

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL LEMON CONFERENCE ROOM
Zoom Virtual Meeting
JANUARY 20, 2021 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

- I. **ROLL CALL**
- II. **REVIEW OF SUMMARY** – December 16, 2020 (not included)
- III. **PETITIONS**
 - 1) 21-AA-01, **4400 E. Stephens Drive**, Ellen Sbarounis. Request for relief from an administrative decision.
 - 2) 21-AA-02, **116-118 S. Yancy Lane**, Maggie Read. Request for relief from an administrative decision.
 - 3) 21-TV-03, **151-157 E. Kennedy Court**, Matthew Cascio. Request for an extension of time to complete repairs.
 - 4) 21-TV-04, **301 E. Brownstone Drive**, Cassandra Collett (Landmark Properties). Request for an extension of time to complete repairs.
 - 5) 21-TV-05, **500 S. Muller Parkway**, SSC Muller Apartments, LLC – The Village at Muller Park. Request for an extension of time to complete repairs.
 - 6) 21-AA-06, **4318 E. Cricket Knoll**, Bruce & Connie Brummett. Request for relief from an administrative decision.
 - 7) 21-TV-07, **304-308 W. 2nd Street**, Woodington Management, LLC. Request for an extension of time to complete repairs.
 - 8) 21-TV-08, **2511 E. 7th Street**, Eric Baker. Request for an extension of time to complete repairs.
- IV. **GENERAL DISCUSSION**
- V. **PUBLIC COMMENT**
- VI. **ADJOURNMENT**

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

HAND is inviting you to a scheduled Zoom meeting.

Topic: BHQA January 20, 2021

Time: Jan 20, 2021 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://bloomington.zoom.us/j/92230690984?pwd=TUVmSDAvSmJFOEJuVzI LU1VURlpqQT09>

Meeting ID: 922 3069 0984

Passcode: 364530

One tap mobile

+19292056099,,92230690984#,,, *364530# US (New York)

+13017158592,,92230690984#,,, *364530# US (Washington D.C)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

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Meeting ID: 922 3069 0984

Passcode: 364530

Find your local number: <https://bloomington.zoom.us/u/adByamD1Nl>



City of Bloomington
H.A.N.D.

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

Meeting Date: January 20, 2021

Petition Type: Relief from an administrative decision

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

Petition Number: 21-AA-01

Address: 4400 E Stephens Drive

Petitioner: Ellen Sbarounis

Inspector: John Hewett

Staff Report: This property is a home for 2 gentlemen with disabilities. The house is staffed by caregivers through LifeDesigns Inc. Funding for this type of housing normally requires multiple occupants. The owner is the step mother of one of the 2 occupants, and has a plan in place for the house ownership and guardianship of the occupant to transfer to the sister of the related occupant in case of the owner dying. This is so that the house will be a lifelong home for the occupant. This arrangement would be exempt from the requirements of Title 16 if there was a yearly inspection by the State of Indiana, but there is no State inspection protocol in this case. LifeDesign Inc. does inspect and maintain the safety apparatus of the property.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This unit will be granted relief from the requirements of Title 16 for as long as the current owner and tenants are un-changed from the current status. If this status changes, the requirements of Title 16 may be re-instated. A yearly affidavit of occupancy will be required.

Compliance Deadline: none

Attachments: Appeal form, emails.



**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
DEC 01 2020

Property Address: 4400 East Stephens Drive; Bloomington, IN 47408

Petitioner's Name: Ellen B Sbarounis

Address: 3640 East Brighton Ave

City: Bloomington **State:** Indiana **Zip Code:** 47401

Phone Number: 812-345-2364 **E-mail Address:** astretchofquiet@gmail.com

Owner's Name: Ellen B. Sbarounis

Address: 3640 East Brighton Ave (same as above)

City: Bloomington **State:** Indiana **Zip Code:** 47401

Phone Number: 812-345-2364 **E-mail Address:** astretchofquiet@gmail.com

Occupants: Robert J. Courtney and Robert Weeks, 24 hour care staffed through LifeDesign, Inc.

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 modification or exception to the Housing Property Maintenance Code. (Pe

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: 21-AA-01

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.

Jo Young came to inspect the home on November 18th, 2020 after the first scheduled appt was changed due to a possible Covid Case in the home. She did not inspect when I described the situation and instead suggested that I see if this case could be considered for an appeal.

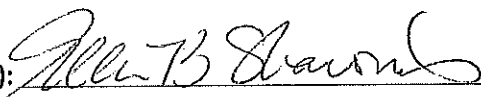
I am not at all clear which variance type I am trying to negotiate so I will describe the situation: I rent this property to my stepson (who has autism and is non-verbal) and another gentleman who also has disabilities. The house is staffed by Life Designs Inc. Life Designs conducts an annual review of the home to ensure that smoke detectors, CO2 detector, and Fire extinguisher are all in working order. They inspect the environment for any possible safety issues. All maintenance issues are brought to my attention and addressed in a timely manner.

These gentleman will live in this home until their life situations call for some other type of care. As the owner of the property and as the Guardian and Step-mother of Robert Courtney, the intent of this property is to provide a safe home for the duration of his life. At my passing, his sister, Emily Courtney, will become the owner and guardian and oversee the care of the property.

By my own initiation, I am having some windows replaced. I have contracted with Tommy D's Window replacement company-they assessed the windows in September and we signed a contract in October but work on the windows will not happen until March 2021 (no exact date set yet but 1/3 of payment has been submitted).

PS There is a snafu on your form: It has locked date of 2/28/07. Please note it is Nov. 27, 2020

Signature (Required):



Name (Print): Ellen B Sbarounis

Date:

11/27/2020
~~2/28/07~~

Important information regarding this application format:

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

Print Form



John Hewett <hewettj@bloomington.in.gov>

question about a property where LifeDesign provides staffing.

5 messages

John Hewett <hewettj@bloomington.in.gov>
To: Cindy Fleetwood <cfleetwood@lifedesignsinc.org>

Mon, Dec 21, 2020 at 11:55 AM

I have a rental file for 4400 Stephens on my desk. Ellen Sbarounis is the owner, a tenant is named Robert Courtney.

Is this unit inspected by any State Agency?

Thanks,

John

--
John Hewett
Program Manager
HAND
812-349-3420

Cindy Fleetwood <cfleetwood@lifedesignsinc.org>
To: John Hewett <hewettj@bloomington.in.gov>

Mon, Dec 21, 2020 at 12:21 PM

Hi John,

I do not oversee that property. It is not owned by LIFE Designs. It sounds as if our client, Robert Courtney, rents this property privately. I can check with our Services Department about your question. Would you like for me to convey any particular concern?

Thank you!
Cindy Fleetwood

Get Outlook for Android

[Quoted text hidden]

Cindy Fleetwood <cfleetwood@lifedesignsinc.org>
To: John Hewett <hewettj@bloomington.in.gov>

Mon, Dec 21, 2020 at 12:36 PM

Hi John,

It would help if I had more information. Can you please tell me why you are asking?

Thank you!
Cindy

Get Outlook for Android

From: John Hewett <hewettj@bloomington.in.gov>
Sent: Monday, December 21, 2020 11:55:28 AM
To: Cindy Fleetwood <cfleetwood@lifedesignsinc.org>
Subject: question about a property where LifeDesign provides staffing.

[Quoted text hidden]

John Hewett <hewettj@bloomington.in.gov>
To: Cindy Fleetwood <cfleetwood@lifedesignsinc.org>

Mon, Dec 21, 2020 at 1:22 PM

Cindy,

The owner is asking for the unit to be exempted from the requirement to be inspected as a rental. This is not a problem, but I am looking at definitions in the Municipal Code, and if it is inspected by a State agency, it is already exempt. I just want to cover all of my bases. There is no negative side in this for your agency.

My information is that there are 2 persons living there, Robert Courtney and Robert Weeks, and they receive 24 hour care through LifeDesigns. The owner is the step mother of Courtney. That is the sum of my knowledge.

Yours,

John

[Quoted text hidden]

Cindy Fleetwood <cfleetwood@lifedesignsinc.org>
To: John Hewett <hewettj@bloomington.in.gov>

Mon, Dec 21, 2020 at 1:24 PM

Thank you, John. That information is very helpful. I can pass this along to Services and get the answer that you need now.

