

**PUBLIC HEARING  
BOARD OF HOUSING QUALITY APPEALS  
CITY HALL LEMON CONFERENCE ROOM  
Zoom Virtual Meeting  
OCTOBER 21, 2020 4:00 P.M.**

**ALL ITEMS ARE ON THE CONSENT AGENDA**

- I. **ROLL CALL**
- II. **REVIEW OF SUMMARY** – August 19, 2020, September 16, 2020
- III. **PETITIONS**
  - 1) 20-TV-54, **1506 S. Dorchester Drive**, Grethel Rojas (Hunter Regency Court Properties, LLC). Request for an extension of time to complete repairs.
  - 2) 20-TV-55, **1610 S. Dorchester Drive**, Grethel Rojas (Hunter Regency Court Properties, LLC). Request for an extension of time to complete repairs.
  - 3) 20-TV-56, **240 N. Washington Street**, Omega Properties. Request for an extension of time to complete repairs.
  - 4) 20-TV-57, **324 E. 2<sup>nd</sup> Street**, Cream & Crimson – Josh Alley. Request for an extension of time to complete repairs
  - 5) 20-TV-58, **211 S. Kimble Drive Apt. C-12**, JSA Investments. Request for an extension of time to complete repairs.
  - 6) 20-TV-59, **2611 N. Walnut Street**, Orion Property Management (Collier Commercial, LLC). Request for an extension of time to complete repairs
- IV. **GENERAL DISCUSSION**
- V. **PUBLIC COMMENT**
- VI. **ADJOURNMENT**

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

HAND is inviting you to a scheduled Zoom meeting.

Topic: BHQA October 21, 2020

Time: Oct 21, 2020 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://bloomington.zoom.us/j/98807683448?pwd=K3JGT1NkZlVrM2dER0JzUjF3YnZwQT09>

Meeting ID: 988 0768 3448

Passcode: 603355

One tap mobile

+13126266799,,98807683448#,,,,,0#,,603355# US (Chicago)

+19292056099,,98807683448#,,,,,0#,,603355# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 988 0768 3448

Passcode: 603355

Find your local number: <https://bloomington.zoom.us/j/ab21lctRJv>



City of Bloomington  
H.A.N.D.

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

Meeting Date: October 21, 2020  
Petition Type: An extension of time to complete repairs  
Petition Number: 20-TV-54  
Address: 1506 S. Dorchester Dr.  
Petitioner: Grethel Rojas  
Inspector: Norman Mosier  
Staff Report: June 20, 2020 – Conducted Cycle Inspection.  
August 26, 2020 – Received BHQA Appeal

In the midst of their turn over season, Petitioner had a change in management and loss of staff due to the Covid 19. Because of this our turn season was extended later than usual which set back our work orders. Petitioner did not have enough staff members to complete everything. Petitioner states that they are fully staffed we are working on the repairs from the cycle inspection, but need extra time to complete the extensive list of repairs. Petitioner is requesting an extension of time until October 30, 2020 to complete the repairs.

Staff recommendation: Grant the request.

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

Compliance Deadline: October 30, 2020 – For all repairs

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

*Handwritten signature/initials*



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

**RECEIVED**  
AUG 26 2020

BY: .....

**Property Address:** 600 E. Hillside Drive

**Petitioner's Name:** Grethel Rojas

**Address:** 1506 S. Dorchester Drive

**City:** Bloomington

**State:** Indiana

**Zip Code:** 47401

**Phone Number:** (812) 558-6968

**E-mail Address:** grethel.rojas@hunterbloomington.com

**Owner's Name:** Hunter Regency Court Properties Llc

**Address:** 2201 Main Street

**City:** Evanston

**State:** Illinois

**Zip Code:** 60202

**Phone Number:**

**E-mail Address:**

**Occupants:**

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

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

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

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

**Reminder:**

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

(Will be assigned by BHQA)

Petition Number: 20-TV-54

NM

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

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

In the midst of our turn season, we had a change in management and loss of staff due to covid-19. Because of this, our turn season was extended later than usual, which set our work orders back as well. We did not have enough staff members to complete everything efficiently, which has severely set us back. Now that we are fully staffed again, we are working on the necessary changes mandated by the City Of Bloomington, but we need extra time to complete the extensive list of repairs. We are requesting an extension until at least October 30th in order to fulfill the requests efficiently. Some of the bigger repairs include but are not limited to carpet replacement, counter replacements, garbage disposals, water supply system/plumbing fixtures, multiple electrical receptacles, drywall repair, etc.

Signature (Required):

*Grethel Rojas*

Name (Print): Grethel Rojas

Date: 8/25/20

**Important information regarding this application format:**

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

Print Form



**City Of Bloomington  
Housing and Neighborhood Development**

**CYCLE INSPECTION REPORT**

296

**Owner(s)**

Hunter Regency Court Properties Llc  
2201 Main Street  
Evanston, IL 60202

**Agent**

Tracey B Walker  
1200 Rolling Ridge Way - Office  
Bloomington, IN 47403

Prop. Location: 1506 S Dorchester DR  
Number of Units/Structures: 12/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 6/2/5 5/1/5 1/eff/5

Date Inspected: 07/20/2020  
Primary Heat Source: Gas  
Property Zoning: RH  
Number of Stories: 2

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

Monroe County Assessor's records indicate this structure was built in 1963. There were no requirements for emergency egress at the time of construction.

**Notes:** Room dimensions are in the file and are not included in this report.

**Egress window measurements for structure are as follows:**

Existing Egress Window Measurements: Slider: Const. Yr. - 1963  
Height: 33 inches  
Width: 32 inches  
Sill Height: 44 inches  
Openable Area: 7.33 sq. ft.

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

**INTERIOR:**

**COMMON HALLWAYS:**

No violations noted.

**Unit #1**

**Entryway:**

No violations noted.

**Living Room:**

No violations noted.

**Furnace Closet:** Gas, see other requirements.

No violations noted.

**Kitchen:**

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

**Hallway:**

No violations noted.

**Hall Bath:**

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

**Right Bedroom:**

No violations noted.

**Left Bedroom:**

No violations noted.

**Unit #2**

**Entryway:**

No violations noted.

**Living Room:**

No violations noted.

**Kitchen/Dining Room:**

No violations noted.

**Hallway:**

No violations noted.

**Furnace Closet:** Gas, see other requirements.

No violations noted.

**Hall Bath:**

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

**Bedroom:**

No violations noted.

### Unit #3

#### Entryway:

No violations noted.

#### Closet:

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

#### Living Room:

No violations noted.

