 5) 19-AA-94, **923 N. College Avenue**, Timothy Roberts (14th & College Holdings, LLC). Request for relief from an administrative decision.
 - 6) 19-TV-95, **703 W. Gourley Pike**, Kelly Cockrell (The Arch Bloomington). Request for an extension of time to complete repairs.
 - 7) 19-AA-96, **500 N. Walnut Street, Unit 204**, Daniel Gould. Request for relief from an administrative decision.
 - 8) 19-TV-97, **1601 E. Matlock Road, Apt. 5**, Rogers Reading (Steve Hogan). Request for an extension of time to complete repairs.
- IV. **GENERAL DISCUSSION**
- V. **PUBLIC COMMENT**
- VI. **ADJOURNMENT**

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



City of Bloomington
H.A.N.D.

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

Meeting Date: December 18, 2019

Petition Type: Relief from an administrative decision

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

Petition Number: 19-AA-90

Address: 1296 S Cobble Creek Circle

Petitioner: Minhong Cai

Inspector: John Hewett

Staff Report: August 8, 2019 Drive by- occupied.
August 20, 2019 Sent Notice to Register to owner
September 5, 2019 Sent final Notice to Register.
September 27, 2019 Started Legal Procedures.
October 10, 2019 Legal Demand Letter sent
October 23, 2019 Received Appeal and fee.

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 not 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. HAND will require yearly affidavits of occupancy.

Compliance Deadline: Occupancy Affidavit will be due yearly in the month of December

Attachments: Appeal form



**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: 1296 S Cobble Creek Circle, Bloomington Indiana

Petitioner's Name: Minhong Cai

Address: 7641 Prairie View Lane

City: Indianapolis

State: Indiana

Zip Code: 46256

Phone Number: 3175138557

E-mail Address: minhongcai4@gmail.com

Owner's Name: Minhong Cai

Address: 7641 Prairie View Lane

City: Indianapolis

State: Indiana

Zip Code: 46256

Phone Number: 3175138557

E-mail Address: minhongcai4@gmail.com

Occupants: Hannah Wang (legal dependent, attending IUB)

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 months agenda!

(Will be assigned by BHQA)

Petition Number: 19-AA-90

Page 2 of 2

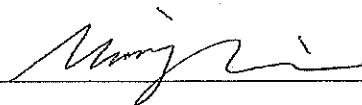
In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. 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 an exemption from the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

This property was purchased to be our legal dependent daughter's housing while attending IUB.

Signature (Required):



Name (Print): Minhong Cai

Date:

10-23-2019
~~2/28/07~~

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
H.A.N.D.

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

Meeting Date: December 18, 2019

Petition Type: An extension of time to complete repairs.

Petition Number: 19-TV-91

Address: 348 S Morton St.

Petitioner: Matthew Baggetta

Inspector: Matt Swinney

Staff Report: June 10, 2019 Completed Cycle Inspection Report
October 23, 2019 BHQA App received

Owner has requested an extension of time to complete repairs to the window in the South bedroom. The window repair required parts to be ordered and contractors scheduled to complete the work. The owner has requested an extension till the end of December 2019 to complete the repair.

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: December 31, 2019 to call and schedule the reinspection.

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



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Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov**

Property Address: 348 S Morton St

Petitioner's Name: Matthew Baggetta

Address: 348 S Morton St

City: Bloomington

State: Indiana

Zip Code: 47403

Phone Number: (617) 960-6244

E-mail Address: baggettm@indiana.edu

Owner's Name: Matthew Baggetta

Address: 348 S Morton St

City: Bloomington

State: Indiana

Zip Code: 47403

Phone Number: 617-960-6244

E-mail Address: baggettm@indiana.edu

Occupants: Sara Lipshutz

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:

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(Will be assigned by BHQA)

Petition Number: 19-TV-91

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.

The repair is for one of two windows in a currently unused spare bedroom. The window does not stay fully open on its own; it drops about two inches when released from a fully open position.

The problem was identified in an initial HAND inspection. A City Glass technician came several weeks later and adjusted the window hardware so the window stayed open. At the re-inspection, the problem returned. It took several weeks to get City Glass back to the house to determine that a replacement was needed and then another few weeks before they came to measure the window to order replacement parts.

The measurements revealed that the window requires a custom cut glass pane. City Glass placed the order and it took more than five weeks for the custom pane to arrive from the production facility in St. Louis.

City Glass could not schedule an installation until after the pane arrived. The glass is now in and City Glass is now planning to install the pane in early November. When they are done, I will need a contractor to come finish the interior trim (City Glass only does exterior components of window installation).

I need additional time for City Glass and the contractors to get in and complete the work. I am requesting an extension until the end of December 2019 (although I certainly hope this is done before then).

Signature (Required):



Name (Print): Matthew Baggetta

Date: 10/23/19

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City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

JUN 21 2019

Matthew Baggetta & Jennifer Brass
348 S Morton St
Bloomington, IN 47403

RE: 348 S Morton 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 20 2019** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

1554

Owner(s)

Matthew Baggetta & Jennifer Brass
348 S Morton St
Bloomington, IN 47403

Prop. Location: 348 S Morton ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 06/10/2019
Primary Heat Source: Gas
Property Zoning: CD
Number of Stories: 2

Inspector: Matt Swinney
Foundation Type: Celat
Attic Access: No
Accessory Structure: Det. Garage

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

INTERIOR

Entry Hallway, ½ Bath, Laundry Closet, Living Room 15 x 15, Dining Room 15 x 12, Kitchen, Rear Entry Hallway, Master Bathroom, Shower Room
No violations noted.

Master Bedroom 15 x 12

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

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1899
Height: 37 inches
Width: 31 inches
Sill Height: 25.5 inches
Openable Area: 7.97 sq. ft.

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

UPSTAIRS

Bathroom, Hallway
No violations noted.

N Bedroom 23 x 15

No violations noted.

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1899

Height: 49 inches

Width: 23 inches

Sill Height: 12 inches

Openable Area: 7.82 sq. ft.