Best,

Cindy Fleetwood, MS, MA
Director of Facilities
(812) 272-5278 (cell)



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From: John Hewett <hewettj@bloomington.in.gov>
Sent: Monday, December 21, 2020 1:22 PM
To: Cindy Fleetwood <cfleetwood@lifedesignsinc.org>
Subject: Re: question about a property where LifeDesign provides staffing.

[Quoted text hidden]



John Hewett <hewettj@bloomington.in.gov>

LIFE Designs - answer to client housing inspection question

3 messages

Cindy Fleetwood <cfleetwood@lifedesignsinc.org>
To: John Hewett <hewettj@bloomington.in.gov>

Mon, Dec 21, 2020 at 2:01 PM

Hi John,

I was able to get in touch with Russell Bonanno, CEO. His answer is below. I hope this is helpful. Thank you!
Cindy

"They are SLS clients. So, while their Case Managers are supposed to do regular face-to-face visits and view the home, I can't guarantee they do and they aren't a state agency anyway. The state can inspect the home, but delegates that responsibility to the CM unless there is a serious complaint and then someone from BDDS will do their own inspection."

Cindy Fleetwood, MS, MA
Director of Facilities
(812) 272-5278 (cell)

**LIFE Designs**
*Opportunities for Independence*200 E. Winslow Rd., Bloomington, IN 47401
P (812) 332-9615 • F (812) 332-1186 • TF: (800) 875-9615
LIFE Designsinc.org*United Way Member Agency in Bartholomew and Monroe*

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John Hewett <hewettj@bloomington.in.gov>
To: Cindy Fleetwood <cfleetwood@lifedesignsinc.org>

Mon, Dec 21, 2020 at 2:24 PM

Thank you!
That's what I needed to know.

John

[Quoted text hidden]

John Hewett
Program Manager
HAND
812-349-3420

Cindy Fleetwood <cfleetwood@lifedesignsinc.org>
To: John Hewett <hewettj@bloomington.in.gov>

Mon, Dec 21, 2020 at 2:25 PM

You're welcome! Merry Christmas to you and your family!

Cindy

Get Outlook for Android

From: John Hewett <hewettj@bloomington.in.gov>
Sent: Monday, December 21, 2020 2:24:02 PM
To: Cindy Fleetwood <cfleetwood@lifedesignsinc.org>
Subject: Re: LIFEDesigns - answer to client housing inspection question

[Quoted text hidden]



City of Bloomington
H.A.N.D.

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

Meeting Date: January 20, 2021

Petition Type: Relief from an administrative decision

Variance Request: Relief from the loss of a 5 year permit.

Petition Number: 21-AA-02

Address: 116-118 S Yancy Lane

Petitioner: Magie Read

Inspector: John Hewett and Maria McCormick

Staff Report:

April 22, 2020	Rental Permit expired.
April 16, 2020	HAND called owner to remind them to schedule, unable to leave message.
May 1, 2020	Sent Notice to schedule inspection.
May 13, 2020	Owner sent new registration form and scheduled inspection
July 30, 2020	Cycle inspection with owner.
July 31, 2020	Report written and reviewed.
August 7, 2020	Report sent to owner.
September 17, 2020	Owner scheduled re-inspection for 11/5/2020.
November 5, 2020	Re-inspection, all complied. Issued 3 year permit.
December 2, 2020	Received Appeal and fee.

The owner did not schedule the inspection to renew her Rental Occupancy Permit prior to the expiration of her previous permit. For this reason HAND issued her a 3 year permit.

Staff recommendation: Deny the relief from administrative decision.

Conditions: The 3 year permit will stand as issued.

Compliance Deadline: none

Attachments: Appeal form.

[Handwritten signature]



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

RECEIVED
DEC 02 2020
BY: [signature]

Property Address: 116-118 S YANCY LANE, BLOOMINGTON, IN 47404

Petitioner's Name: MAGIE READ

Address: 501 JEWETT STREET, PO BOX 248

City: BATTLE GROUND

State: Indiana



Zip Code: 47920

Phone Number: 7655866485

E-mail Address: MREAD123@GMAIL.COM

Owner's Name: MAGIE READ

Address: SEE ABOVE

City:

State:



Zip Code:

Phone Number:

E-mail Address:

Occupants:

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 21-AA-02

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

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

I HAVE OWNED THIS PROPERTY SINCE 2003. WE MISSED CONTACTING HAND FOR AN INSPECTION BEFORE OUR FIVE YEAR PERMIT EXPIRED ON 4/22. AS SOON AS WE WERE CONTACTED ABOUT THIS OVERSIGHT, WE CONTACTED HAND BY 5/13 TO SCHEDULE THE INSPECTION. WE HAVE WORKED HARD IN THE PAST TO MOVE OUR INSPECTION TIMES TO 5 YEARS AND KEEP IT THERE SINCE BUYING THE PROPERTY, AND FEEL THIS SINGLE INCIDENT, ESPECIALLY THIS YEAR, DOES NOT MERIT THE PUNITIVE ACTION OF MOVING THE INSPECTION TIMETABLE TO THREE YEARS. WE HAVE ALWAYS BEEN COMPLETELY COOPERATIVE AND WOULD APPRECIATE YOUR RECONSIDERATION IN THIS MATTER.

Signature (Required):

Magie Read

Name (Print): MAGIE READ

Date:

11/30/2020

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
H.A.N.D.

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

Meeting Date: 20 January 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-003

Address: 151-157 E Kennedy Ct

Petitioner: Matthew Cascio

Inspector: Michael Arnold

Staff Report:

10 January 2020	Cycle Inspection Scheduled
03 February 2020	No Show for Inspection
05 February 2020	Cycle Inspection Rescheduled
18 February 2020	No Show for Inspection
18 February 2020	Cycle Inspection Rescheduled
10 March 2020	No Show for Inspection
10 March 2020	Cycle Inspection Rescheduled
17 March 2020	Permit Expired
27 March 2020	Cycle Inspection Rescheduled
15 June 2020	Cycle Inspection Completed
24 June 2020	Sent Report
31 August 2020	Scheduled Reinspection
02 September 2020	Mailed Remaining Violations Report
23 October 2020	Reinspection Completed
28 October 2020	Sent Remaining Violations Report
01 December 2020	Reinspection Scheduled
07 December 2020	Received BHQA Application

Petitioner is requesting extension of time for Unit 155 until after the eviction process is complete. The process for eviction cannot begin until after 01 January 2020. The reinspection for the other three units has been scheduled. At the initial Cycle Inspection the tenants in Unit 155 refused to allow HAND to conduct the inspection.

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: 20 March 2021

Attachments: Application, Remaining Violations Report

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



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

RECEIVED
DEC 07 2020
BY:

Property Address: 155 Kennedy Ct. Bloomington, IN

Petitioner's Name: Matthew Cascio

Address: 8318 Ashley Avenue

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123228733

E-mail Address: mvcascio@hotmail.com

Owner's Name: Matthew Cascio

Address: 8318 Ashley Avenue

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123228733

E-mail Address: mvcascio@hotmail.com

Occupants:

JULIA BLACK & WILLIAM COLE

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: 21-TV-3

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 have completed the inspections for 161-167 and 3525-3527 with the exception of one window in 167 that is ordered and awaiting arrival by months end. John Hewett has said that when we have it installed he will do a visual inspection and that should bring this group to an end. The units in Village Ct. and 151-157 Kennedy court are now scheduled for reinspection on Jan 29th at 9:00 am. Everything should be ready now for that inspection with the exception of 155. I am going to request appeal on that unit until they are evicted as the repairs that are on the list are minor compared to all of the destruction and mess that they have created in that unit. The city knows that we have a problem that we are unable to rectify because they will not allow us to evict them. Hopefully this will protect us from the inspection until after they are gone. This unit will need a major rehab when they are gone. This is what I plan to write for the appeal. If you want something different of additional please let me know.

