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**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL LEMON CONFERENCE ROOM
Zoom Virtual Meeting
MARCH 16, 2022 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

I. ROLL CALL

II. REVIEW OF SUMMARY- December 15, 2021, January 19, 2022, February 16, 2022

III. PETITIONS

- 1) 22-AA-26, 801 W. 4th Street, Brent Silcox. Request for relief from an administrative decision issuing a 3-year permit.
- 2) 22-TV-27, 423 S. Fess Avenue, Property Stars (College Rentals, Inc.) Request for an extension of time to complete repairs.
- 3) 22-TV-28, 3200 E. John Hinkle Place, Unit K, Cottonwood Realty, LLC). Request for an extension of time to complete repairs.
- 4) 22-TV-29, 409 N. Spring Street, Richard Bettler – Jabberwocky Real Estate (Manjula Reinhold). Request for an extension of time to complete repairs.
- 5) 22-TV-30, 229 E. Varsity Lane, Varsity Properties. Request for an extension of time to complete repairs.
- 6) 22-TV-31, 245 E. Varsity Lane, Varsity Properties. Request for an extension of time to complete repairs.
- 7) 22-TV-32, 621 W. 4th Street, Charles A. Cole. Request for an extension of time to complete repairs.
- 8) 22-TV-33, 823-837 W. 17th Street , Pine Bluff Apartments (Scott May). Request for an extension of time to complete repairs.
- 9) 22-TV-34, 1504 E. Matlock Road, Jena Welker – Cream & Crimson Management (Josh Alley). Request for an extension of time to complete repairs.
- 10) 22-TV-35, 1615 E. Matlock Road, Sarge Property Management (JCJ Holdings, LLC). Request for an extension of time to complete repairs.
- 11) 22-TV-36, 500 S. Park Ridge Road, Katarina Verderami (The Scion Group). Request for an extension of time to complete repairs.
- 12) 22-AA-37, 3391 S. Oaklawn Circle, Rex & Melinda Fish. Request for an extension of time to complete repairs.

IV. GENERAL DISCUSSION

V. PUBLIC COMMENT

VI. ADJOURNMENT

VII. BHQA RETREAT

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

HAND Staff is inviting you to a scheduled Zoom meeting.

Topic: Board of Housing Quality Appeals Meeting

Time: Mar 16, 2022 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://bloomington.zoom.us/j/93193636060?pwd=SONyRC9zaJFkNFhzSU1aNzVsbUpQUt09>

Meeting ID: 931 9363 6060

Passcode: 088348

One tap mobile

+19292056099,,93193636060# US (New York)

+13017158592,,93193636060# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 931 9363 6060

Find your local number: <https://bloomington.zoom.us/j/kemL5j86py>

B.H.Q.A. MEETING OF DECEMBER 15, 2021 SUMMARY

MEMBERS PRESENT: Zoom: Nicholas Carder, Jacob Cole, Susle Hamilton, Diana Opata, Dominic Thompson

STAFF PRESENT: Present: Daniel Bixler, John Hewett (HAND)
Zoom: Mike Arnold, Chastina Chipman, Rob Council, Kenny Liford, Maria McCormick, Brent Pierce, Jo Stong (HAND), Dan Dixon (Legal)

GUESTS PRESENT: Zoom: Taylor Braugham (151-157 E. Kennedy Court), Alan Hyland (1333 S. Fenbrook Lane) Pete Kinne, Jason McAuley, Tasha Hoover Patterson (501-512 S. Muller Parkway), Timothy Roberts (Birge & Held), Ed Ryan (2440 S. Henderson Street), Kim Sloan (1333 S. Fenbrook Lane), Lyndsi Thompson (Chickering Rentals) John Wilson (2440 S. Henderson Street) Riley Wilkinson

Meeting start time 4:00 PM.

I. REVIEW OF SUMMARY

Hamilton made a motion to approve the minutes for September 15, 2021. Cole seconded. Motion passed, 5-0.
Hamilton made a motion to approve the minutes for October 20, 2021. Cole seconded. Motion passed, 5-0.

II. PETITIONS

21-TV-92, **304-308 W. 2nd Street**, Woodington Management (Elizabeth Ferguson). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a March 01, 2022 deadline.

21-TV-93, **612 W. 4th Street**, Cynthia McCullough. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a December 31, 2021 deadline.

21-TV-94, **417 W. Hoosier Court Avenue**, Hunter Hoosier Court Apartments. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a January 01, 2022 deadline.

21-TV-97, **1440 N. Woodburn Avenue**, Deborah Majors (Northcrest United, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a January 03, 2022 deadline for all life safety violations and a February 01, 2022 deadline for all other violations.