#### Balcony:

No violations noted.

#### Kitchen:

No violations noted.

#### Hallway:

No violations noted.

#### Hall Bath:

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

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

Replace the missing toilet seat. BMC 16.04.060 (c)

#### R Bedroom:

No violations noted.

#### L Bedroom:

No violations noted.

### Unit #4

#### Living Room:

No violations noted.

#### Kitchen/Dining Room:

Repair/replace the range hood filter, catches on fan. 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

Furnace Closet Gas, see other requirements.

No violations noted.

#### Hall Bath:

Replace the loud and rattling exhaust fan. BMC 16.04.060 (c)



Bedroom:

No violations noted.

Existing Egress Window Measurements: Slider: Const. yr. - 1963

Height: 45.25 inches

Width: 19.25 inches

Sill Height: 33.5 inches

Openable Area: 6.05 sq. ft.

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

Unit #5

Living Room:

No violations noted.

Balcony:

Restore power to the south half of the receptacle. BMC 16.04.060 (a)

Closet:

No violations noted.

Furnace Closet: Gas, see other requirements.

No violations noted.

Kitchen/Dining Room:

No violations noted.

Hallway:

No violations noted.

Hall Bath:

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

Repair/replace the loose tile on the west wall behind the toilet. BMC 16.04.060 (a)

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

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

R Bedroom:

No violations noted.

L Bedroom:

No violations noted.

Unit #6

Living Room:

No violations noted.

Kitchen/Dining Room:

No violations noted.

Hallway:

No violations noted.

Furnace Closet: Gas

No violations noted.

Bathroom:

No violations noted.

Bedroom:

No violations noted.

**ATTIC**

No violations noted.

**Common Laundry Room/Mechanical Room:**

Replace the missing tiles in the ceiling. BMC 16.04.060 (a)

**Unit #7**

Living Room/Bedroom: Exit door for egress requirements.

No violations noted.

Closet:

No violations noted.

Kitchen/Dining Room:

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

Hallway:

No violations noted.

Furnace Closet: Gas, see other requirements.

No violations noted.

Bathroom:

No violations noted.

**Unit #8**

Living Room:

No violations noted.

Closet:

Repair the bi-fold door to closet as intended, catches in track. BMC 16.04.060 (a)

Kitchen/ Dining Room:

Properly install or replace the aerator on the sink faucet so that it functions as intended.

BMC 16.04.060(c)

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

Hallway:

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

Furnace Closet: Gas, see other requirements.  
No violations noted.

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)

Repair the shower head not to leak. BMC 16.04.060 (c)

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

R Bedroom:

No violations noted.

L Bedroom:

No violations noted.

Unit #9

Living Room:

No violations noted.

Balcony:

No violations noted.

Kitchen/Dining Room:

No violations noted.

Hallway:

No violations noted.

Furnace Closet: Gas, see other requirements.  
No violations noted.

Bathroom:

No violations noted.

Bedroom:

No violations noted.

Unit #10

Living Room:

No violations noted.

Closet:

No violations noted.

Furnace Closet: Gas, see other requirements.  
No violations noted.

Kitchen/Dining Room:

Repair/replace the sink faucet, leaking at base. BMC 16.04.060 (c)

Hallway:

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

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

Hall Bath:

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

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

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

Repair the tub faucet handles not to leak when turned on. BMC 16.04.060 (c)

R Bedroom:

No violations noted.

L Bedroom:

No violations noted.

**Unit #11**

Living Room:

Relocate the smoke detector to the hallway, too low. 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

Balcony:

No violations noted.

Kitchen/Dining Room:

No violations noted.

Hallway:

No violations noted.

Furnace Closet: Gas, see other requirements.

No violations noted.

Hall Bath:

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

Replace the rattling exhaust fan. BMC 16.04.060 (c)

Bedroom:

No violations noted.

**Unit #12**

Living Room:

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

Closet:

No violations noted.

Furnace Closet: Gas, see other requirements.

No violations noted.

Balcony:

No violations noted.

Kitchen/Dining Room:

No violations noted.

Hallway:

No violations noted.

Hall Bath:

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

R Bedroom:

No violations noted.

L Bedroom:

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

**EXTERIOR:**

Replace the failing handrail south handrail adjacent to the parking lot. BMC 16.04.050(b)

**OTHER REQUIREMENTS:**

**Furnace Inspection Documentation x 12:**

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

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

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

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

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



City of Bloomington  
H.A.N.D.

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

Meeting Date: October 21, 2020

Petition Type: An extension of time to complete repairs.

Petition Number: 20-TV-55

Address: 1610 S. Dorchester Dr.

Petitioner: Grethel Rojas

Inspector: Norman Mosier

Staff Report: June 29, 2020 – Conducted Cycle Inspection  
August 26, 2020 – Received BHQA Appeal

In the midst of their turn over season, Petitioner had a change in management and loss of staff due to the Covid 19. Because of this our turn season was extended later than usual which set back our work orders. Petitioner did not have enough staff members to complete everything. Petitioner states that they are fully staffed we are working on the repairs from the cycle inspection, but need extra time to complete the extensive list of repairs. Petitioner is requesting an extension of time until October 30, 2020 to complete the repairs.

Staff recommendation: Grant the request.

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

Compliance Deadline: October 30, 2020 – For all repairs.

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

D.H.F.



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

**RECEIVED**  
AUG 26 2020

BY: .....

**Property Address:** 1600 E. Hillside Drive

**Petitioner's Name:** Grethel Rojas

**Address:** 1610 S. Dorchester Drive

**City:** Bloomington

**State:** Indiana

**Zip Code:** 47401

**Phone Number:** (812) 558-6968

**E-mail Address:** grethel.rojas@hunterbloomington.com

**Owner's Name:** Hunter Regency Court Properties Llc

**Address:** 2201 Main Street

**City:** Evanston

**State:** Illinois

**Zip Code:** 60202

**Phone Number:**

**E-mail Address:**

**Occupants:**

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

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

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

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

**Reminder:**

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

(Will be assigned by BHQA)

Petition Number: 20-TV-55

NM

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

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

In the midst of our turn season, we had a change in management and loss of staff due to covid-19. Because of this, our turn season was extended later than usual, which set our work orders back as well. We did not have enough staff members to complete everything efficiently, which has severely set us back. Now that we are fully staffed again, we are working on the necessary changes mandated by the City Of Bloomington, but we need extra time to complete the extensive list of repairs. We are requesting an extension until at least October 30th in order to fulfill the requests efficiently. Some of the bigger repairs include but are not limited to carpet replacement, counter replacements, garbage disposals, water supply system/plumbing fixtures, multiple electrical receptacles, drywall repair, etc.