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

S Bedroom 23 x 15

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

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1899

Height: 49 inches

Width: 23 inches

Sill Height: 12 inches

Openable Area: 7.82 sq. ft.

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

Basement

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

EXTERIOR

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

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 to Rescind Variance**

Meeting Date: December 18, 2019

Petition Type: Rescind a variance.

Petition Number: 19-RV-92

Address: 551 W. Clover Terrace

Petitioner: HAND

Inspector: Jo Stong

Staff Report: September 24, 2019 Completed Cycle Inspection
October 28, 2019 Completed re-inspection
October 30, 2019 Application for Appeal

Variance:

This property was previously granted a variance for the west bedroom to the minimum light and ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include minimum light and ventilation requirements. Therefore, this variance must be rescinded by the Board of Housing Quality Appeals. The Building Code in place at the time of construction (1973 Indiana Construction Rules and Regulations) has minimum requirements but the Indiana Department of Homeland Security states that they are not enforceable.

Monroe County records show this structure was built in 1975. There were no minimum emergency egress requirements at the time of construction.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington
H.A.N.D.

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

Meeting Date: December 18, 2019

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to pay fines for required documentation.

Petition Number: 19-AA-93

Address: 913 N College Ave.

Petitioner: Timothy Roberts

Inspector: John Hewett, Mike Arnold

Staff Report: March 19, 2019 Agent called to schedule inspection for April 15, 2019
April 15, 2019 Cycle inspection completed.
April 26, 2019 Report sent to owner and agent
July 10, 2019 Mailed Remaining Violations report to owner and agent.
July 10, 2019 Agent scheduled re-inspection for August 26, 2019
August 26, 2019 Re-inspection conducted, violations remain.
September 9, 2019 Mailed 2nd Remaining violations report.
October 8, 2019 Received fire suppression documents. All Complied.
October 18, 2019 Sent Billing statement.
October 31, 2019 Received appeal and fee from the agent.

Title 16 requires all landlords/property managers to provide copies of the Tenants and Owners Rights and Responsibilities Summary and an Inventory and Damage List (Move-in Inspection) to HAND for review within 60 days of the inspection at the time of Renewal of the Rental Occupancy Permit. Title 16 states that HAND will levy a \$25.00 fine for each document that is not given or shown to the inspector in this manner. This review did not occur in the 60 day deadline for this property. The billing statement was paid in full on November 12, 2019.

Staff recommendation: Deny the relief from administrative decision.

Conditions: The fines will not be refunded.

Compliance Deadline: none

Attachments: Appeal form



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
OCT 31 2019

BY:

Property Address: 913 + 923 N. College Ave Bloomington, IN 47404

Petitioner's Name: Timothy Roberts

Address: 3296 S Walnut Springs Drive

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812 822-1231 E-mail Address: TRoberts@birgeandheld.com

Owner's Name: 14th + College Holdings LLC

Address: LOCAL ADDRESS - 3296 S Walnut Springs Dr

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812 822 1231 E-mail Address: TRoberts@birgeandheld.com
Agent For Owner

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: 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 months agenda!

(Will be assigned by BHQA)

Petition Number: 19-AA-93



Birge & Held
MULTI-FAMILY • COMMERCIAL • SINGLE-FAMILY HOMES

Thursday, 31-October-2019

To: The Board of Housing Quality Appeals

Reference: Petition type "AA" for 913 and 923 N. College Ave. Bloomington, IN 47404

To The Members Of The Board:

I am submitting this document, as a supplement to the "Application For Appeal" as a means of explaining the justification for my request for stated appeal.

Railway Manors, which is the common name of the apartment community, at the above mentioned physical addresses, is one of six communities that I manage for the Owners/Operators, in Bloomington, IN.

Unfortunately, due to the fact that the properties are small to medium in size, at this point in time, our company operates all of the management and leasing for the communities, out of one single office, which also contains the documents, lease files, etc. for all communities.

When I made the initial phone call earlier this year, to the HAND office, to schedule the occupancy permit inspections for this property, I utilized my past methods as protocol for this situation, and informed the individual that I spoke with, that while it was preferred that the inspector meet our maintenance staff, at the Railway Manors, location, all of the records that would need to be reviewed, i.e. Tenants Rights and Responsibilities, and Move In Inspection Forms, would be "off-site" at our management office, and we'd need to meet at some future time, even if it was later that day, to complete that portion of the requirements for occupancy permits. This is exactly the format that I followed earlier this year, at The Arbors, which is another community that I manage.

At that point in time, I believed that the inspector or someone else from the HAND office, would contact me prior to the finalization of the report and the subsequent "Billing Statement", which, once again, is what has taken place, previously with other communities that I manage.

However, it appears that no notations regarding the arrangement that I believed existed, were placed in any of our files.

Due to the fact that we were waiting on updated fire and safety inspection documents, from our vendor, BTech, which I sent to the HAND inspector as soon as the fire and safety inspections were completed, I was under the assumption that I would be contacted after I had submitted the inspection documents, to schedule a time for the HAND inspector to meet at my office, and complete the last final details of the requirement of the occupancy permits, which is the physical examination of the resident files

This did not take place, and when I received the Billing Statements, I noticed that we are being assessed fees for failure provide the documents, in a timely manner, which I do not believe to be the case, as I have always been more than willing to furnish them whenever requested.

I have managed communities in the Monroe County, Indiana area for nearly two decades, and have never encountered this issue prior to now, due largely in part, to the fact that I meticulously maintain the resident files for our communities, and always have them ready for any inspections or audits that are necessary.

From my perspective, this issue is certainly a misunderstanding and miscommunication between myself and the HAND office/inspector, and can be quickly and easily remedied by my meeting with the inspector at my office, or faxing/e mailing copies of the documents requested.

Therefore, I am requesting that the \$1,600 in charges levied against Railway Manors, be removed from the Billing Statements, and in the future, I will ensure that I document any and all communication with the HAND office/inspector(s), so that all involved clearly understand the situations, locations of properties and records, and will continue to, as has been my past history, fully cooperate with the inspection and verification of the occupancy permit process.