21-TV-98, **2400 E. 7th Street**, Hoosier Red Housing, LLC. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a December 29, 2021 deadline.

21-AA-99, **206 N. Elm Street**, Sean Frew (Frewbaum 1, LLC). Request for relief from an administrative decision. Staff recommendation was to grant the request for relief from the requirements of Title 16 for so long as owner and tenants are unchanged from current status, verified by yearly affidavit of occupancy less Title 16 requirements be reinstated.

21-TV-101, **700-864 S. Clarizz Drive**, Abodes, Inc. (Latimer Farm Development I, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a January 31, 2022 deadline.

21-TV-102, **3073 E. Amy Lane**, Cedargate Apartments (Elon Property Management). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a January 15, 2022 deadline for all life safety violations and a March 01, 2022 deadline for all other violations.

21-TV-103, **2381 S. Brandon Court**, Brandon Court Apartments (Elon Property Management). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a January 15, 2022 deadline for all life safety violations and a March 01, 2022 deadline for all other violations.

21-TV-104, **3008 S. Acadia Court**, Acadia Court Apartments (Elon Property Management). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a January 15, 2022 deadline for all life safety violations and a March 01, 2022 deadline for all other violations.

21-TV-105, **3629 S. Kingsbury Avenue**, C&J Cornerstone, LLC (Yiran Dong). Request for an

extension of time to complete repairs. Staff recommendation to grant the request with a January 15, 2022 deadline.

21-TV-107, **1313 N. Crescent Drive**, David Devitt. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a March 15, 2022 deadline for all violations.

21-TV-110, **501 S. Park Square Drive**, Robert Faucher. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a January 28, 2022 deadline for all violations.

21-TV-111, **321 W. Hillside Drive**, Sarge Rentals (Daniel Gupta). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 01, 2022 deadline for all violations.

21-TV-112, **321 W. Hillside Drive Apt.3**, Sarge Rentals (Daniel Gupta). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a February 01, 2022 deadline for all violations.

21-TV-113, **2429-2433 W. Marlene Drive**, Sarge Rentals (Daniel Gupta). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a February 01, 2022 deadline for all violations.

Approved.

III. PETITIONS

21-TV-96, **1333 S. Fenbrook Lane**, Gene Burdine (Assist Living, The Fields SH, LLC). The petitioners, Alan Hyland and Kim Sloan, were present to request an extension of time to complete repair. Staff recommendation to grant the request with a December 29, 2021 deadline for all remaining violations. Hamilton made motion to grant the request per staff recommendation with a January 29, 2022 deadline for windows. Cole seconded. Motion passed, 5-0.

21-TV-106, **2440 S. Henderson Street**, Cindy Fleetwood – Crawford Apartments (Russell Bonanno). The petitioners, Ed Ryan and John Wilson, were present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a January 15, 2022 deadline for all life safety issues and an April 14, 2022 for all other violations. Cole made motion to grant the request per staff recommendation. Hamilton seconded. Motion passed, 5-0.

21-TV-108, **151-157 S. Kennedy Court**, Hometown Rentals (Matt Cascio). The petitioner, Taylor Baughman, was present to request an extension of time to complete repairs. Staff recommendation was to deny the request and require petitioner to immediately call and schedule re-inspection, as well as have documentation that units have been treated by a professional pest control company. Hamilton made a motion to deny the request per staff recommendation. Thompson seconded. Motion passed, 5-0. Request denied.

21-TV-114, **501-512 S. Muller Parkway**, SCS Muller Apartments, LLC. The petitioner, Tasha Hoover Patterson, was present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a June 30, 2022 deadline. Opata made a motion to table this item until next month. Cole seconded. Motion passed, 5-0.

21-TV-45, **715 E. Hunter Avenue**, Almee & Michael Page. This item was previously heard June 16, 2021. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a May 31, 2022 deadline. Cole made motion to grant the request per staff recommendation. Opata seconded. Motion passed, 5-0.

21-TV-100, **120 S. Kingston Drive**, Jenny Bowles (David Blifeld). The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a June 25, 2022 deadline. Thompson made a motion to grant the request with an April 15, 2022 deadline. Hamilton seconded. Motion failed, 3-2 (Opata, Thompson nay.) Carder made motion to grant the request per staff recommendation. Hamilton seconded. Motion passed, 4-1 (Thompson nay.) Request granted.

21-AA-109, **708 W. 7th Street**, Jane Henderson (Merritt Properties). The petitioner was not present to request relief from an administrative decision charging \$77 for a second re-inspection. Staff recommendation was to deny the request. Thompson made a motion to deny the request per staff recommendation. Cole seconded. Motion passed, 5-0. Request denied.