Signature (Required):

*G. Rojas*

Name (Print): Grethel Rojas

Date: 8/25/20

**Important information regarding this application format:**

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

Print Form





**City Of Bloomington**  
**Housing and Neighborhood Development**  
RENTAL INSPECTION INFORMATION

Hunter Regency Court Properties Llc  
 2201 Main Street  
 Evanston, IL 60202

RE: 1610 S Dorchester DR

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

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

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

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

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

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report,

Xc: Tracey B Walker: 1200 Rolling Ridge Way - Office, Bloomington, IN 47403

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

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

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



**City Of Bloomington  
Housing and Neighborhood Development**

**CYCLE INSPECTION REPORT**

298

**Owner(s)**

Hunter Regency Court Properties Llc  
2201 Main Street  
Evanston, IL 60202

**Agent**

Tracey B Walker  
1200 Rolling Ridge Way - Office  
Bloomington, IN 47403

Prop. Location: 1610 S Dorchester DR

Number of Units/Structures: 144/9

Units/Bedrooms/Max # of Occupants: Bld 1: 5/1/5 25/2/5 3/2/5, Bld 2: 5/1/5 3/2/5 2/3/5, Bld 3: 5/1/5 25/2/5, Bld 4: 2/1/5 10/2/5, Bld 5: 3/1/5 15/2/5, Bld 6: 14/1/5, Bld 7: 12/1/5, Bld 8: 6/2/5, Bld 9: 1/1/5 4/2/5 4/3/5

Date Inspected: 06/29/2020  
Primary Heat Source: Electric  
Property Zoning: RH  
Number of Stories: 2

Inspector: Mosier/Rout  
Foundation Type: Basement  
Attic Access: Yes  
Accessory Structure: Carports

Monroe County Assessor's records indicate these structures were built in 1963 and 1965.  
There were no requirements for emergency egress at the time of construction.

**Typical Egress:**

**E Buildings:**

Height: 28.5 inches      **OR**  
Width: 13.5 inches  
Sill Height: 52 inches  
Openable Area: 2.67sq. ft.

Height: 40.5 inches  
Width: 13.5 inches  
Sill Height: 38 inches  
Openable Area: 3.80 sq. ft.

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

**G Buildings:**

Height: 38.5 inches  
 Width: 17.5 inches  
 Sill Height: 44 inches  
 Openable Area: 4.67 sq. ft.

Height: 40.25 inches  
 Width: 27.25 inches  
 Sill Height: 41 inches  
 Openable Area: 7.61 sq. ft.

Height: 40 inches  
 Width: 26.5 inches  
 Sill Height: 38 inches  
 Openable Area: 7.36 sq. ft.

Height: 40 inches  
 Width: 17 inches  
 Sill Height: 38 inches  
 Openable Area: 4.72 sq. ft.

Height: 40 inches  
 Width: 26.5 inches  
 Sill Height: 38 inches  
 Openable Area: 7.45 sq. ft.

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

Height: 36 inches  
**Width: 10.5 inches**  
 Sill Height: 44 inches  
**Openable Area: 2.63 sq. ft.**

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

**NOTES: Only Area G of complex was inspected at this time, 6 Bldgs., 70 units.**

Room dimensions and floor plans are in the file and are not included in this report.

**INTERIOR:****Area G of complex:****Common Hallway/Stairway 1-6**

Secure the loose handrail at the second level. BMC 16.04.060 (b)

**Utility Room**

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

**Unit 1**

No violations noted.

**Unit 2****Kitchen:**

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

**Bedroom:**

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

**Unit 3****Kitchen:**

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

**Unit 4****Kitchen:**

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

**Bathroom:**

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

Repair the pop up drain to function as intended, came apart. BMC 16.04.060 (c)

**Left Bedroom**

Repair/replace the worn carpet at the door. BMC 16.04.060 (a)

**R Bedroom**

Repair/replace the worn carpet at the door. BMC 16.04.060 (a)

**Unit 5****Living Room:**

Secure the loose receptacle adjacent to the door. BMC 16.04.060 (b)

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

**Kitchen:**

Repair/replace the counter top, deteriorated counter top around the sink. BMC 16.04.060 (a)

**Bathroom:**

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

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

**Unit 6****Kitchen:**

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

**Balcony:**

Secure the loose west handrail. BMC 16.04.050(b)

**Bathroom**

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)

**Common Hallway/Stairway 7-12**

No violations noted.

**Utility Room**

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

**Unit 7****Kitchen:**

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

**Unit 8****Bathroom:**

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

**Unit 9****Kitchen:**

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

**R Bedroom:**

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

**Unit 10****Bathroom:**

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

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

Repair the diverter spout to function as intended, stuck. BMC 16.04.060 (c)

**Unit 11****Bathroom:**

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

**Unit 12****Kitchen:**

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

**NEW BUILDING****Common Hallway/Stairway 13-18**

Secure the loose hand rail at main level. BMC 16.04.060 (b)

Secure the loose handrail adjacent to unit 16. BMC 16.04.060 (b)

**Utility Room:**

No violations noted.

**Unit 13****Kitchen:**

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

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

**Bathroom:**

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

**Unit 14**

Repair the A/C unit to function as intended. BMC 16.04.060 (a)

**Bathroom**

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

**Unit 15**

No violations noted.

**Unit 16****Right 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 17****Hallway:**

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

**Unit 18**

No violations noted.

**Common Hallway/Stairway 19-24****Unit 19****Hallway:**

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

**Bathroom:**

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

**UNIT 20**

All residential rental units shall conspicuously display the unit's address number on the front of the unit. BMC 16.04.100

**Kitchen:**

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

**Hallway:**

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

**UNIT 21**

No violations noted.

**UNIT 22****Living Room:**

Install the carpeting that was removed. BMC 16.04.060 (a)

**Kitchen:**

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

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

**Bathroom:**

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

**Left Bedroom:**

Install the carpeting that was removed. BMC 16.04.060 (a)

**R Bedroom:**

Install the carpeting that was removed. BMC 16.04.060 (a)

**R Bedroom Closet:**

Install the furnace. BMC 16.04.060 (c)

**UNIT 23****Living Room:**

Secure the loose receptacle adjacent to the door. BMC 16.04.060 (b)

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

**Kitchen:**

Replace the loud garbage disposal. BMC 16.04.060 (c)

**R Bedroom:**

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

**UNIT 24****Kitchen:**

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

**Hallway:**

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

**Bathroom:**

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

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

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

**Common Stairway/Hallway 25-30**

Secure the loose handrail at second level. BMC 16.04.060 (b)

Repair or replace existing smoke detector in a manner so that it functions as intended, 2<sup>nd</sup> level.  
IC 22-11-18-3.5

**Utility Room:**

No violations noted.