"This unit is occupied by people that are creating a common nuisance and possible health hazards. They have accumulated large amounts of trash both inside and outside of the unit. They have been cited and fined by the city for the amounts of things in the front and back of their unit. The landlord has told them repeatedly that the items need to be removed and the area needs to be cleaned up. The inside is stuffed full of things that they have accumulated. They have damaged much of the inside of the unit. We have attempted to have them evicted but due to COVID restrictions implemented by both the State and Federal government we are unable to do so. We ask that the inspection on this unit be delayed until such time that we are able to obtain possession of the unit to assure that that repairs will not be reversed by their actions. They are currently 4 months behind in rent and show no signs of attempting to catch up. The restrictions are scheduled to be lifted on 1/1/2021 at which time we will seek relief from the courts to have them evicted and we will need to do a total rehab of this unit to bring it back into compliance."

Signature (Required): Matthew Cascio by Craig Mitchell POA

Name (Print): Matthew Cascio by Craig Mitchell POA

Date: 11/23/2020

Important information regarding this application format:

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- 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

OCT 28 2020

5649

Owner(s)

Matthew Cascio Dba Hometown Rentals
8318 Ashley Avenue
Bloomington, IN 47401

Agent

L&M Rentals
8318 Ashley Avenue
Bloomington, IN 47401

Prop. Location: 157 E Kennedy CT
Number of Units/Structures: 4/1
Units/Bedrooms/Max # of Occupants: Bld 1: 4/3/5

Date Inspected: 06/15/2020
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

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

REINSPECTION REQUIRED

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

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

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

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



Interior:**Unit 151:****Main Level:****Hallway:**

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)

½ Bathroom:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b) (Does not trip when tested)

Kitchen (16-8 x 13-6):

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

Unit 155:**Main Level:****Living Room:**

Check windows at reinspection

Mechanical Room:

Properly repair and surface coat the hole in the wall. BMC 16.04.060(a)

Upper Level:**Master Bedroom:**

Properly repair and surface coat the holes in the walls. BMC 16.04.060(a)

Provide operating power to the smoke detector. IC 22-11-18-3.5 (Needs battery)

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

Bathroom:

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

Replace the missing cabinet doors. BMC 16.04.060(a)

Eliminate the drip at the shower head. BMC 16.04.060(c)

NW Bedroom:

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

Replace the missing entry door. BMC 16.04.060(a)

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

Unit 155 continued:**SW Bedroom:**

Check the window at reinspection

Hallway:

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

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

Repair/replace the damaged attic access panel/frame. BMC 16.04.060(a)

Unit 157:**Upper Level:****NW Bedroom:**

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

Exterior:**Unit 155:**

Provide a secure, level and code compliant step from the deck to the backyard. BMC 16.04.050(a)

Unit 153:

Replace the broken/missing spindles on the deck railing. BMC 16.04.050(a)

Unit 151:

Repair/replace the damaged/deteriorated door trim. BMC 16.04.050(a)

Other Requirements:**Furnace Inspection Documentation:**

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

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

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

The following documents were not provided to the office or reviewed by the inspector within 60 days of the date of the inspection, and as such a fine will be levied:

- **Tenants and Owners Rights and Responsibilities Summary**

A completed copy of the Tenants and Owners Rights and Responsibilities Summary
BMC 16.03.060(c) and BMC 16.10.030(b)

- **Inventory & Damages List**

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement.

BMC 16.03.050(e) and BMC 16.10.030(b)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: January 20, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-004

Address: 301 E. Brownstone Dr.

Petitioner: Cassandra Collett for Landmark Properties

Inspector: M. McCormick; J. Stong; K. Liford

Staff Report: Sept. 22, 2020 Scheduled Cycle Inspection
November 28, 2020 Occupancy Permit expired
December 8-10, 2020 Cycle Inspection scheduled to take place
December 9, 2020 Received BHQA Application

Brownstone Apartments (121 units/16 buildings) is requesting an extension of time to complete the cycle inspection for this property. They are currently working with the City Planning Dept. for approval to remove the existing buildings and construct a new complex on the site. If approval from the Planning Department is received the current building will be demolished. Leases at this property have not been renewed and will all end between May and July 31, 2021.

Staff recommendation: Grant the request for extension of time

Conditions: If approval is not granted for the new complex a cycle inspection must be scheduled immediately. If approval is granted all units must be vacated 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: August 2, 2021

Attachments: Application

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**

Property Address: 301 E. Brownstone Drive Bloomington Indiana 47408

Petitioner's Name: Cassandra Collett

Address: 301 E. Brownstone Drive

City: Bloomington

State: Indiana

Zip Code: 47408

Phone Number: 812-332-3669

E-mail Address: Cassandra.Collett@landmarkproperties.com

Owner's Name: Landmark Properties LLC

Address: 315 Oconee Street

City: Athens

State: Georgia

Zip Code: 30601

Phone Number: 706-715-69

E-mail Address: Cassandra.Collett@landmarkproperties.com

Occupants: 232 occupants/121 units

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

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

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

Variance Type: A modification or exception to the Housing Property Maintenance Code. (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: 21-TV-04

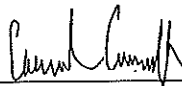
JS, KL, MM

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.

Brownstone Terrace/Landmark Properties LLC is requesting an extension for the occupancy permit inspection for 60 days to allow Development time to finish permitting for the new property The Standard at Bloomington. If you have any questions feel free to contact our office at 812-332-6309.

Signature (Required):



Name (Print): Cassandra Collett

Date: 12/9/20

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: 20 January 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-005

Address: 500 S Muller Pkwy

Petitioner: SSC Muller Apartments LLC – The Village at Muller Park

Inspector: McCormick, Arnold, Chipman

Staff Report:

01 July 2020	Cycle Inspection Scheduled
13 October 2020	Cycle Inspection
22 October 2020	Sent Cycle Inspection Report
14 December 2020	Reinspection Scheduled
15 December 2020	Received Extension of Time Request

Petitioner is requesting an extension of time to complete the repairs associated with cleaning and servicing the furnaces (See General Violation A) on the Cycle Inspection Report) and to complete the repairs to the front entry stairs.

Staff recommendation: Grant the Extension of Time to Complete Repairs

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

Compliance Deadline: 31 March 2021

Attachments: Application, Cycle Inspection Report

Handwritten signature/initials



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

RECEIVED
DEC 14 2020
BY:

Property Address: 500 South Muller Parkway, Bloomington Indiana 47403

Petitioner's Name: SSC Muller Apartments LLC- The Village at Muller Park

Address: 500 South Muller Parkway

City: Bloomington

State: Indiana



Zip Code: 47403

Phone Number: 8123336800

E-mail Address: live@villagemp.com

Owner's Name: SSC Muller Apartments LLC- The Village at Muller Park

Address: 500 South Muller Parkway

City: Bloomington

State: Indiana



Zip Code: 47403

Phone Number: 8123336800

E-mail Address: live@villagemp.com

Occupants: 248 Apartments/Units- 668 Bedrooms/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: 21-TV-05

MA, CC, 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.

A. An Extension of Time to Complete the Repairs (Petition Type: TV)

1) Items that need the extension of time to complete:

A) General Violation A- Provide documentation that the following has been done. Properly clean all duct work, vents and returns to eliminate the excessive dust, mold and mildew. Cleanings should also include changing all furnace filters as well as cleaning the furnaces. As well as elimination any dirt, dust, mold or mildew in the furnace closes BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b) BMC 16.04.070.

B) Eliminate trip hazard leading front door townhouse units:

Units: 501, 507, 509, 516, 307, 1208

2) We are requesting a extension to complete the projects with professional vendors.

A) We are working with a professional air duct cleaning company and need additional time to solidify the project and schedule the dates.

B) We are working to get professional contractor and structural engineer to inspect our townhouse entry stairs in order to eliminate the trip hazards.

3) We are requesting that we have an extension to complete the work by March 31, 2021.