Respectfully submitted this 31st day of October, 2019.



Timothy Roberts - CAM
Senior Multi Site Manager
Birge and Held Asset Management
Bloomington, IN Portfolio
3296 S. Walnut Springs Drive
Bloomington, IN 47401
Voice - 812.822.1231
Fax - 812.822.1237
Email - Troberts@birgeandheld.com





City of Bloomington
H.A.N.D.

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

Meeting Date: December 18, 2019

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to pay fines for required documentation.

Petition Number: 19-AA-94

Address: 923 N College Ave.

Petitioner: Timothy Roberts

Inspector: John Hewett, Mike Arnold

Staff Report: March 19, 2019 Agent called to schedule inspection for April 15, 2019
April 15, 2019 Cycle inspection completed.
April 26, 2019 Report sent to owner and agent
July 10, 2019 Mailed Remaining Violations report to owner and agent.
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Staff recommendation: Deny the relief from administrative decision.

Conditions: The fines will not be refunded.

Compliance Deadline: none

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Application For Appeal
To The **RECEIVED**
Board of Housing Quality Appeals
P.O. Box 100 OCT 31 2019
Bloomington, IN 47402
812-349-3420 BY:
hand@bloomington.in.gov

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Petitioner's Name: Timothy Roberts

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Owner's Name: 14th + College Holdings LLC

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Agent For Owner

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Variance Type: AA

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(Will be assigned by BHQA)

Petition Number: 19-AA-94

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 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

Signature (Required):

Timothy E Roberts - com

Name (Print):

Timothy E Roberts - com

Date:

3/10/12

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Birge & Held

MULTI-FAMILY, LLC • 2010 • 111 N. COLLEGE AVE. • BLOOMINGTON, IN 47404

Thursday, 31-October-2019

To: The Board of Housing Quality Appeals

Reference: Petition type "AA" for 913 and 923 N. College Ave. Bloomington, IN 47404

To The Members Of The Board:

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At that point in time, I believed that the inspector or someone else from the HAND office, would contact me prior to the finalization of the report and the subsequent "Billing Statement", which, once again, is what has taken place, previously with other communities that I manage.

However, it appears that no notations regarding the arrangement that I believed existed, were placed in any of our files.

Due to the fact that we were waiting on updated fire and safety inspection documents, from our vendor, BTech, which I sent to the HAND inspector as soon as the fire and safety inspections were completed, I was under the assumption that I would be contacted after I had submitted the inspection documents, to schedule a time for the HAND inspector to meet at my office, and complete the last final details of the requirement of the occupancy permits, which is the physical examination of the resident files

This did not take place, and when I received the Billing Statements, I noticed that we are being assessed fees for failure provide the documents, in a timely manner, which I do not believe to be the case, as I have always been more than willing to furnish them whenever requested.

I have managed communities in the Monroe County, Indiana area for nearly two decades, and have never encountered this issue prior to now, due largely in part, to the fact that I meticulously maintain the resident files for our communities, and always have them ready for any inspections or audits that are necessary.

From my perspective, this issue is certainly a misunderstanding and miscommunication between myself and the HAND office/inspector, and can be quickly and easily remedied by my meeting with the inspector at my office, or faxing/e mailing copies of the documents requested.

Therefore, I am requesting that the \$1,600 in charges levied against Railway Manors, be removed from the Billing Statements, and in the future, I will ensure that I document any and all communication with the HAND office/inspector(s), so that all involved clearly understand the situations, locations of properties and records, and will continue to, as has been my past history, fully cooperate with the inspection and verification of the occupancy permit process.

Respectfully submitted this 31st day of October, 2019.



Timothy Roberts – CAM
Senior Multi Site Manager
Birge and Held Asset Management
Bloomington, IN Portfolio
3296 S. Walnut Springs Drive
Bloomington, IN 47401
Voice – 812.822.1231
Fax – 812.822.1237
Email – Troberts@birgeandheld.com





City of Bloomington
H.A.N.D.

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

Meeting Date: December 18, 2019
Petition Type: An extension of time to complete repairs
Petition Number: 19-TV-95
Address: 703 W. Gourley Pike
Petitioner: The Arch Bloomington
Inspector: Mosier/Liford/Swinney

Staff Report:

January 14, 2019 – Conducted Cycle Inspection
March 11, 2019 – Received BHQA Appeal - Extension all repairs to 7/15/19
April 24, 2019 – Agent scheduled re-inspection
June 11, 2019 – Conducted life safety re-inspection
June 13, 2019 – Received BHQA Appeal – Relief of fines
July 15, 2019 – Received BHQA Appeal – Extension for structural/drainage issues to 3/21/20
August 6, 2019 – Received BHQA Appeal – Extension complaint repairs but was complied and pull from agenda.
October 4, 2019 – Received BHQA Appeal – Extension possible asbestos in unit #196 to 12/2/19
October 11, 2019 – Received BHQA Appeal – Extension for soffits to 1/10/20
October 17, 2019 – Conducted re-inspection
November 8, 2019 – Received BHQA Appeal

The Petitioner is requesting an extension of time to complete all remaining repairs due to lack of staffing. They have requested the deadline be extended to 12/31/19.

Staff recommendation: Deny 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 Deadlines: The deadline for this property has passed. Schedule an inspection immediately for all remaining repairs.

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

A handwritten signature in the bottom right corner of the page, consisting of stylized, cursive letters.



RECEIVED
NOV 08 2019

BY:

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

Property Address: 703 W Gourley Pike

Petitioner's Name: The Arch Bloomington

Address: 703 W Gourley Pike

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-332-6640 Email Address: kelly.cockrell@assetliving.com

Property Owner's Name: Copper Beach Townhome co. LLC

Address: 703 W Gourley Pike

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-332-6640 Email Address: kelly.cockrell@assetliving.com

Occupants: Entire site

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.