**UNIT 25****Kitchen:**

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

Replace the frayed wire to the garbage disposal. BMC 16.04.060 (b)

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

**Hallway:**

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

**Bathroom:**

Repair the toilet to function as intended, tank won't fill up. BMC 16.04.060 (c)

**UNIT 26**

No violations noted.

**UNIT 27****Living Room:**

Replace the broken receptacle cover plate adjacent to the door. BMC 16.04.060 (b)

**UNIT 28****Living Room:**

Repair the door to latch without the use of the deadbolt. BMC 16.04.060 (a)

**Bathroom:**

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

**UNIT 29****Living Room:**

Replace the missing receptacle cover plate on the north wall. BMC 16.04.060 (b)

**Bathroom:**

Replace the loud exhaust fan. BMC 16.04.060(c)

**UNIT 30****Bathroom:**

Replace the loud exhaust fan. BMC 16.04.060 (c)

**NEW BUILDING****UNIT 31****Kitchen:**

Replace the loud garbage disposal. BMC 16.04.060 (c)



Closet:

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

**UNIT 32**Living Room:

Secure the loose bannister at the top of the stairway. BMC 16.04.060 (b)

Kitchen:

Properly install or replace the aerator on the sink faucet so that it functions as intended.

BMC 16.04.060(c)

**UNIT 34**Living Room:

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 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

Kitchen:

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 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

Repair the dishwasher not to leak. BMC 16.04.060 (c)

**UNIT 33**Bathroom:

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

**UNIT 35**Living Room Closet

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

Kitchen:

Properly repair the soft floor adjacent to the living room. 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 36**Living Room:

Secure the loose banister at the top of the stairway. BMC 16.04.060 (b)

Kitchen:

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

Bathroom:

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

Replace the loud exhaust fan. BMC 16.04.060 (c)

**Units 37, 38, 39, 40**

No violations noted.

**Unit 42****Second Floor****Kitchen:**

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

**Unit 41****Living Room Closet:**

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

**Unit 44****Living Room:**

Secure the loose bannister at the top of the stairway: BMC 16.04.060 (b)

**Living Room Closet:**

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

**Unit 43****Living Room:**

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 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

**Living Room Closet:**

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

**Unit 45****Living Room Closet:**

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

**Bathroom:**

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

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

**Bedroom:**

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

**Unit 46****Living Room:**

Secure the loose bannister at the top of stairway. BMC 16.04.060 (b)

**Unit 47****Living Room Closet:**

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

Bedroom:

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

**Unit 48**Living Room Closet:

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

**Unit 49**Living Room:

Repair the door to latch without the use of the deadbolt. BMC 16.04.060 (a)

Living Room Closet:

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

Bathroom:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Bedroom:

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

**Unit 50**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, won't release back to faucet. BMC 16.04.060(c)

Bathroom:

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

**Unit 51**

No violations noted.

**G52**Living Room Closet:

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster, adjacent to the electrical service panel. BMC 16.04.060(a)

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

**Unit 53**Living Room:

Replace the deteriorated storm door. BMC 16.04.060 (a)

Living Room Closet:

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

Bathroom:

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

Replace the loud exhaust fan. BMC 16.04.060 (c)

Bedroom:

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

**Unit 54****Bathroom:**

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

**Unit 55****Living Room Closet:**

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster, north wall adjacent to the electrical service panel. BMC 16.04.060(a)

**Bathroom:**

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

**Bedroom:**

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

**Unit 56****Living Room Closet:**

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

**Kitchen:**

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

**NEW BUILDING****Unit 57**

No violations noted.

**Unit 58****Furnace Closet:**

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

**Unit 59****½ Bath:**

Water not on at time of cycle inspection, will check at re-inspection.

**2<sup>nd</sup> LEVEL****Hall Bath:**

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

**Unit 60****½ Bath:**

Replace the loud exhaust fan. BMC 16.04.060(c)

**Utility Closet:**

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

**Unit 61****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)

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

**Unit 62****Utility Closet:**

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

**NEW BUILDING****Unit 63****BASEMENT****Stairway:**

No violations noted.

**Furnace Closet:**

Repair the wiring splices to be inside an approved junction box on the south wall. BMC 16.04.060 (b)

Install the missing cover plate for the junction box on the south wall. BMC 16.04.060 (b)

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

**2<sup>nd</sup> LEVEL****N Bedroom:**

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

**Unit 63 ½****Kitchen:**

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

**Unit 64**

Repair/replace the defective A/C unit. BMC 16.04.060 (c)

**MAIN LEVEL****Dining Room:**

Repair the window to latch properly. BMC 16.04.060 (b)

**BASEMENT****South Room:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

**Unit 65****MAIN LEVEL****Entryway:**

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

**Hallway:**

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

**BASEMENT****Main Room:**

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

**2nd LEVEL****Hallway:**

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

**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 66****Kitchen:**

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

**BASEMENT****Main Room:**

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

**2nd LEVEL****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

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

**S Bedroom:**

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

**Unit 67****2ND LEVEL****Hall Bath:**

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

**Unit 68****2nd LEVEL****Hall Bath:**

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

Replace the loud exhaust fan. BMC 16.04.060 (c)

**Unit 69****MAIN LEVEL****Stairway:**

Secure the loose lower handrail. BMC 16.04.060 (b)

**BASEMENT****Main Room**

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

**Unit 70****Kitchen:**

Secure the loose sprayer at its base. BMC 16.04.060 (a)

**BASEMENT****North Room:**

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

**Hallway:**

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

**Closet:**

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

**S Room:**

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

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

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

Secure the loose wires inside a junction box on the water heater. BMC 16.04.060(a)

Terminate the loose and hanging wires on the east side and the north wall of room. BMC 16.04.060(b)

Properly tuck point the east wall where mortar is loose, cracked, deteriorated or missing. BMC 16.04.050(a)

**2<sup>nd</sup> LEVEL****Hallway:**

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

**SW Bedroom:**

Install the missing doorknob. BMC 16.04.060 (a)

**EXTERIOR:****Area G****BUILDING 1-12**

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

Paint above the sliding glass doors. BMC 16.04.050(a)

Insulate the line sets for the A/C units on the SW corner of structure, deteriorated. BMC 16.04.050(a)