Signature (Required): 

Name (Print):

Tasha Hoover Patterson - The Village at Muller Park

Date:

12/11/2020

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

CYCLE INSPECTION REPORT

8787

Owner(s)

Ssc Muller Apartments Llc
444 N Michigan Ave, Ste 2600
Chicago, IL 60611

Agent

Angela Stewart
500 S. Muller Parkway
Bloomington, IN 47403

Prop. Location: 512 S Muller PKWY

Number of Units/Structures: 248/9

Units/Bedrooms/Max # of Occupants: Bld 1: 8/1/5 8/2/5 8/4/5, Bld 502: 6/2/5 18/3/5 12/4/5, Bld 503: 8/1/5 8/2/5 8/4/5, Bld 504: 6/2/5 17/3/5 11/3/5, Bld 505: 8/1/5 8/2/5 8/4/5, Bld 506: 5/2/5 18/3/5 12/4/5, Bld 507: 8/1/5 8/2/5 8/4/5, Bld 510: 8/1/5 8/2/5 8/4/5, Bld 512: 7/1/5 8/2/5 8/4/5

Date Inspected: 10/12/2020
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 3

Inspector: McCormick; Arnold; Chipman
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 2009.
Minimum requirements for emergency egress windows at the time of construction.
Openable area required: 5.0 sq. ft. grade floor windows; 5.7 all other floors
Clear width required: 20"
Clear height required: 24"
Maximum Allowable Sill Height: 44" above finished floor

This report contains **General Violations** these violations apply to all units. Only rooms with additional violations will be listed in this report. Room dimensions and window measurements are on file in previous reports. This property is fully sprinklered.

INTERIOR:

General Violation A –

Provide documentation that the following has been done. Properly clean all duct work, vents and returns to eliminate the excessive dust, mold and mildew. Cleanings should also include changing all furnace filters as well as cleaning the furnaces. As well as elimination any dirt, dust, mold or mildew in the furnace closets BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b) BMC 16.04.070

General Violation B –

Properly fire caulk all wall and ceiling penetrations in the mechanical closets and in all of the end closets of each building. BMC 16.04.020

Building 501

Unit 124 –

Bedroom B/Bathroom:

Repair the bathroom faucet handle to function as intended. BMC 16.04.060(a)

Unit 123 –

Kitchen:

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

Unit 122 –

No additional violations.

Unit 121 –

No additional violations.

Unit 120 –

Kitchen:

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

Bedroom B/Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 119 –

Front Deck:

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

Unit 118 –

Front Deck:

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

Back Deck:

Properly repair the exhaust vent to be secure against the wall. BMC 16.04.060(a)

Properly replace the missing piece of siding. BMC 16.04.050(a)

Living Room:

Determine the source and eliminate the water leak on the ceiling and N wall. BMC 16.04.060(a)

Properly repair the water damaged ceiling and N wall.

Laundry Closet:

Properly repair the door so that it functions as intended (**Hinge pin missing**). BMC 16.04.060(a)

Unit 117 –

Front Deck:

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

Kitchen:

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

Unit 116 –

Bedroom D:

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

Unit 115 –

Kitchen:

Repair the refrigerator light to function as intended (**Tenant said changing the bulb doesn't work**)
BMC 16.04.060(c)

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

Unit 114 –

Laundry Closet:

Properly repair the door to function as intended. BMC 16.04.060(a)

Unit 113 –

No additional violations.

Unit 112 –

No additional violations.

Unit 111 –

Living Room:

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

Half Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 110 –

No additional violations.

Unit 109 –

No additional violations.

Unit 108 –

Front Deck:

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

Bedroom C –

Repair or replace existing smoke detector in a manner so that it functions as intended. (**Must be inter connected**) IC 22-11-18-3.5

Unit 107 –

Half Bath:

Properly repair the toilet so that it functions as intended. (Water runs constantly)
BMC 16.04.060 (c)

Unit 106 –

Kitchen:

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

Half Bath:

Properly repair the toilet paper holder so that it functions as intended. BMC 16.04.060(a)

Unit 105 –

Front Deck:

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

Upstairs Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. (**Must be inter connected**) IC 22-11-18-3.5

Unit 104 –

Bedroom C/Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 103 –

No additional violations.

Unit 102 –

Kitchen:

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

Bedroom B:

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

Repair the broken window (**left window glass is broke**). BMC 16.04.060(a)

Unit 101 –

Properly secure the GFCI on the front deck by the entry door. BMC 16.04.060 (b)

Kitchen:

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

Bedroom D/Bathroom:

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

Building 502

Unit 201 –

Bedroom D:

Repair the skin drain to function as intended to eliminate the standing water. BMC 16.04.060(a)

Laundry Room:

Provide an approved cover for the dryer receptacle. BMC 16.04.060(b)

Unit 202 –

No additional violations.

Unit 203 –

Bedroom B:

Properly secure the loose towel hook. BMC 16.04.060(a)

Unit 204 –

No additional violations.

Unit 205 –

No additional violations.

Unit 206 –

Laundry Room:

Replace the missing escutcheon ring for the sprinkler head. BMC 16.04.060(b)

Unit 207 –

No additional violations.

Unit 208 –

Bedroom B:

Repair the skin drain to function as intended to eliminate the standing water. BMC 16.04.060(a)

Unit 209 –

Bedroom C:

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

Secure toilet to its mountings. BMC 16.04.060(c)

Bedroom B:

Properly caulk the countertop where it meets the wall behind the sink to eliminate water infiltration. BMC 16.04.060(a)

Unit 210 –

Bedroom B:

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

Kitchen:

Properly caulk the countertop where it meets the wall behind the sink to eliminate water infiltration. BMC 16.04.060(a)

Unit 211 –

Bedroom B:

Repair or replace the closet door that has a hole in it. BMC 16.04.060(a)

Unit 212 –

No additional violations.

Unit 213 –

This unit was not inspected at the time of this inspection, as it was not accessible (large dog loose/no one home). This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Unit 214 –

Bedroom A:

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

Unit 215 –

No additional violations.

Unit 216 –

Kitchen:

Repair or replace the refrigerator to function as intended and eliminate the leak. BMC 16.04.060(a)

Repair or replace the dishwasher to function as intended and eliminate the leak. BMC 16.04.060(a)

Unit 217 –

No additional violations.

Unit 218 –

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

Unit 219 –

No additional violations.

Unit 220 –

No additional violations.

Unit 221 –

No additional violations.

Unit 222 –

Kitchen:

Provide operating power to the receptacles behind the sink and the receptacle on the side of the bar facing the living room. BMC 16.04.060(a)

Bedroom B:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 223 –

Bedroom B:

Repair the smoke detector to be interconnected to the rest of the smoke detectors in the unit. IC 22-11-18-3.5

Unit 224 –

No additional violations.

Unit 225 –

No additional violations.

Unit 226 –

Bedroom A:

Repair the smoke detector to be interconnected to the rest of the smoke detectors in the unit. IC 22-11-18-3.5

Unit 227 –

No additional violations.

Unit 228 –

Living Room:

Repair the smoke detector to be interconnected to the rest of the smoke detectors in the unit. IC 22-11-18-3.5

Laundry Room:

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

Unit 229 –

Living Room:

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

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

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

Bedroom A:

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

Bedroom B:

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

Bedroom C:

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

Unit 230 –

Kitchen:

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

Bedroom A:

Properly caulk the countertop where it meets the wall behind the sink to eliminate water infiltration.

BMC 16.04.060(a)

Replace the bathroom sink aerator. BMC

Bedroom C:

Repair the smoke detector to be interconnected to the rest of the smoke detectors in the unit. IC 22-11-18-3.5

Unit 231 –

Living Room:

Replace the missing escutcheon ring for the sprinkler head. BMC 16.04.060(b).

Bedroom A:

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

Unit 232 –

Bedroom C:

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

Unit 233 –

No additional violations.

Unit 234 –

Living Room:

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

Unit 235 –

No additional violations.

Unit 236 –

Living Room:

Repair or replace the loose weather stripping on the bottom of the entry door. BMC 16.04.060(a)

Building 503

Unit 324 –

Kitchen:

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

Unit 323 –

Half Bath:

Properly repair/replace the exhaust fan so that it functions as intended. BMC 16.04.060(a)

Unit 322 –

Back Deck:

Replace the missing exhaust vent cover. BMC 16.04.050(a)

Unit 321 –

Back Deck:

Properly secure the back porch light. BMC 16.04.060(a)

Unit 320 –

Bedroom B/Bathroom:

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 319 –

No additional violations.

Unit 318 –

Properly repair/replace the front door so that it functions as intended. BMC 16.04.060(a)

Unit 317 –

Back Deck:

Properly replace the missing piece of siding. BMC 16.04.050(a)

Upstairs Hallway:

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

Bedroom A:

Properly repair/replace the door so that it functions as intended (**door is busted and falling apart**). BMC 16.04.060(a)

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

Unit 316 –

No additional violations.