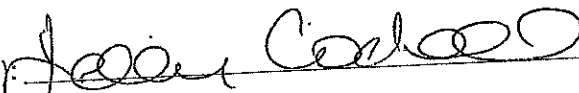
OFFICE USE ONLY
Petition Number 19-TV-95

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.

Need to extend recent inspection until 12/31/19. ~~We do~~ Everything besides other extensions should be done by then. We are down to one maintenance tech and will have help from corporate coming beginning of December.

Signature (required):



Name (please print):

Kelly Cockrell

Date:

11/8/19

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



City Of Bloomington
Housing and Neighborhood Development
CYCLE INSPECTION REPORT

416

Owner(s)

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

Agent

The Arch Bloomington
703 W Gourley Pike
Bloomington, IN 47404

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

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

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

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

Monroe County Assessor's records indicate this structure was built in 1982.
Minimum emergency egress requirements for the time of construction:

Openable area required: 4.75 sq. ft.

Clear width required: 18"

Clear height required: 24"

Maximum Allowable Sill Height: 48" above finished floor

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

Typical Egress Window Measurements:

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

Height: 44 inches

Width: 33 inches

Sill Height: 35 inches

Openable Area: 10.08 sq. ft.

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

Existing Egress Window Measurements: Slider pop-out: Constr. Yr. - 1982
Height: 43.75 inches
Width: 21 inches
Sill Height: 35 inches
Openable Area: 6.38 sq. ft.

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

Existing Egress Window Measurements: Slider pop-out: Constr. Yr. - 1982
Height: 32 inches
Width: 18.50 inches
Sill Height: 50 inches
Openable Area: 4.11 sq. ft.

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

Existing Egress Window Measurements: Slider pop-out: Constr. Yr. - 1982
Height: 32 inches
Width: 32.75 inches
Sill Height: inches
Openable Area: 7.27 sq. ft.

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

BLDG 1

1 - 12

Unit 1

Upstairs

Hall Bath

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

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

Hallway

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

Unit 2

No violations noted.

Unit 3

Half Bath

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

Unit 4

Kitchen

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

Upstairs

Hall Bath

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

Unit 5

Entry

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

Living Room

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

Furnace closet

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

Kitchen

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

½ Bath

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)

Unit 6

Living Room

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

Furnace Closet

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

Unit 7

Entry

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

Upstairs

Hall Bath

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

Unit 8

Upstairs

Hall Bath

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

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

Unit 9 (Storage)

No violations noted.

Unit 10

Kitchen

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

Upstairs

Hall Bath

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

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

Unit 11

1/2 Bath

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

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

Upstairs

Hall Bath

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

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

Unit 12

Kitchen

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

Upstairs

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

BLDG 2

13 - 24

Unit 13

Living Room

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

Kitchen

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

1/2 Bath

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

Unit 14

Living Room

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

Upstairs

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

Unit 15

Entry

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

Kitchen

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

Upstairs

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 16

Entry

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

Upstairs

Hallway

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

Back Bedroom

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

Unit 17

½ Bath

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)

Upstairs

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 18

Kitchen

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

½ Bath

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

Upstairs

Hall Bath

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)

Unit 19

Living Room

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

Kitchen

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

½ Bath

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)

Upstairs

Hall Bath

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

Unit 20

Upstairs

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

Unit 21

Living Room

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

Upstairs

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

Unit 22

No violations noted.

Unit 23

Living Room

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

Upstairs

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

Unit 24

Upstairs

Hall Bath

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

Hallway

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

BLDG 3

25 - 36

Unit 25

Living Room

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

1/2 Bath

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

Unit 26

No violations noted.

Unit 27

Kitchen

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

Upstairs

Hall Bath

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

Unit 28

Upstairs

Back Bedroom

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

Front Bedroom

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

Unit 29

No violations noted.

Unit 30

Entry

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

Unit 31

Upstairs

Hallway

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

Hall Bath

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

Unit 32

Entry

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

½ Bath

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

Upstairs

Hallway

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

Unit 33

½ Bath

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

Unit 34

Entry

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

Unit 35

½ Bath

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

Unit 36

No violations noted.

BLDG 4

37 - 48

Unit 37

Kitchen

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

½ Bath

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

Unit 38

½ Bath

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

Upstairs

Hall Bath

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

Hallway

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

Unit 39

Kitchen

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

Stairway

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

Upstairs

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

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

Front Bedroom

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

Unit 40

Living Room

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

Unit 41

Entry

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

½ Bath

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

Upstairs

Hallway

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

Unit 42

Kitchen

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

Unit 43

No violations noted.

Unit 44

Kitchen

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

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

Unit 45

Kitchen

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

Unit 46

Living Room

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

Upstairs

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

Hall Bath

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

Unit 47

1/2 Bath

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

Unit 48

No violations noted.

BLDG 5

49 - 65

Unit 49

Furnace Closet

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

Unit 50

Entryway

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

Hall Bath

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

Unit 51

No violations noted.

Unit 52

Hall Bath

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

Hallway outside 53, 50

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

Unit 53

No violations noted.

Unit 54

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 55a

Kitchen

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

Hall Bath

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

Unit 55B

Bedroom

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

Unit 56

Bathroom/Bedroom

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

Unit 57

Furnace Closet

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

Kitchen

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

Unit 58

Living Room

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

Unit 59

No violations noted.

Unit 60

Living Room

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

Unit 61

Hall Bath

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

Unit 62

Hallway

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

Unit 63

Kitchen

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

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

Unit 64

Furnace Closet

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

Hall Bath

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

Unit 65

Left Bedroom

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

Kitchen

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

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

Furnace closet

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

BLDG 6

UNITS 66 - 82

Unit 66

Kitchen:

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

Hall Bath:

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

Unit 67

Hall Bath:

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

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

L Bedroom Closet:
Restore power to electrical receptacle in closet. BMC 16.04.060 (a)

Unit 68

Hallway

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

Unit 69

Living Room:

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

Kitchen:

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

Hall Bath:

Replace the defective sink faucet. BMC 16.04.060 (c)

Unit 70

No violations noted.