Properly label the A/C quick disconnects with corresponding unit numbers. BMC 16.04.020 NEC 225.37

Replace the bent wall support on the south side of structure, midway of structure. BMC 16.04.050(a)

Secure the loose black pipe handrail on the south side of structure at 1-6 hallway entrance stairway.  
BMC 16.04.050(b)

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. Remove the trees adjacent to the foundation on the se corner of structure. BMC 16.04.040(e)

Seal above the sliding glass doors for unit 3 and unit 4. BMC 16.04.050(a)

### **BUILDING 13-30**

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

Secure the loose soffit on the NE corner of structure. BMC 16.04.050(a)

Repair the missing masonry blocks to the west of unit 21 sliding glass door on the deck. BMC 16.04.050(a)

Repair/replace the loose and missing soffit on the NW corner of structure. BMC 16.04.050(a)

Properly label electrical service A/C quick disconnects with corresponding unit numbers.  
BMC 16.04.020 NEC 225.37

Secure the loose wooden handrails for hallway entrances at 19-24 and 13-18 on the south side of structure.  
BMC 16.04.050(b)

Extend the condensate drain to the ground to prevent water dissolving the limestone ledge on the SE corner of structure. BMC 16.04.050(a)

Tuck point and seal the brick ledge on the se corner of structure. BMC 16.04.050(a)

Secure the loose handrail adjacent to the east stairway at the bottom of handrail. BMC 16.04.050(b)

### **BUILDING 31-44**

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

Replace the missing stone on the stairway leading to the employee maintenance office, east side of structure.  
BMC 16.04.050(a)

Replace the deteriorated brick molding on the maintenance employee door on the east side of structure.  
BMC 16.04.050(a)

Seal the wall on the east side of structure, north end at stairway. BMC 16.04.050(a)

Properly label electrical service A/C quick disconnects with corresponding unit numbers.  
BMC 16.04.020 NEC 225.37

### **BUILDING 45-55**

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



Properly label electrical service A/C quick disconnects with corresponding unit numbers.  
BMC 16.04.020 NEC 225.37

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

### **BUILDING 55-62**

Paint the plywood board on the west end of structure. BMC 16.04.050(a)

Tuck point the brick above the plywood board on the west end of structure and seal the wall above the plywood board. BMC 16.04.050(a)

Properly label electrical service A/C quick disconnects with corresponding unit numbers.  
BMC 16.04.020 NEC 225.37

Secure the loose handrail on the NE end of structure. BMC 16.04.050(b)

Tuck point the brick wall under the handrail on the NE side of structure. BMC 16.04.050(a)

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. Remove the deteriorated tree on the SE corner of structure.  
BMC 16.04.040(e)

### **BUILDING 63-70**

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

Properly label electrical service A/C quick disconnects with corresponding unit numbers.  
BMC 16.04.020 NEC 225.37

Seal the threshold for unit 63 on south side of unit. BMC 16.04.050(a)

Replace the missing dryer vent covers for units 64 and unit 67. BMC 16.04.050(a)

Repair/replace the broken gate on the east stairway. BMC 16.04.040(g)

Terminate the loose wire at the top of the east end stairway. BMC 16.04.050(a)

Repair the door at the bottom of the east end stairway to latch and be weather tight. BMC 16.04.050(a)

Clean and repair the concrete floor at the base of the east end stairway. BMC 16.04.050(a)

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. Remove the dead tree on the SE corner of structure.  
BMC 16.04.040(e)

### **CARPORTS – SOUTH SIDE OF BUILDINGS:**

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. Remove the fallen tree on the roof of number 40 carport.  
BMC 16.04.040(e)

Replace the damaged drip edge at carport numbers 18, 19, 20, 40, 42, 43. BMC 16.04.050(a)

**CARPORTS - NORTH SIDE OF BUILDINGS:**

Replace the damaged siding on the east end of carport at space 70, east end pf carport. BMC 16.04.050(a)

Paint the fascia on the east end of carport space number 62. BMC 16.04.050(a)

**OTHER REQUIREMENTS:**

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

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



City of Bloomington  
H.A.N.D.



## City of Bloomington Housing and Neighborhood Development

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

Meeting Date: 21 October 2020

Petition Type: An extension of time to complete repairs

Petition Number: 20-TV-056

Address: 240 N Washington St

Petitioner: Omega Properties

Inspector: Michael Arnold

Staff Report: 26 March 2020 Cycle Inspection Scheduled  
12 June 2020 Cycle Inspection  
18 June 2020 Cycle Inspection Report Mailed  
03 September 2020 Remaining Violations Report Sent  
15 September 2020 Reinspection Scheduled  
15 September 2020 BHQA Application

Petitioner is requesting additional time to repair the replace some of the bedroom windows. The issue is that the windows open correctly but will not close and latch correctly. Bedrooms are on the second and third levels. They have scheduled a reinspection for all other items on the Cycle Inspection Report.

Staff recommendation: Grant the request for extension of time

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

Compliance Deadline: 21 April 2021

Attachments: Applications, Remaining Violations Report



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

**Property Address:** 240 N Washington St Bloomington In 47408

**Petitioner's Name:** Omega Properties

**Address:** 115 E 6th St Suite 1

**City:** Bloomington

**State:** Indiana



**Zip Code:** 47408

**Phone Number:** 8123330995

**E-mail Address:** omegaproperties@gmail.com

**Owner's Name:** Omega Properties

**Address:** 115 E 6th St Suite 1

**City:** Bloomington

**State:** Indiana



**Zip Code:** 47408

**Phone Number:** 8123330995

**E-mail Address:** omegaproperties@gmail.com

**Occupants:**

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

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

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

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



**Reminder:**

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

(Will be assigned by BHQA)

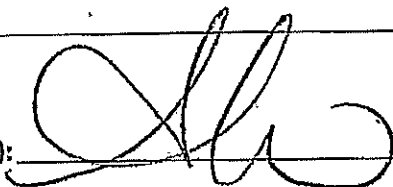
**Petition Number:** 20-TV-56

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 ordered the windows and when they arrived they were the wrong windows. We have been going back and forth with them since July to return the wrong windows and get the correct windows ordered. As of our last communication they have given us no answers or ETA's. We are requesting a 6 month extension in order to sort the issue with the company with any luck receive the windows and install.