Unit 315 –

Living Room:

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

Unit 314 –

No additional violations.

Unit 313 –

Living Room:

Repair or replace existing smoke detector in a manner so that it functions as intended. (**Must be inter connected**) IC 22-11-18-3.5

Bedroom C:

Repair or replace existing smoke detector in a manner so that it functions as intended. (**Must be inter connected**) IC 22-11-18-3.5

Unit 312 –

No additional violations.

Unit 311 –

No additional violations.

Unit 310 –

Deck:

Secure the spindles on the handrail. BMC 16.04.050(a)

Unit 309 –

No additional violations.

Unit 308 –

Kitchen:

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

Unit 307 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 306 –

No additional violations.

Unit 305 –

Deck:

Paint the door trim. BMC 16.04.050(a)(e)

Unit 304 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Upper Level:

Bathroom A:

Properly repair and surface coat the hole in the wall. BMC 16.04.060(a) (above the light switch)

Unit 303 –

No additional violations.

Unit 302 –

No additional violations.

Unit 301 –

Deck:

Paint the door trim. BMC 16.04.050(a)(e)

Building 504

Unit 401 –

Bedroom D:

Properly caulk the countertop where it meets the wall behind the sink to eliminate water infiltration.
BMC 16.04.060(a)

Unit 402 –

Bedroom C:

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

Unit 403 –

No additional violations.

Unit 404 –

Living Room:

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

Unit 405 –

No additional violations.

Unit 406 –

Bedroom A:

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

Bedroom D:

Repair the loose toilet seat. BMC 16.04.060(a)

Unit 407 –

No additional violations.

Unit 408 –

No additional violations.

Unit 409 –

Bedroom B:

Replace the missing closet door knob. BMC 16.04.060(a)

Unit 410 –

Living Room:

Secure the loose striker plate on the patio door. BMC 16.04.060(a)

Unit 411 –

No additional violations.

Unit 412 –

No additional violations.

Unit 413 –

No additional violations.

Unit 414 –

No additional violations.

Unit 415 –
No additional violations.

Unit 416 –
Living Room:
Replace the missing trim on the patio door. BMC 16.04.060(a)

Unit 417 –
No additional violations.

Unit 418 –
No additional violations.

Unit 419 –
Kitchen:
Repair the exhaust hood fan to function as intended. BMC 16.04.060(a)

Unit 420 –
No additional violations.

Unit 421 –
Repair the air conditioning to function as intended. BMC 16.04.060(a)

Unit 422 –
No additional violations.

Unit 423 –
No additional violations.

Unit 424 –
No additional violations.

Common Fitness Center (Previously Units 426 & 428) –
East Cleaning Closet:
See General Violation B

West Cleaning Closet:
Replace the missing drywall in a manner that is consistent with maintaining the integrity of the fire separation wall. BMC 16.04.060(b)

Repair or replace the damaged vent cover. BMC 16.04.060(a)

See General Violation B

Unit 425 –
No additional violations.

Unit 427 –
No additional violations.

Unit 429 –

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

Unit 430 –

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

Unit 431 –

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

Unit 432 –

Bedroom C:

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

Unit 433 –

No additional violations.

Unit 434 –

Bedroom B:

Properly secure the transition strip. BMC 16.04.060(a)

Unit 435 –

Kitchen:

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

Bedroom D:

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 436 –

No additional violations.

Building 505 –

Unit 501 –

No additional violations.

Unit 502 –

No additional violations.

Unit 503 –

No additional violations.

Unit 504 –

No additional violations.

Unit 505 –

Living Room:

Secure the outlet to the wall. BMC 16.04.060(a) (adjacent to the entry door)

Unit 506 –

No additional violations.

Unit 507 –

No additional violations.

Unit 508 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 509 –

General Condition:

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

Kitchen:

Replace the broken/missing microwave vent cover. BMC 16.04.060(c)

Unit 510 –

Main Level:

½ Bathroom:

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

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 511 –

No additional violations.

Unit 512 –

No additional violations.

Unit 513 –

Kitchen:

Repair the microwave fan to function as intended. BMC 16.04.060(c) (fan button appears to control the light and the light button appears to control nothing)

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 514 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 515 –

No additional violations.

Unit 516 –

No additional violations.

Unit 517 –

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

Unit 518 –

Bathroom:

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

Unit 519 –

Deck:

Secure the loose trim. BMC 16.04.050(a) (window adjacent to the back door)

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Upper Level:

Hallway:

Repair/replace the outlet. BMC 16.04.060(b) (ground prong blocked)

Unit 520 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 521 –

No additional violations.

Unit 522 –

No additional violations.

Unit 523 –

Deck:

Secure the loose spindle on the handrail. BMC 16.04.050(a) (long side – third left of center)

Lower Level:

Bathroom C:

Repair/replace the GFCI outlet to reset as intended. BMC 16.04.060(b)

Bathroom D:

Repair the stool to flush as intended. BMC 16.04.060(c)

Unit 524 –

No additional violations.

Building 506

Unit 601 –

No additional violations.

Unit 602 –

No additional violations.

Unit 603 –

Bedroom A:

Repair or replace the escutcheon ring so that the sprinkle head can function as intended. BMC 16.04.060(b)

Unit 604 –

Living Room:

Repair the smoke detector to be interconnected to the rest of the smoke detectors in the unit. IC 22-11-18-3.5

Bedroom A:

Repair the smoke detector to be interconnected to the rest of the smoke detectors in the unit. IC 22-11-18-3.5

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

Repair or replace the bedroom ceiling fan to eliminate the excessive noise. BMC 16.04.060(a)

Bedroom B:

Repair the smoke detector to be interconnected to the rest of the smoke detectors in the unit. IC 22-11-18-3.5

Unit 605 –

Laundry Closet:

Replace the crushed dryer vent so that the dryer can function as intended. BMC 16.04.060(a)

Unit 606 –

No additional violations.

Unit 607 –

Bedroom A:

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

Unit 608 –

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

Bedroom A:

Repair the smoke detector to be interconnected to the rest of the smoke detectors in the unit. IC 22-11-18-3.5

Bedroom B:

Repair the smoke detector to be interconnected to the rest of the smoke detectors in the unit. IC 22-11-18-3.5

Bedroom C:

Repair the smoke detector to be interconnected to the rest of the smoke detectors in the unit. IC 22-11-18-3.5

Unit 609 –

Kitchen/Dining Area:

Replace the missing escutcheon ring on the sprinkler head between bedrooms A & B. BMC 16.04.060(b)

Unit 610 –

No additional violations.

Unit 611 –

Bedroom C:

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

Unit 612 –

Kitchen:

Replace the missing escutcheon ring on the sprinkler head. BMC 16.04.060(b)

Bedroom A:

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

Unit 613 –

No additional violations.

Book Nook (was unit 614) –

West Room:

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

East Room:

Remove the screws keeping the windows closed. BMC 16.04.060(b)

Main Room:

Repair wall under the computer counter. BMC 16.04.060(a)

Unit 615 –

Bedroom C:

Secure the loose toilet seat. BMC 16.04.060(a)

Bedroom A:

Secure the loose toilet seat. BMC 16.04.060(a)

Unit 616 –

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

Unit 617 –

No additional violations.

Unit 618 –

Bedroom A:

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

Unit 619 –

No additional violations.

Unit 620 –

No additional violations.

Unit 621 –

No additional violations.

Unit 622 –

Mechanical Closet:

Replace the missing escutcheon ring on the sprinkler head. BMC 16.04.060(b)

Living Room:

Properly secure the loose electric receptacle adjacent to the patio doors. BMC 16.04.060(b)

Unit 623 –

No additional violations.

Unit 624 –

Bedroom B:

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

Unit 625 –

No additional violations.

Unit 626 –

Living Room:

Re-attach the dryer exhaust line to the dryer. BMC 16.04.060(c)

Unit 627 –

Bedroom D:

Secure the smoke detector to the wall. BMC 16.04.060(c)

Unit 628 –

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

Bedroom D:

Eliminate the source of moisture and properly repair, sanitize and surface coat the ceiling and deteriorated portions of the walls. BMC 16.04.060(a)

Bathroom D:

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)
Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Repair/replace the towel bar. BMC 16.04.060(a)

Properly repair and surface coat the wall. BMC 16.04.060(a) (above the shower head)

Unit 629 –

No additional violations.