Unit 71

Kitchen:

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

Hall Bath

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

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

Unit 72a

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

Unit 72 b

Kitchen:

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

Bathroom

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

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

Unit 73

Deck:

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

Kitchen:

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

Bathroom

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

Unit 74

West Hallway:

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

Unit 75

Living Room:

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

Deck:

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

Kitchen:

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

Bathroom

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

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

Unit 76

Kitchen:

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

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 77

Living Room:

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

Hall Bath:

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

Unit 78

Deck:

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

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:

Secure toilet to its mountings. BMC 16.04.060(c)

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

COMMON STAIRWAY

2nd LEVEL

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

Unit 79

Deck:

C Secure the loose west handrail. BMC 16.04.050(b)

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

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

Unit 80

Kitchen:

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

Living/Dining Room:

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

2 LEVEL

Hallway:

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

Unit 81

Furnace Closet:

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

Hall Bath:

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

Toilet Room:

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

Unit 82

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

BLDG 7

UNITS 83 - 90

Unit 83

Entryway:

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

Hallway

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

Half Bath:

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

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Kitchen:

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

2ND LEVEL

Hall Bath:

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

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

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

Unit 84

Half Bath:

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

- C Repair the Gfci receptacle to function as intended, won't trip. BMC 16.04.060 (b)
- Secure the loose sink to wall. BMC 16.04.060 (c)

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Unit 85

No violations noted.

Unit 86

Half Bath:

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

Kitchen:

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

2ND LEVEL

Hall Bath:

- C Secure the loose receptacle box. BMC 16.04.060 (b)
- Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

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

Unit 87

Living Room:

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

2ND LEVEL

Hall Bath:

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

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

Unit 88

Living Room:

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

2ND LEVEL

Hall Bath:

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

Unit 89

Furnace Closet:

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

Living Room:

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

2ND LEVEL

Hall Bath:

Secure the loose sink faucet. BMC 16.04.060 (a)

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

UNIT 90

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

BLDG 8

UNITS 91-98

Unit 91

Hallway

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

Laundry Closet:

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

Kitchen:

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

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

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

Unit 92

Entryway

Secure the loose threshold. BMC 16.04.060 (a)

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

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

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

Unit 93

Hallway

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

Living Room:

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

Kitchen:

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

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

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

2ND LEVEL

Hall Bath:

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

NW Bedroom:

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

NW bedroom

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

Unit 94

Hallway:

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

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060(c)

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

UNIT 95

Entryway:

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

Laundry Closet:

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

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Living Room:

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

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

Kitchen:

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

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

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

2ND LEVEL

Hall Bath:

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

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

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

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

Unit 96

Hallway

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

Laundry Closet:

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

Half Bath:

Replace the rattling exhaust fan. BMC 16.04.060 (c)

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

Living Room:

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

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

2ND LEVEL

Hall Bath:

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

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

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

S Bedroom:

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

UNIT 97

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

Entryway

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

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

Hallway

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

Furnace Closet:

Install the water heater. BMC 16.04.060 (c)

Install the furnace. BMC 16.04.060 (c)

Living Room:

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

Kitchen:

Install the refrigerator. BMC 16.04.060 (c)

Install the microwave oven. BMC 16.04.060 (c)

2nd level

Stairway/Hallway:

C Replace the broken handrail. BMC 16.04.060 (b)

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

Unit 98

Entryway:

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

Hallway

Repair or replace existing smoke detector in a manner so that it functions as intended.

IC 22-11-18-3.5

Laundry Closet:

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

Furnace Closet:

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

Living Room:

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

Kitchen:

Replace the loud garbage disposal. BMC 16.04.060 (c)

2ND LEVEL

Stairway/Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended.

IC 22-11-18-3.5

Hall Bath:

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

BLDG 9

UNITS 99 – 114

Unit 99

Living Room:

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

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Unit 100

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

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

2 ND LEVEL

Hall Bath:

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

S Bedroom:

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

Unit 101

Kitchen:

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

2ND LEVEL

Hall Bath:

Replace loud exhaust fan. BMC 16.04.060 (c)

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

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

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

Unit 102

2ND LEVEL

S Bedroom:

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

Unit 103

Living Room:

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

Kitchen:

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

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

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

Half Bath:

Replace the damaged door. BMC 16.04.060 (a)

2ND LEVEL

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

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

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

Unit 104

Kitchen:

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

2ND LEVEL

Hall Bath:

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

Unit 105

Living Room:

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

Half Bath:

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

2ND LEVEL

Stairway/Hallway:

Secure the loose lower handrail. BMC 16.04.060 (b)

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

Hall Bath:

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

Unit 106

2ND LEVEL

Stairway

Secure the loose lower handrail. BMC 16.04.060 (b)

Hall Bath:

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

S Bedroom:

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

N Bedroom:

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

Unit 107A

No violations noted.

107B

Living Room /Kitchen:

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

Bathroom:

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

Unit 108

2 ND LEVEL

Hall Bath:

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

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

Unit 109

Kitchen:

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

2ND LEVEL

Hall Bath:

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

S Bedroom:

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

Unit 110

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Kitchen:

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

Half Bath:

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

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

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

Unit 111

Kitchen:

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

2ND LEVEL

Stairway/Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended.

IC 22-11-18-3.5

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Unit 112

2ND LEVEL

Stairway/Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended.