Signature (Required):



Name (Print): Savannah Harden

Date:

9/14/2020

**Important information regarding this application format:**

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

Print Form



**City Of Bloomington**  
**Housing and Neighborhood Development**  
REMAINING VIOLATION INSPECTION REPORT

**SEP 03 2020**

7635

Owner(s)

Omega Properties  
 115 E. 6th Street, Suite 1  
 Bloomington, IN 47408

Agent

Justin Sullivan  
 115 E 6th St. Suite 1  
 Bloomington, IN 47408

Prop. Location: 240 N Washington ST  
 Number of Units/Structures: 8/1  
 Units/Bedrooms/Max # of Occupants: Bld 1: 8/4/5

Date Inspected: 06/12/2020  
 Primary Heat Source: Electric  
 Property Zoning: MD  
 Number of Stories: 3

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

**REINSPECTION REQUIRED**

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

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

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

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

*Handwritten initials*

**Interior:****Unit 1:****Third Level:****Rear Bedroom:**

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

**Unit 2:****First Level:****Living Room:**

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

**Second Level:****Front Bedroom:**

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

**Rear Bedroom:**

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

**Unit 3:****Second Level:****Bathroom:**

Secure the seat/lid to the stool. BMC 16.04.060(a)

**Third Level:****Rear Bedroom:**

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

**Unit 4:****Second Level:****Rear Bedroom:**

Secure the door handle. BMC 16.04.060(a)

Properly repair and surface coat the damaged portions of the walls. BMC 16.04.060(a)

**Third Level:****Rear Bedroom:**

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

**Unit 6:****Third Level:****Rear Bedroom:**

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

**Unit 7:**

**Third Level:**

**Front Bedroom:**

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

**Unit 8:**

**Third Level:**

**Front Bedroom:**

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

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

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





City of Bloomington  
H.A.N.D.

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

Meeting Date: October 21, 2020

Petition Type: An extension of time to complete repairs

Petition Number: 20-TV-57

Address: 324 E. 2<sup>nd</sup> St.

Petitioner: Josh Alley

Inspector: Maria McCormick

Staff Report: August 13, 2020 Completed Cycle Inspection  
August 21, 2020 Cycle Report Mailed  
September 15, 2020 Received BHQA Appeal

At the cycle inspection it was noted that a portion of limestone retaining wall along 2<sup>nd</sup> Street has loose stones and no longer plumb. The petitioner is requesting an additional 9 months to schedule and complete this work.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: July 15, 2021

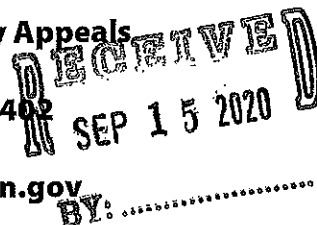
Attachments: BHQA Application for Appeal



**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: 324 E. 2nd Street

Petitioner's Name: Josh Alley

Address: 3732 E. Commodore Tr.

City: Bloomington State: IN ☒ Zip Code: 47408

Phone Number: 812.822.1033 E-mail Address: Cream.Crimson@gmail.com

Owner's Name: Josh Alley

Address: 3732 E. Commodore Tr.

City: Bloomington State: IN ☒ Zip Code: 47408

Phone Number: 812.822.1033 E-mail Address: Cream.Crimson@gmail.com

Occupants: Benjamin Gidwari, Joseph Arman, Cory Henderson, Patrick Regan, Ryan Blindt

**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: A. Petition type (TV) time extension ☒

**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: 20-TV-57

MM

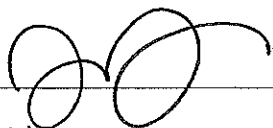
In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.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

"Exterior: repair or replace the retaining wall along the north side. The wall shall be plumb and not have loose material."

This wall is solid limestone and is original to the property. To make the needed changes to the wall, ~~we~~ we will need to properly budget and find a team to handle it. This will be a large, time extensive, and costly repair. We are requesting additional time to complete this. We feel that 9 months is fair. Thank you!

Signature (Required):



Name (Print):

Josh Alley

Date:

9/10/20

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: October 21, 2020  
Petition Type: An extension of time to complete repairs.  
Petition Number: 20-TV-58  
Address: 211 S Kimble Dr.  
Petitioner: JSA Investments  
Inspector: John Hewett

Staff Report:  
June 26, 2020 – Conducted Complaint Inspection  
July 20, 2020 – Agent Scheduled Re-inspection for 07/28/2020.  
July 28, 2020 – Re-inspection with tenant. Not complied.  
September 15, 2020 - Received BHQA Appeal

The Petitioner is requesting an extension of time to evict the tenant in Unit C-12 and bring the unit into compliance.

Staff recommendation: Grant the request.

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

Compliance Deadline: October 25, 2020, Unit must be cleaned and re-inspected by this date.

Attachments: Complaint Report, Complaint Re-Inspection Report, BHQA Appeal



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  
SEP 10 2020  
BY: .....

Property Address: 211 South Kimble Drive Bloomington IN  
C12

Petitioner's Name: JSA Investments

Address: 89 NE A Street

City: Linton State: IN Zip Code: 47441

Phone Number: 812-699-4229 E-mail Address: tabi@rfpmg.com

Owner's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

Occupants: \_\_\_\_\_

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

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

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

Variance Type: Extension of time

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: 20-TV-58

JH

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 extension of 2 months in order to get the unit cleaned and in good condition

\* We have an eviction filed and a court date set for Sept. 25 at 9:45

Signature (Required):

*Tabitha Carpenter*

Name (Print):

Tabitha Carpenter

Date:

Important information regarding this application format:

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

Print Form



**City Of Bloomington  
Housing and Neighborhood Development**

COMPLAINT INSPECTION REPORT

855

Owner(s)

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

Prop. Location: 211 S Kimble DR

Number of Units/Structures: 24/2

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

Date Inspected: 06/26/2020

Primary Heat Source: Gas

Property Zoning: MC

Number of Stories: 2

Inspector: Blaine Rout

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

During a complaint inspection 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.

**211 S. Kimble Dr. Unit # C12**

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)

Living Room

Provide operating power to the smoke detector (Shall be property owner/agent responsibility). IC 22-11-18-3.5

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



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

REMAINING VIOLATION INSPECTION REPORT

**SEP 04 2020**

855

Owner(s)

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

Prop. Location: 211 S Kimble DR

Number of Units/Structures: 24/2

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

Date Inspected: 06/26/2020

Primary Heat Source: Gas

Property Zoning: MC

Number of Stories: 2

Inspector: John Hewett

Foundation Type: Basement

Attic Access:

Accessory Structure: none

**REINSPECTION REQUIRED**

The following items are the result of a complaint inspection conducted on **06/26/2020**. This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

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

**Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department.** Legal action may be initiated against you under Section 16.10.030 of the Bloomington Municipal Code.