Unit 630 –

No additional violations.

Unit 631 –

Living Room:

Properly repair the patio door so that it functions as intended (Door doesn't latch).
BMC 16.04.060(a)

Unit 632 –

Bedroom B:

Properly repair the carpet at the threshold. BMC 16.04.060(a)

Unit 633 –

Bedroom A:

Properly caulk the countertop behind the sink to eliminate water infiltration. BMC 16.04.060(a)

Unit 634 –

Mechanical/Laundry Closet:

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

Unit 635 –

Kitchen:

Repair or replace the freezer ice maker to function as intended. BMC 16.04.060(a)

Mechanical Closet:

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

Bedroom B:

Repair the window to function as intended. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Bedroom C:

Repair the window to function as intended. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Bedroom D:

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

**Unit 636 –
Bedroom D:**

Repair or replace the door to function as intended. BMC 16.04.060(a)

Building 507

Unit 701 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 702 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Kitchen:

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

Unit 703 –

No additional violations.

Unit 704 –

No additional violations.

Unit 705 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 706 –

No additional violations.

Unit 707 –

No additional violations.

Unit 708 –

No additional violations.

Unit 709 –

General Condition:

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

Kitchen:

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

Unit 710 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 711 –

Upper Level:

Bathroom B:

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

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

Repair/replace the towel bar. BMC 16.04.060(c)

Unit 712 –

Living Room:

Repair the broken window glass. BMC 16.04.060(a)

Unit 713 –

No additional violations.

Unit 714 –

Kitchen:

Replace the torn dryer exhaust line. BMC 16.04.060(c)

Unit 715 –

No additional violations.

Unit 716 –

Entry Door:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 717 –

Lower Level

Hallway:

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

Unit 718 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 719 –

No additional violations.

Unit 720 –

No additional violations.

Unit 721 –

No additional violations.

Unit 722 –

No additional violations.

Unit 723 –

Kitchen:

Secure the cabinet door above the microwave. BMC 16.04.060(a)

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 724 –

Kitchen:

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

Stairway:

Properly repair and surface coat the holes in the wall. BMC 16.04.060(a) (base of stairs)

Building 510

Unit 1001 –

Back Deck:

Properly repair the exhaust vent to be secure against the wall. BMC 16.04.060(a)

Unit 1002 –

Laundry Closet:

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

Unit 1003 –

No additional violations.

Unit 1004 –

No additional violations.

Unit 1005 –

Kitchen:

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

Bedroom A/Bathroom:

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 1006 –

No additional violations.

Unit 1007 –

No violations noted.

Unit 1008 –

Living Room:

Properly repair/replace the entry door jamb so that it functions as intended. BMC 16.04.060(a)

Kitchen:

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

Half Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Properly repair the toilet paper holder so that it functions as intended. BMC 16.04.060(a)

Bedroom A:

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

Bedroom C/Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 1009 –

No additional violations.

Unit 1010 –

Bedroom A/Bathroom:

Properly repair/replace the exhaust fan so that it functions as intended. BMC 16.04.060(a)

Unit 1011 –

No additional violations.

Unit 1012 –

No additional violations.

Unit 1013 –

No additional violations.

Unit 1014 –

Bedroom A:

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

Unit 1015 –

No additional violations.

Unit 1016 –

Bedroom C:

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

Unit 1017 –

Bedroom B:

Repair the broken glass on the left window. BMC 16.04.060(a)

Unit 1018 –

No additional violations.

Unit 1019 –

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

Unit 1020 –

No additional violations.

Unit 1021 –

No additional violations.

Unit 1022 –

Living Room:

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

Unit 1023 –

Front Deck:

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

Living Room:

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

Upstairs Hall:

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

Bedroom A:

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

Bedroom B:

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

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

Unit 1024 –

Bedroom A/Bathroom:

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

Bedroom B:

Properly repair/replace the closet door. BMC 16.04.060(a)

Bedroom D/Bathroom:

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

Properly repair/replace the broken sink faucet so that it functions as intended (leaks at the handle when turned on). BMC 16.04.060(a)

Properly repair the toilet so that it functions as intended (Tenant said it leaks at the base).
BMC 16.04.060(c)

Building 512

Unit 1201 –

Kitchen:

Repair the microwave fan to function as intended. BMC 16.04.060(c) (fan button appears to control the light and the light button appears to control nothing)

Unit 1202 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC
16.04.050(a)(e)

Unit 1203 –

General Condition:

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

Unit 1204 –

Upper Level:

Hallway:

Repair the sprinkler head to be flush with the wall and replace the missing escutcheon ring. BMC
16.04.060(c)

Unit 1205 –

Main Level:

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC
16.04.050(a)(e)

Upper Level:

Hallway:

Repair the sprinkler head to be flush with the wall and replace the missing escutcheon ring. BMC
16.04.060(c)

Bedroom A:

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 1206 –

Living Room:

Smoke detector shall not be obstructed by wall coverings. BMC 16.04.060(c) (Adjust the wall hanging so the smoke detector is exposed)

Bathroom:

Secure the cove base to the tub. BMC 16.04.060(a)

Unit 1207 –

General Condition:

Verify the water heater functions as intended. BMC 16.04.060(c) (Tenants complained about not having enough hot water)

Upper Level:

Bedroom B:

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

Bathroom B:

Repair/replace the towel bar. BMC 16.04.060(a)

Unit 1208 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 1209 –

General Condition:

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

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 1210 –

Kitchen:

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

Repair the microwave exhaust fan to function as intended. BMC 16.04.060©

Unit 1211 –

Living Room:

Secure the smoke detector to the ceiling. BMC 6.04.060(c)

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 1212 –

No additional violations.

Unit 1213 –

No additional violations.

Unit 1214 –

No additional violations.

Unit 1215 –

Living Room:

Secure the furnace closet door knob. BMC 16.04.060(a)

Kitchen:

Repair/replace the GFCI outlet so it functions as intended. BMC 16.04.060(b)

Unit 1216 –

Kitchen:

Repair the microwave fan to function as intended. BMC 16.04.060(c) (fan button appears to control the light and the light button appears to control nothing)

Upper Level:

Bedroom A:

Secure the smoke detector to the wall. BMC 16.04.060(c)

Bedroom B:

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 1217 –

Deck:

Properly paint the door trim. BMC 16.04.050(e)

Lower Level:

Hallway:

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

Bathroom C:

Repair/replace the GFCI so it resets as intended. BMC 16.04.060(b)

Bedroom D:

Replace the broken latch on the window. BMC 16.04.060(b) (Right side of window)

Unit 1218 –

General Condition:

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

Unit 1219 –

No additional violations.

Unit 1220 –

No additional violations.

Unit 1221 –

No additional violations.

Unit 1222 –

No additional violations.

Unit 1223 –

Front Bathroom:

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

Unit 1224 –

No additional violations.