IC 22-11-18-3.5

Unit 113

Kitchen:

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

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

2ND LEVEL

Hall Bath:

Secure the loose toilet to its mountings. BMC 16.04.060

Unit 114

Kitchen:

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

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

2nd level

Hall Bath:

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

BLDG 10

115 - 130

130, 129

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

Unit 128

½ Bath

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

Unit 127

Living Room

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

Repair the broken window. BMC 16.04.060(a)

pg MC
No Access
MC

Kitchen

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

½ Bath

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

Upstairs

Hallway

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

Back Bedroom

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

Unit 126

Upstairs

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

Bathroom

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

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

Unit 125

Kitchen

Secure microwave to the wall. BMC 16.04.060(a)

Unit 124

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

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

Living Room

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

Kitchen

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

Upstairs

Bathroom

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

Hallway

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

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

Back Bedroom

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

Unit 123

Living Room

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

Stairway

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

NIC
★ Unit 122 Common Hall - HANDRAIL SECURE, FALLEN OFF OF WALL
Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a)

Unit 122A

Bathroom

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

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

Unit 122B

Living Room

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

Bathroom

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

Unit 121

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

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

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

Unit 120

Living Room

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

½ Bath

Repair/replace the broken toilet paper holder. BMC 16.04.060(a)

Upstairs

Bathroom

Replace the broken sink. BMC 16.04.060(a)

Front Bedroom

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

Unit 119

Living Room

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

Upstairs

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

Unit 118

Living Room

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

Kitchen

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

Unit 117

Kitchen

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

Unit 116

Kitchen

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

Unit 115

Upstairs

Bathroom

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

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

Laundry Closet

Repair/replace the doors to function as intended. BMC 16.04.060(a)

BLDG 11

131 – 146

Unit 131

Kitchen:

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

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

Unit 132

Half Bath:

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

2ND LEVEL

Hall Bath:

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

Remove the mold on the ceiling above shower. BMC 16.04.060 (a)

Unit 133

Kitchen:

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

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

Unit 134

Kitchen:

Replace the GFCI receptacle to the right of sink, growls when tripped. BMC 16.04.060 (b)

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

Half Bath:

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

2ND LEVEL

Hall Bath:

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

Unit 135

Kitchen:

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

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

2ND LEVEL

Hall Bath:

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

Unit 136

2ND LEVEL

Hall bath

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

Unit 137

Kitchen:

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

2ND LEVEL

Hall Bath:

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

Unit 138

Living Room:

Repair/replace the loose threshold. BMC 16.04.060 (a)

Kitchen:

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

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

2ND LEVEL

Hall Bath:

Tighten the loose shower faucet handles. BMC 16.04.060 (a)

Unit 139A

Kitchen:

Secure the loose receptacle above the sink. BMC 16.04.060 (b)

Bathroom:

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

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

Unit 139B

Bathroom:

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

Unit 140

Furnace Closet:

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

Kitchen

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

2nd level

Stairway:

Secure loose lower handrail. BMC 16.04.060 (b)

Unit 141

No violations noted.

Unit 142

Living Room:

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

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

Replace the rattling exhaust fan. BMC 16.04.060 (c)

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

Unit 143

Furnace Closet:

Repair the bi - fold doors to function as intended. BMC 16.04.060 (a)

Temperature/pressure relief (TPR) valve discharge tubes:

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

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

2ND LEVEL

Stairway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Bathroom:

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

Unit 144

2ND LEVEL

Stairway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Unit 145

Kitchen:

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

2ND LEVEL

Stairway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

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

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

Unit 146

Living Room:

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

2ND LEVEL

Stairway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Hall Bath:

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

N Bedroom:

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

BLDG 12

147 - 162

Unit 162

Upstairs

Hallway

The smoke detector in this room appears to be more than ten years old and the manufacturer will not

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

Unit 161

Living Room

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

Upstairs

Bathroom

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

Unit 160

Upstairs

Hallway

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

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

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

Unit 159

No violations noted.

Unit 158

Living Room

Repair the broken window. BMC 16.04.060(a)

Upstairs

Bathroom

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

Unit 157

Living Room

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

Upstairs

Bathroom

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

Unit 156

Kitchen

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

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

½ Bath

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

Upstairs

Hallway

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

Unit 155

Furnace Closet

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

Kitchen

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

Upstairs

Hallway

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

Unit 154A

Kitchen

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

Bathroom

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

Living Room

Secure threshold and door frame. BMC 16.04.060(a)

Unit 154B

Kitchen

Install missing filter on range hood. BMC 16.04.060(a)

Bathroom

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

Unit 153

Kitchen

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

Living Room

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

Unit 151

Living Room

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

Kitchen

Repair or replace the peeling linoleum. BMC 16.04.060(a)

Kitchen.

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

Upstairs

Hallway

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

Unit 150

Furnace Closet

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

Living Room

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

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

Kitchen

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

Upstairs

Hallway

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

Bathroom

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

Unit 149

Furnace closet

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

Upstairs

Hall Bath

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

Hallway

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

Living Room

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

Unit 148

Living Room

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

Hall Bath

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

C Check the wiring from the switch to the light fixture. (Lights won't turn on). BMC 16.04.060(b)

Hallway

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

Unit 147

No violations noted.

BLDG 13

163 - 182

Unit 182

Office

Unit 181

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

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

Living Room

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

Upstairs

Bathroom

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

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

Unit 180

Kitchen

Repair the faucet to eliminate the leak. BMC 16.04.060(c)

Upstairs

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

Bathroom

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

Unit 179

Living Room

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

Unit 178

Bathroom

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

Unit 177

Bathroom

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

Unit 176

Bathroom

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

Unit 175

Living Room

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

Bathroom

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

Common Hallway

C Secure loose electrical receptacle. BMC 16.04.060(b)

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

Unit 174

Kitchen

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

Bathroom

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

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

Unit 173

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

Kitchen

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

Unit 172

Bathroom

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

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

Unit 171

Bedroom

C Determine the source and eliminate the water leak at the window. BMC 16.04.060(b)

Eliminate the mold/mildew growth at the window. BMC 16.04.060(a)

Unit 170

Bedroom

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

Kitchen

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

Unit 169

Bathroom

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

Unit 168

Bathroom

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

Kitchen

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

Unit 167

Kitchen

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

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

Bathroom

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

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

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

Unit 166

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

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

Living Room

The concrete floor in this room is settling and has severe cracking. It is also causing some walls to pull away from the ceiling. Properly repair floor/foundation, and walls. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, concrete slab, drywall, paint, and structural members. Review of documentation detailing the proper design and completion of this work from a Licensed Engineer and the Monroe County Building Department will be required. BMC 16.01.060(f)

Upstairs

Bathroom

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

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

Back Bedroom

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

Unit 165

Kitchen

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

Upstairs

Bathroom

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

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

Unit 164

Upstairs

Stairway

C Remove the nail sticking out of floor at top of stairs. BMC 16.04.060(b)

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

Bathroom

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060©

Unit 163

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

BLDG 14

183 - 191

Unit 191

Kitchen

At the time of inspection there was no access to kitchen sink and countertop. This area must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Upstairs

Hallway

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

Unit 190

Kitchen

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

Upstairs

Bathroom

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

Hallway

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

Unit 189

No violations noted.