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

**211 S. Kimble Dr. Unit # C12**

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)

Living Room

Provide operating power to the smoke detector (Shall be property owner/agent responsibility). IC 22-11-18-3.5

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

---

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

---

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

---

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





City of Bloomington  
H.A.N.D.

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

Meeting Date: October 21, 2020

Petition Type: An extension of time to complete repairs.

Petition Number: 20-TV-59

Address: 2611 N. Walnut St.

Petitioner: Orion Property Mgmt.

Inspector: Norman Mosier

**Staff Report:**

May 19, 2020 – Conducted Cycle Inspection

June 30, 2020 – Agent Scheduled Re-inspection for 09/29/2020.

September 18, 2020 – Received BHQA Appeal

September 29, 2020 – Conducted Re-inspection, all complied except windows.

The Petitioner is requesting and extension of time to receive the windows that are on order from the vendor. All other repairs have been made.

Staff recommendation: Grant the request.

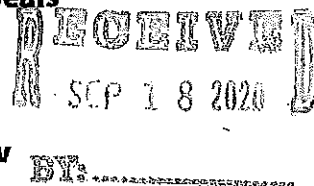
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action, including, but not limited to, the possibility of fines.

Compliance Deadline: October 31, 2020 – For outstanding window repairs.

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



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



**Property Address:** 2611 N Walnut St

**Petitioner's Name:** Orion Property Management

**Address:** 400 W 7th St

**City:** Bloomington

**State:** Indiana



**Zip Code:** 47404

**Phone Number:** 8123345964

**E-mail Address:** swilliamson@orionpropertymanagement.com

**Owner's Name:** Collier Commercial, LLC

**Address:** 6025 Waterside Dr

**City:** Columbus

**State:** Indiana



**Zip Code:** 47201

**Phone Number:** 8123345964

**E-mail Address:** swilliamson@orionpropertymanagement.com

**Occupants:** 5

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 20-TV-59

NM

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

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

2 units have windows that need broken glass replaced. The vendor we ordered the glass through called to say the glass won't be in until after the first week of October at the earliest. All other violation repairs have been made. We are asking for an extension due to the glass repair not being done in time for our 9/29 reinspection.

Signature (Required):

*Sarah Williamson*

Name (Print): Sarah Williamson

Date:

*9/17/2020*

**Important information regarding this application format:**

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

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

**Print Form**



**City Of Bloomington**  
**Housing and Neighborhood Development**  
**RENTAL INSPECTION INFORMATION**

Collier Commercial, Llc - Michael Collier  
6025 Waterside Drive  
Columbus, IN 47201

RE: 2611 N Walnut ST

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

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

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

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

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

Sincerely,

Housing & Neighborhood Development  
Encl: Inspection Report,

Xc: Orion Management Group, Llc: 400 W. 7th Street, Ste 106, Bloomington, IN 47404

---

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

---

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

---

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



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

5030

Owner(s)

Collier Commercial, Llc - Michael Collier  
6025 Waterside Drive  
Columbus, IN 47201

Agent

Orion Management Group, Llc  
400 W. 7th Street, Ste 106  
Bloomington, IN 47404

Prop. Location: 2611 N Walnut ST  
Number of Units/Structures: 14/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 14/3/5

Date Inspected: 05/19/2020  
Primary Heat Source: Electric  
Property Zoning: CA  
Number of Stories: 2

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

**Variance:** 01/04/2013 This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on November 07, 2012 for the egress requirements. Project Name: CAMPUS EDGE TOWNHOMES WINDOWS; Variance Number: 12-11-8.

The Monroe County Assessors records indicate that this structure was built in 1997.  
Minimum egress requirements for a multi-family dwelling built at the time of construction.  
Openable area: 5.7 Sq. Ft.  
Clear height: 24 inches  
Clear width: 20 inches  
Sill height: Not more than 44" above finished floor.

**NOTE:**

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

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1997  
Height: 24 inches  
Width: 30.5 inches  
Sill Height: 24 inches  
Openable Area: 5.08 sq. ft.

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

---

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

---

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

---

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

## INTERIOR

### UNIT 1

Living Room, Balcony, Kitchen, ½ Bath, Bedroom, Furnace Closet:

No violations noted.

### 2<sup>nd</sup> LEVEL

Stairway/Hallway, Attic:

No violations noted.

Hall Bath:

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

Laundry Closet:

No violations noted.

North Bedroom:

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 hardwired/interconnected smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Master Bedroom:

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

Master Bathroom

No violations noted.

### UNIT 2

Living Room:

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

Balcony, Kitchen, ½ Bath:

No violations noted.

Bedroom:

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 hardwired/interconnected 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

No violations noted.

### 2<sup>nd</sup> LEVEL

Stairway:

No violations noted.

Hallway:

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

Attic, Laundry Closet, Hall Bathroom, Master Bathroom:

No violations noted.

Master Bedroom:

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 hardwired/interconnected 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

N Bedroom:

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 hardwired/interconnected 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 3**

Living Room, Balcony, Kitchen, ½ Bath:

No violations noted.

Bedroom:

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 hardwired/interconnected 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:

No violations noted.

**2ND LEVEL**

Stairway, Hallway:

No violations noted.

Attic:

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

Laundry Closet, Hall Bath:

No violations noted.

N Bedroom:

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 hardwired/interconnected smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Master Bathroom:

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

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

Master Bedroom:

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 hardwired/interconnected 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 4**

Living Room, Balcony, Kitchen, ½ Bath:

No violations noted.

Bedroom:

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 hardwired/interconnected 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:

No violations noted.

**2nd LEVEL**

Stairway, Hallway:

No violations noted.

Hall Bath:

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

Laundry Closet, Attic:

No violations noted.

N Bedroom:

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 hardwired/interconnected smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Master Bathroom, Master Bedroom:

No violations noted.

**UNIT 5**

Living Room, Balcony, Kitchen, ½ Bath:

No violations noted.

Bedroom:

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 hardwired/interconnected 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:

No violations noted.



## 2<sup>ND</sup> LEVEL

### Stairway:

No violations noted.

### Hallway:

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

### Attic, Hall Bath, Laundry Closet:

No violations noted.

### N Bedroom:

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 hardwired/interconnected smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

### Master Bathroom:

No violations noted.

### Master Bedroom:

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 hardwired/interconnected smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

## Unit 6

### Living Room:

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

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

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

### Balcony:

Repair the sliding glass door to open easily. 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)

### ½ Bath/Laundry:

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

## BASEMENT

### Stairway:

No violations noted.