EXTERIOR:

All Buildings:

All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Properly repair all metal stairway, handrails and guardrails. BMC 16.04.050(a)

Repair or replace all damaged and deteriorated wooden members of the porches and stairs including deck boards, handrails and guardrails. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. Including all door trim. BMC 16.04.050(e) (This item only has a compliance deadline of October 13, 2021)

Scrape and paint all exterior surfaces of the door casings where paint is peeling or wood is exposed. BMC 16.04.050(e) (This item only has a compliance deadline of October 13, 2021)

Building 507:

Secure the stairway railing leading to unit 704. BMC 16.04.050(a)

Secure the stairway railing leading to unit 707. BMC 16.04.050(a) (right of the door)

Secure the stairway railing leading to unit 710. BMC 16.04.050(a) (right of the door)

Secure the loose board on the landing leading to unit 723. BMC 16.04.050(a)

Building 505:

Secure the stairway railing leading to unit 501. BMC 16.04.050(a) (by entry door)

Eliminate the trip hazard leading to unit 501. BMC 16.04.050(a) (landing at the top step)

Eliminate the trip hazard leading to unit 507. BMC 16.04.050(a) (landing at the top step)

Eliminate the trip hazard leading to unit 509. BMC 16.04.050(a) (landing at the top step)

Secure the loose board on the landing leading to unit 516. BMC 16.04.050(a) (landing)

Building 503:

Eliminate the trip hazard leading to unit 307. BMC 16.04.050(a) (landing at the top step)

Building 512:

Secure the loose board on the landing leading to unit 1201. BMC 16.04.050(a) (landing)

Eliminate the trip hazard leading to unit 1208. BMC 16.04.050(a) (landing at the top step and at top of steps)

Eliminate the trip hazard leading to unit 1213. BMC 16.04.050(a) (landing at the top step)

Secure the loose board on the landing leading to unit 1221. BMC 16.04.050(a) (2nd and 3rd steps from the top)

OTHER REQUIREMENTS:

Provide documentation of the fire suppression/fire alarm systems annual inspection as required by the Indiana Fire Prevention Code. BMC 16.01.060(f)

Tenants and Owners Rights and Responsibilities Summary:

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

Inventory Damage List:

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: January 20, 2021

Petition Type: Relief from an administrative decision

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

Petition Number: 21-AA-06

Address: 4318 E Cricket Knoll

Petitioner: Bruce and Connie Brummett

Inspector: John Hewett

Staff Report: August 20, 2020 Identified possible unregistered rental on Elevate GIS, sent Notice to register.
September 9, 2020 Sent 2nd Notice.
October 6, 2020 Started legal proceedings.
December 2, 2020 Legal Dept. sent letter
December 16, 2020 received Appeal and fee.

This house is the home of the disabled daughter and the grandchildren of the owners. The house will not be rented if the current occupants move.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This unit will be granted relief from the requirements of Title 16 for as long as the owner and tenants are un-changed from the current status. If this status changes, the requirements of Title 16 may be re-instated. A yearly affidavit of occupancy will be required.

Compliance Deadline: none

Attachments: Appeal form

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

Property Address: 4318 E. CRICKET KNOLL

Petitioner's Name: BRUCE + CONNIE BRUMMETT

Address: 2725 E. MEL CURRIE RD

City: BLOOMINGTON State: IN Zip Code: 47408

Phone Number: 812-327-7921 Email Address: brucebrummett@gmail.com

Property Owner's Name: SAME AS ABOVE

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: LEANN WALL - DAVID WALL - MICHAEL WALL
(OUR DAUGHTER + GRANDKIDS)

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

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

Please circle the petition type that you are requesting:

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

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

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

D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY

Petition Number 21-AA-06

SEE REVERSE

JH

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

Please consider our situation in this matter. This home is most definitely not a rental. Unfortunately our daughter is a single mother on disability raising two children. We are merely trying to do the right thing for our family by providing a nice home and our assistance in raising her children. We do not believe the intent of the municipal code was to govern this type of family situation. If our daughter was to ever move we would sell this home, it will never be a rental under our ownership. Please put yourself in our position as you consider this matter and please grant us an exception.

Thanks Bruce & Connie Brummett

Signature (required) Bruce Brummett

Name (please print): BRUCE BRUMMETT Date: 12-16-20

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



City of Bloomington
H.A.N.D.

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

Meeting Date: January 20, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-007

Address: 304, 306 & 308 W. 2nd St.

Petitioner: Woodington Management, LLC – Mary Ann Waggoner

Inspector: Maria M^cCormick

Staff Report: October 20, 2020 Cycle Inspection Completed
December 16, 2020 Received BHQA Application for Appeal

The petitioner is requesting an extension of time to complete the required repairs to the crank-out windows. They are working with Tommy D's Windows and need additional time to receive the parts due to Covid.

Staff recommendation: Grant the request for extension of time

Conditions: Re-inspection of the windows must be scheduled 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: February 28, 2021

Attachments: Cycle Report, Application

SL



**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: 300-308 West ^{2nd} ~~Sixth~~ Street, Bloomington, In 47403

Petitioner's Name: Woodington Management, LLC - Mary Ann Waggoner

Address: 205 East 17th Street

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123339201

E-mail Address: wagg1r@hotmail.com

Owner's Name: Betsy Ferguson

Address: 205 East 17th Street

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123339201

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: 21-TV-07

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.

Woodington Management, LLC requests additional time to complete repairs due to issues with the crank out windows. We have Tommy D's looking at the windows and they may need to order parts that will take additional time to receive. We have noticed that since COVID alot of parts are delayed due to production being shut down for a persiod of time earlier this year.

You considereation in this matter is greatly appreciated. We are asking for at least an additional 60 days.

Thank you.

Signature (Required):

Woodington Mgt / M.A. Waggoner

Name (Print):

Woodington Mgt / M.A. Waggoner

Date:

12-11-20

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

OCT 29 2020

Elizabeth Ferguson
701 Summitview Place
Bloomington, IN 47401

RE: 304 W 2nd ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **DEC 28 2020** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report,

Xc: Woodington Management, LLC: 701 E. Summitview Place, Bloomington, IN 47401

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

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

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



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

2996

Owner(s)

Elizabeth Ferguson
701 Summitview Place
Bloomington, IN 47401

Agent

Woodington Management, Llc
701 E. Summitview Place
Bloomington, IN 47401

Prop. Location: 304 W 2nd ST
Number of Units/Structures: 3/1
Units/Bedrooms/Max # of Occupants: Bld 1: 3/3/5

Date Inspected: 10/20/2020
Primary Heat Source: Gas
Property Zoning: MH
Number of Stories: 2
Variance: NOTE: First floor is commercial

Inspector: Maria McCormick
Foundation Type: Other
Attic Access: No
Accessory Structure: None

NOTE: First floor is commercial

Monroe County Assessor's records indicate that this structure was built in 1979. These are the minimum requirements for emergency egress at the time of construction.

Clear height: 24"
Clear width: 18"
Maximum sill height: 48" aff
Openable area: 4.75 sq. ft.

Room measurements are in the file. Only rooms with violations will be listed in this report.

Existing Egress Window Measurements:

Height: 36 ½ inches
Width: 18 inches
Sill Height: 43 ½ inches
Openable Area: 4.56 sq. ft.

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

INTERIOR:

Apt. 304 –

North Bedroom:

Repair or replace the windows to function as intended. The cranks have broken in places causing cracks in the window frames. The windows should be weather tight, free of mold and mildew, chipping and peeling paint & be able to open and close using the windows hardware. BMC 16.04.060(b)

Living Room:

Repair or replace the windows to function as intended. The cranks have broken in places causing cracks in the window frames. The windows should be weather tight, free of mold and mildew, chipping and peeling paint & be able to open and close using the windows hardware. BMC 16.04.060(b)

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

Kitchen:

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

Repair or replace the oven to function as intended. BMC 16.04.060(c)

Bathroom:

Clean the exhaust fan so that it may function as intended. BMC 16.04.060(a)

Repair the damaged drywall where the towel bar was. BMC 16.04.060(a)

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

SW Bedroom:

Repair or replace the windows to function as intended. The cranks have broken in places causing cracks in the window frames. The windows should be weather tight, free of mold and mildew, chipping and peeling paint & be able to open and close using the windows hardware. BMC 16.04.060(b)

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

SE Bedroom:

Repair or replace the windows to function as intended. The cranks have broken in places causing cracks in the window frames. The windows should be weather tight, free of mold and mildew, chipping and peeling paint & be able to open and close using the windows hardware. BMC 16.04.060(b)

Apt. 306 –

Living Room:

Repair or replace the windows to function as intended. The cranks have broken in places causing cracks in the window frames. The windows should be weather tight, free of mold and mildew, chipping and peeling paint & be able to open and close using the windows hardware. BMC 16.04.060(b)

Hallway:

Repair or replace the furnace to eliminate the vibration that can be felt throughout the unit. BCM 16.04.060(c)

North Bedroom:

Repair or replace the windows to function as intended. The cranks have broken in places causing cracks in the window frames. The windows should be weather tight, free of mold and mildew, chipping and peeling paint & be able to open and close using the windows hardware. BMC 16.04.060(b)

SE Bedroom:

Repair or replace the windows to function as intended. The cranks have broken in places causing cracks in the window frames. The windows should be weather tight, free of mold and mildew, chipping and peeling paint & be able to open and close using the windows hardware. BMC 16.04.060(b)

SW Bedroom:

Repair or replace the windows to function as intended. The cranks have broken in places causing cracks in the window frames. The windows should be weather tight, free of mold and mildew, chipping and peeling paint & be able to open and close using the windows hardware. BMC 16.04.060(b)

Apt. 308 –

Living Room:

Repair or replace the windows to function as intended. The cranks have broken in places causing cracks in the window frames. The windows should be weather tight, free of mold and mildew, chipping and peeling paint & be able to open and close using the windows hardware. BMC 16.04.060(b)

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

North Bedroom:

Repair or replace the windows to function as intended. The cranks have broken in places causing cracks in the window frames. The windows should be weather tight, free of mold and mildew, chipping and peeling paint & be able to open and close using the windows hardware. BMC 16.04.060(b)

Bathroom:

Caulk the countertop behind the sink to eliminate water infiltration. BMC 16.04.060(a)

Secure toilet to its mountings. BMC 16.04.060(c)

SE Bedroom:

Repair or replace the windows to function as intended. The cranks have broken in places causing cracks in the window frames. The windows should be weather tight, free of mold and mildew, chipping and peeling paint & be able to open and close using the windows hardware. BMC 16.04.060(b)

SW Bedroom:

Repair or replace the windows to function as intended. The cranks have broken in places causing cracks in the window frames. The windows should be weather tight, free of mold and mildew, chipping and peeling paint & be able to open and close using the windows hardware. BMC 16.04.060(b)

EXTERIOR:

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

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(This item only has a compliance deadline of October 20, 2021.)

OTHER REQUIREMENTS:

Furnace Inspection Documentation:

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

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

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: January 20, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-08

Address: 2511 E. 7th Street

Petitioner: Eric A. Baker

Inspector: Jo Stong

Staff Report: October 27, 2020: Conducted cycle inspection
October 30, 2020: Mailed inspection report. Furnace and chimney inspection were the only violations noted.
November 13, 2020: Received furnace inspection documentation
December 2, 2020: Received fireplace/chimney inspection documentation.
Repairs are required.
December 22, 2020: Receive appeal.

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. The property required a fireplace and chimney inspection, and that inspection noted repairs that are necessary to bring the property into compliance with code. The petitioner is seeking an extension of time of 90 days from December 29, 2020 to complete the repairs to the chimney repairs.

Staff recommendation: Grant an extension of time.

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

Compliance Deadline: March 29, 2021

Attachments: Cycle report, chimney inspection documents, 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
DEC 21 2020
BY: _____

Property Address: 2511 East 7th Street, Bloomington, IN 47408

Petitioner's Name: Eric A. Baker

Address: 16736 Maines Valley Drive

City: Noblesville

State: Indiana

Zip Code: 46062

Phone Number: (260) 450-3656

E-mail Address: ebaker@fbtlaw.com

Owner's Name: Eric A. Baker

Address: 16736 Maines Valley Drive

City: Noblesville

State: Indiana

Zip Code: 46062

Phone Number: 260-450-3656

E-mail Address: ebaker@fbtlaw.com

Occupants: Chelsey Belt and Scott Keegan

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: 21-TV-08

JS

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

- 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.

1. Get gas water heater flue lined to meet code
+ repair tiles flue runs through

2. Extension required to allow work to be scheduled
into contractor busy schedule & work around
winter weather

3 90 days from December 29, 2020 to
meet HAND schedule

Signature (Required):

Eric A. Baker

Name (Print): Eric A. Baker

Date: 12/9/20

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

Rec'd 12-2-20
in
email

Fire place &
Chimney
NOT Complied

Mc Ode Chimney Sweep
7234 W. Mustang Dr.
Ellettsville, IN 47129

Maintenance & Service Report

Customer: Linda Baker
Address: 2811 E. Main St
City/State: Ellettsville, IN
Zip: 47120
Phone: 317 522 1111

The National Fire Protection Association
recommends annual inspection of all fireplaces,
chimneys, and vents. The next inspection of your
system is scheduled for:

Signature: Chance Bethany




Inspection: ☒ Safety ☐ Health ☐ Best ☐ Medium ☐
 Condition: ☐ Good ☐ Fair ☐ Poor ☒ Bad ☐ Unusable
 Type of Fuel: ☒ Wood ☐ Gas ☐ Oil ☐ Coal ☐ Other
 Chimney: ☒ Masonry ☐ Metal ☐ Other ☐ I.T.S. & Series ☐
 Unit: ☐ Standard ☒ Gas ☐ Oil ☐ Other
 Size: ☐ 12" ☐ 14" ☐ 16" ☒ 18" ☐ 20" ☐ 22" ☐ 24" ☐ 26" ☐ 28" ☐ 30"

Comments: Top tile of fireplace fire cracked above
roofline. It is not a violation of fire code but may eventually
and replaced. Cement crown is cracked in several
spots and will allow chimney to take on water.
This should be replaced in spring to avoid
unnecessary deterioration.


Gas water heater pipe is unlined and must
 be lined or be up to code. Also, there
 are some gas leaks in the range and
 gas line. The venting needs to be changed
 to a gas vent pipe.

I, the undersigned, have read and fully understand the foregoing
 report, and I hereby authorize the undersigned to perform the
 work described herein. I understand that the undersigned is not
 responsible for any damage to my property or for any injury to
 myself or others. I understand that the undersigned is not
 responsible for any damage to my property or for any injury to
 myself or others. I understand that the undersigned is not
 responsible for any damage to my property or for any injury to
 myself or others.

Invoice and Receipt	
Service Charge	400
LABOR	
Subtotal:	
Sales Tax:	
<input type="checkbox"/> Payment received	
<input type="checkbox"/> Bill Not	days
Total:	400



Ya Oldie Chimney Sweep LLC
 Joe Volpachinski
 7238 W. Montford Dr.
 Charlotte, NC 27429
 813-478-8074 Fax: 813-478-5080



INVOICE

<p>Linda Baker 105 Whittemore Dr. Charlotte, NC 27402</p>	<p>Customer ID: 12026 Invoice Date: 11/27/2020</p>
---	---

PAYMENT TERMS: DUE UPON RECEIPT
 A 10% service fee will be charged 30 days
 after Date of Work

Job Information

<p>2011 E781R Bloomington IN 47401</p>	<p>Date of Work: 11/24/2020</p>
---	---------------------------------

Type of Job: Hand Inspection

Comments: Gas flue has offset flue tile allowing gases to penetrate structure. Must be repaired to meet code. Cement crown should be replaced

Detailed Bill

Handwritten: \$ 80.00
 Pk Ch 11/27/20
 11/27/2020
 JB

person with payment.



City Of Bloomington
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

OCT 30 2020

Eric A Baker
16736 Maines Valley Dr
Noblesville, IN 46062

RE: 2511 E 7th ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **DEC 29 2020** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report

Xc: Linda G. Baker: 106 Wintergreen Dr., Noblesville, IN 46062



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

2373

Owner

Eric A Baker
16736 Maines Valley Dr
Noblesville, IN 46062

Agent

Linda G. Baker
106 Wintergreen Dr.
Noblesville, IN 46062

Prop. Location: 2511 E 7th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 10/27/2020
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories:

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

Monroe County Assessor's records indicate this structure was built in 1958.
There were no requirements for emergency egress at the time of construction.

Existing Egress Window Measurements:

Height: 24 inches
Width: 27 inches
Sill Height: 27.5 inches
Openable Area: 4.50 sq. ft.

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

INTERIOR:

Handwritten signature
Living Room (16-0 x 12-11):

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

Kitchen (11-1 x 8-2), Hall, Northwest Bedroom (10-11 x 9-8), Bath, Northeast Bedroom (11-7 x 11-1), Southeast Bedroom (12-0 x 8-6):

No violations noted.

11.13.20 GS via email
Garage (gas furnace here):

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

EXTERIOR:

No violations noted.

OTHER REQUIREMENTS:

Furnace Inspection Documentation

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation.

Documentation from a professional HVAC contractor for this service is acceptable and encouraged.

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

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

Fireplace Inspection Documentation

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

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

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

This is the end of this report.