Unit 188

Living Room

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

Upstairs

Bathroom

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

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

Repair/replace the missing toilet flush lever. BMC 16.04.060(a)

Unit 187

Living Room

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

Kitchen

Properly reattach the microwave fan grille. BMC 16.04.060(a)

Upstairs

Bathroom

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

Hallway

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

Unit 186

Living Room

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

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

Upstairs

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

Bathroom

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

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

Unit 185

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

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

Kitchen

Repair the faucet to eliminate the leak when turned on. BMC 16.04.060(c)

Unit 184

Kitchen

Replace the missing base cabinet. BMC 16.04.060(a)

Install the missing appliances. BMC 16.04.060(a)

Bathroom

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

Upstairs

Front Bedroom

Replace the missing door. BMC 16.04.060(a)

Unit 183

Living Room

Repair or replace the peeling linoleum. BMC 16.04.060(a)

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

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

Kitchen

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

Bathroom

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

Upstairs

Hallway

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

Bathroom

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

BLDG 15

192 - 202

Unit 202

½ Bath

Secure exhaust fan grille. BMC 16.04.060(a)

Living Room

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

Furnace Closet

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

Upstairs

Bathroom

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

Unit 201

Kitchen

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

Upstairs

Bathroom

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

Back Bedroom

Properly repair the window to latch as intended. BMC 16.04.060(a)

Unit 200

Living Room

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

Upstairs

Bathroom

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

Unit 199

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

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

Hallway

Secure the light fixture. BMC 16.04.060(a)

Front Bedroom

Repair the broken window. BMC 16.04.060(a)

Unit 198

Living Room

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

Unit 197

½ Bath

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

Replace the broken toilet seat. BMC 16.04.060(a)

Repair/replace the broken toilet paper holder. BMC 16.04.060(a)

Upstairs

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

Bathroom

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

Unit 196

Living Room

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

Kitchen

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

½ Bath

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

Repair/replace the broken toilet paper holder. BMC 16.04.060(a)

Upstairs

Hallway

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

Bathroom

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

Unit 195

Living Room

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

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

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

Kitchen

Repair/replace deteriorated cabinet by slider door. BMC 16.04.060(a)

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

Upstairs

Bathroom

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

Unit 194

Kitchen

Install missing appliances. BMC 16.04.060(a)

Upstairs

Bathroom

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

Eliminate the mold/mildew growth on the walls. BMC 16.04.060(a)

Back Bedroom

Repair the broken window. BMC 16.04.060(a)

Unit 193

Furnace Closet

Install missing furnace. BMC 16.04.060 (b,c)

Kitchen

Install missing appliances. BMC 16.04.060(a)

Repair garbage disposal to function as intended. BMC 16.04.040 (c)

Properly enclose the spliced wiring for the garbage disposal in an approved junction box with a proper cover. BMC 16.04.060(b)

Upstairs

Bathroom

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

Hallway

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

Unit 192

Upstairs

Bathroom

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

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

EXTERIOR

BUILDING 1

UNITS 1-12

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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

BUILDING 2

UNITS 13-24

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Replace the missing protective cover for the light fixture (Outside of 13-14). BMC 16.04.050(a)

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

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

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

BUILDING 3

UNITS 25-36

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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

BUILDING 4

UNITS 37-48

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Replace the missing protective cover for the light fixture (Outside of 43-44). BMC 16.04.050(a)

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

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

BUILDING 5

UNITS 49-65

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair all damaged/missing brickwork outside entry to 49-54. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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

BUILDING 6

UNITS 66 - 82

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair the downspout on the SW corner of structure to function as intended. BMC 16.04.0501(a)

Repair the damaged gutter on the SW corner end of structure. BMC 16.04.050(a)

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

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

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. Remove dead tree and limbs in yard behind unit 82. BMC 16.04.040(e)

BUILDING 7

Repair the erosion on the south side of structure, length of structure. BMC 16.04.040(b)

Repair the broken sidewalk on the SW corner of structure. BMC 16.04.050(a)

Repair the south wall to be plumb, adjacent to the SE corner of structure. The brick façade and hip wall is pulling away from structure. BMC 16.04.050(a)

Review of documentation detailing the proper design and completion of this work from a Licensed Structural Engineer and the Monroe County Building Department will be required.
BMC 16.01.060(f)

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Replace the missing downspout on the SW corner of structure. BMC 16.04.050(a)

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

Repair the leaking gutter on SE corner of structure. BMC 16.04.050(a)

BUILDING 8

UNITS 91-98

During the inspection, drainage issues were noted on this rental property. Provide signed and stamped documentation from a licensed design professional with a plan to implement procedures that will resolve the drainage issues around these buildings. The plan shall include information pertinent to the retaining wall(s) and foundations of the residential buildings. BMC 16.04.050(a)

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

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

Properly install approved exterior vent cover on the bathroom/laundry exhaust (Check whole building). BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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

BUILDING 9

UNITS 99-114

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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

BUILDING 10

UNITS 115-130

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

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

BUILDING 11

UNITS 131-146

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

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

BUILDING 12

UNITS 147-162

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions (properly back-fill where ground has eroded under sidewalk.). BMC 16.04.040(c)

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

BUILDING 13
UNITS 163-182

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

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

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

BUILDING 14
UNITS 183-192

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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