Bedroom:

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 hardwired/interconnected 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 door latch properly. BMC 16.04.060 (a)

Clean and service the exhaust fan. BMC 16.04.060 (c)

Furnace Closet:

No violations noted.

**2<sup>nd</sup> LEVEL**

Stairway, Hallway:

No violations noted.

Hall Bath:

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

N Bedroom:

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 hardwired/interconnected smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Master Bathroom

No violations noted.

Master Bedroom:

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 hardwired/interconnected 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 7**

Living Room, Balcony, Kitchen, ½ Bath/Laundry:

No violations noted.

**BASEMENT**

Stairway:

No violations noted.

Bedroom:

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

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new hardwired/interconnected 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, Furnace Closet:

No violations noted.

**2<sup>nd</sup> LEVEL**

Stairway:

No violations noted.

Hallway:

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

Attic:

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

Hall Bathroom, N Bedroom, Master Bathroom:

No violations noted.

Master Bedroom:

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 hardwired/interconnected 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 8**

Living Room, Balcony, Kitchen, ½ Bath/Laundry:

No violations noted.

**BASEMENT**

Stairway, Bedroom, Bathroom, Furnace Closet:

No violations noted.

**2<sup>nd</sup> LEVEL**

Stairway, Hallway, Hall Bath, Attic:

No violations noted.

N Bedroom:

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 hardwired/interconnected smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Master Bathroom, Master Bedroom:

No violations noted.

**UNIT 9**

Living Room:

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

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 hardwired/interconnected 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

Balcony, Kitchen, ½ Bath/Laundry:

No violations noted.

**BASEMENT**

Stairway:

No violations noted.

Bedroom:

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

Bathroom:

No violations noted.

**2<sup>nd</sup> LEVEL**

Stairway, Hallway, Attic:

No violations noted.

Hall Bath:

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

N Bedroom:

Repair/replace the torn carpet adjacent to the doorway. BMC 16.04.060 (a)

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

Master Bathroom:

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

Master Bedroom:

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 hardwired/interconnected 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 10**

Living Room, Balcony, Kitchen, ½ Bath/Laundry:

No violations noted.

**BASEMENT:**

Stairway:

Repair the entry door to latch as intended, missing striker plate. BMC 16.04.060 (a)

Bedroom:

No violations noted.

Bathroom:

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

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

Furnace Closet:

No violations noted.

**2<sup>nd</sup> LEVEL**

Stairway:

No violations noted.

Hallway:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new hardwired/interconnected 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, Attic:

No violations noted.

N Bedroom:

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 hardwired/interconnected smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Master Bathroom

No violations noted.

Master Bedroom:

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 hardwired/interconnected 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 11**

**MAIN LEVEL**

Living Room, Balcony, Kitchen, ½ Bath/Laundry

No violations noted.

**BASEMENT:**

Stairway:

No violations noted.

Bedroom:

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 hardwired/interconnected 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:

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

Replace the failing exhaust fan. BMC 16.04.060 (c)

**2<sup>nd</sup> LEVEL**

Stairway:

No violations noted.

Hallway:

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

Attic:

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

Hall Bath:

No violations noted.

N Bedroom:

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 hardwired/interconnected smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Master Bathroom

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

Master Bedroom:

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 hardwired/interconnected 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 12**

Living Room:

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

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 hardwired/interconnected 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

Balcony, Kitchen:

No violations noted.

Bath/Laundry:

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

## **BASEMENT**

### **Stairway:**

No violations noted.

### **Bedroom**

Replace the broken window, lower sash. BMC 16.04.060 (a)

### **Bathroom, Furnace closet:**

No violations noted.

## **2<sup>nd</sup> LEVEL**

### **Stairway:**

No violations noted.

### **Hallway:**

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

### **Attic:**

No violations noted.

### **Hall Bath:**

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

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

### **N. Bedroom, Master Bathroom, Master Bedroom:**

No violations noted.

## **UNIT 13**

### **Living Room, Balcony, Kitchen, ½ Bath/Laundry:**

No violations noted.

## **BASEMENT**

### **Stairway:**

No violations noted.

### **Bedroom:**

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 hardwired/interconnected 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:**

No violations noted.

## **2<sup>nd</sup> LEVEL**

### **Stairway:**

No violations noted.

Hallway:

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

Attic, Hall Bath:

No violations noted.

N Bedroom:

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 hardwired/interconnected smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Master Bathroom:

No violations noted.

Master Bedroom:

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 hardwired/interconnected 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 14**

Living Room, Balcony, Kitchen, ½ Bath/Laundry

No violations noted.

**BASEMENT:**

Stairway, Bedroom, Bathroom:

No violations noted.

**2<sup>nd</sup> LEVEL**

Stairway, Hallway, Hall Bath:

No violations noted.

N Bedroom:

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 hardwired/interconnected smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Master Bathroom:

No violations noted.

Master Bedroom:

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 hardwired/interconnected 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**

### **UNIT 1**

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

Exceptions:

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

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

Exception:

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

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

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

## **OTHER REQUIREMENTS:**

### **Registration Form**

Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed.**  
**BMC 16.03.020, BMC 16.10.030(b)**

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

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



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

REMAINING VIOLATION INSPECTION REPORT

5030

Owner(s)

Collier Commercial  
1024 Bayside Dr. #383  
Newport Beach, CA 92663

Agent

Orion Property Management Group, Llc  
400 W. 7th Street, Ste 232  
Bloomington, IN 47404

Prop. Location: 2611 N Walnut ST  
Number of Units/Structures: 14/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 14/3/5

Date Inspected: 05/19/2020  
Primary Heat Source: Electric  
Property Zoning: MC  
Number of Stories: 2

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

**Variance:** 01/04/2013 This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on November 07, 2012 for the egress requirements. Project Name: CAMPUS EDGE TOWNHOMES WINDOWS; Variance Number: 12-11-8.

The Monroe County Assessors records indicate that this structure was built in 1997.  
Minimum egress requirements for a multi-family dwelling built at the time of construction.  
Openable area: 5.7 Sq. Ft.  
Clear height: 24 inches  
Clear width: 20 inches  
Sill height: Not more than 44" above finished floor.

**NOTE:**

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

### **REINSPECTION REQUIRED**

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

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

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

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

#### **UNIT 12**

#### **BASEMENT**

##### **Bedroom:**

Replace the broken window, lower sash. BMC 16.04.060 (a)

### **OTHER REQUIREMENTS:**

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

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