During the inspection, drainage issues were noted on this rental property. Provide signed and stamped documentation from a licensed design professional with a plan to implement procedures that will resolve the drainage issues around these buildings. The plan shall include information pertinent to the retaining wall(s) and foundations of the residential buildings. BMC 16.04.050(a)

Repair/replace the failing retaining wall behind the building. BMC 16.04.050(a)

Repair all exterior light fixture to function as intended. BMC 16.04.050(a)

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

BUILDING 15
UNITS 193-202

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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

During the inspection, drainage issues were noted on this rental property. Provide signed and stamped documentation from a licensed design professional with a plan to implement procedures that will resolve the drainage issues around these buildings. The plan shall include information pertinent to the retaining wall(s) and foundations of the residential buildings. BMC 16.04.050(a)

Repair/replace the failing retaining wall behind the building. BMC 16.04.050(a)

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

OTHER REQUIREMENTS:

Tenants and Owners Rights and Responsibilities Summary

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

Inventory Damage List

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: December 18, 2019

Petition Type: Relief from an administrative decision

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

Petition Number: 19-AA-96

Address: 500 N Walnut Street, Unit 204

Petitioner: Daniel Gould

Inspector: John Hewett

Staff Report: October 11, 2019 Routine check shows new owner
 October 11, 2019 Sent Notice to Register to owner
 November 7, 2019 Owner called and discussed situation
 November 18, 2019 Received Appeal and fee.

This unit is occupied by the owner's daughter and 2 other students. This must be considered a rental, as it is not only family living in the unit.

Staff recommendation: Deny the relief from administrative decision.

Conditions: The unit must be inspected and issued a permit or it will be subject to legal proceedings, including the possibility of fines.

Compliance Deadline: Rental Inspection must be scheduled by January 8, 2020.

Attachments: Appeal form



**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
NOV 18 2019

BY:

Property Address: 500 North Walnut Street Unit 204

Petitioner's Name: Daniel W. Gould

Address: 3035 Keystone Rd Northbrook, IL 60062

City: _____ State: _____ Zip Code: _____

Phone Number: 847-226-6409 E-mail Address: gouldfncl@gmail.com

Owner's Name: Daniel Gould

Address: 3035 Keystone Road

City: Northbrook State: IL Zip Code: 60062

Phone Number: Sam L E-mail Address: Sam L

Occupants: Hannah Gould Taylor Wasserman, Lucy Vainer

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: Rental Property Registration

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)

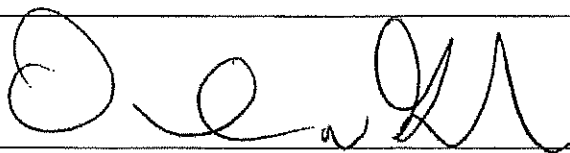
Petition Number: 19-AA-96

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.

B. I am asking an exception to the inspection of my property. My daughter is a student (senior) at IU. She and two friends are living in the Condo. They are not renters. The Condo will be listed for sale in May. I do not now or plan to ever use this property as a rental. I now intend to use it to acquire in SFE tuition. It was just a safe place for my daughter and friends to live. I would very much appreciate this exception. I have owned this property for 3 years and I will only own it for 6 more months. Thank you for your consideration.

Signature (Required):



Name (Print):

Daniel W. Gould

Date:

11/11/19

Important information regarding this application format:

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

Print Form



City of Bloomington
H.A.N.D.

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

Meeting Date: 18 December 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-097

Address: 1601 E Matlock Rd #5

Petitioner: Rogers Reading

Inspector: Michael Arnold

Staff Report:

15 May 2019	Cycle Inspection
09 September 2019	Reinspection
13 September 2019	Mailed Tenant Violation Report
27 September 2019	TV Reinspection Scheduled
15 October 2019	TV Reinspection Rescheduled
29 October 2019	TV Reinsepection Rescheduled
18 November 2019	Received Extension of Time Request

During the cycle inspection it was noted that Unit 5 was in violations of BMC 16.04.050(a). At the reinspection it was determined that the issue was the responsibility of the tenant and a Tenant Violation was issued for violation of BMC 16.04.060(d). The deadline for compliance was 27 September 2019. The tenant rescheduled the reinspection twice and is now asking for additional time to bring the unit into compliance.

Staff recommendation:

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: 31 December 2019

Attachments: Tenant Violation Report, Application

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



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

Property Address: 1601 E. Matlock apt #5

Petitioner's Name: Rogers Reading

Address: 1601 E Matlock Apt. #5

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812 391-6785 Email Address: N/A

Property Owner's Name: Steve Hogan

Address: 8992 Ella St.

City: Nashville State: IN Zip Code: 47448

Phone Number: 812-360-3743 Email Address: _____

Occupants: 1

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

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

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-97

SEE REVERSE

RECEIVED
NOV 18 2019

BY: W

MA



City Of Bloomington
Housing and Neighborhood Development

SEP 13 2019

Hogan, Steven R.
 8992 Ella St.
 Nashville, IN 47448

RE:NOTICE OF TENANT VIOLATION INSPECTION

Dear Resident(s)

On 09/09/2019, a complaint inspection was performed at 1601 E Matlock RD APT 5. 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 **SEP 27 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. 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 Of Bloomington
Housing and Neighborhood Development
TENANT VIOLATION INSPECTION REPORT

4791

Owner(s)

Hogan, Steven R.
 8992 Ella St.
 Nashville, IN 47448

Tenant

Roger Reading
 1601 E Matlock Rd #5
 Bloomington IN 47408

Prop. Location: 1601 E Matlock RD APT 5
 Number of Units/Structures: 4/1
 Units/Bedrooms/Max # of Occupants: Bld 1: 2/2/3 2/1/3

Date Inspected: 09/09/2019
 Primary Heat Source: Gas
 Property Zoning: RS
 Number of Stories: 1

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

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

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

Unit 5:**Interior:****General Condition:**

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. BMC 16.04.060(d)

City Hall

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

401 N Morton St

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

Bloomington, IN 47404

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