IV. GENERAL DISCUSSION

Retreat needs to be noticed before it can be conducted. Discussion of possible retreat topics times and availability. Plan to have retreat after next month's regular BHQA meeting.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

Hamilton made motion for adjournment. Carder seconded. Motion passed unanimously. Meeting adjourned 5:40 PM.



City of Bloomington
H.A.N.D.

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

Meeting Date: March 16, 2022
Petition Type: Relief from an administrative decision
Variance Request: Relief from the loss of a 5 year permit.
Petition Number: 22-AA-26
Address: 801 W 4th Street
Petitioner: Brent Silcox
Inspector: John Hewett

Staff Report: November 20, 2020, HAND called owner to remind him to schedule the Cycle inspection before December 7, 2020 when the permit was to expire. The owner called back on December 1, 2020 to schedule the inspection. The inspection was scheduled for February 17, 2021. On February 17th, the City was closed due to a snow event. HAND called the owner and re-scheduled the inspection for March 29th. The owner called on March 26th, to cancel the inspection as his tenant had Covid-19. On August 9th, the owner called and scheduled the inspection for August 20th. On August 10th, he called back to re-schedule for August 10th. The Cycle Inspection was conducted on August 10th. The Re-inspection was scheduled on October 10th and conducted on December 3rd. The owner was issued a 3 year permit due to the long time lapse between the cancellation for Covid-19, and the re-scheduling of the inspection.

Staff recommendation: Deny the relief from administrative decision.

Conditions: The permit shall stand as a 3 year permit, as issued.

Compliance Deadline: none

Attachments: Appeal form



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

RECEIVED
JAN 31 2022

Property Address: 801 W 4th St.

BY: [Signature]

Petitioner's Name: Brent Silcox

Address: 4504 Broadway St.

City: Indianapolis

State: Indiana

Zip Code: 46205

Phone Number: (317) 414-4106

E-mail Address: brentsll148@gmail.com

Owner's Name: Brent Silcox

Address: 4504 Broadway St.

City: Indianapolis

State: Indiana

Zip Code: 46205

Phone Number: 317-414-4106

E-mail Address: brentsll148@gmail.com

Occupants: 3

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

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

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

Variance Type:

AA



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 22-AA-26

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.

Recently issued 3 year occupancy permit. On December 1st, 2020 I called and scheduled my HAND inspection for February 17th, 2021. On February 17th, 2021 the inspector "Maria" called me and canceled the inspection because she could not get out of her driveway because of snow. We rescheduled the inspection for March 29th, 2021. On March 26th my tenant contacted me and said she had Covid and didn't think it would be a good idea for the inspector to come inside the house. I agreed and called HAND to cancel and reschedule. I did not reschedule at that time because I didn't really know what was going to happen with Covid. Eventually, the inspection was rescheduled for August 10th, 2021 with the re-inspection scheduled for October 10, 2021. I was told that my occupancy permit would now only be three years because I canceled the inspection and did not reschedule immediately. If I would have been advised at the time when I called to cancel that my permit would now be 3 years instead of 5 years, I would have rescheduled immediately. I am respectfully requesting that my occupancy permit revert back to a five year permit instead of a three year permit because of the unusual circumstances of Covid.

Sincerely,

Brent Silcox

Signature (Required): _____

Name (Print): Brent Silcox

Date: 1/31/22

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.





City of Bloomington
H.A.N.D.

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

Meeting Date: March 16, 2022

Petition Type: Request for an extension of time to complete repairs

Petition Number: 22-TV-27

Address: 423 S. Fess Avenue

Petitioner: Property Stars

Inspector: Jo Stong

Staff Report: December 23, 2020: Conducted cycle inspection
January 11, 2021: Mailed inspection report
April 23, 2021: Conducted reinspection. All but fire alarm documentation complied.
May 5, 2021: Mailed remaining violations report
May 25, 2021: Called agent, left message that we need alarm documentation
June 10, 2021: Received fire alarm documents; several failed alarms noted
June 16, 2021: Legal proceedings started
January 26, 2022: Called agent and asked for alarm documentation again
January 31, 2022: Received email from agent saying the alarm system was not being monitored and therefore not functioning as intended
February 1, 2022: Received appeal

During a cycle inspection of the above property, it was noted that there was a fire alarm system installed in the property. The system did not pass the required annual inspection. The petitioner is seeking an extension of time to replace the control panel for the alarm system.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: May 16, 2022

Attachments: Cycle Report, appeal



Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-339-3420
hand@bloomington.in.gov

RECEIVED
FEB 1 2022

Property Address: 423 S Fess Ave

Petitioner's Name: Property Stars

Address: 114 N Madison

City: Bloom State: IN Zip Code: 47404

Phone Number: (812) 606-6939 Email Address: Kelly@propertystars.com

Owner's Name: College Rentals Inc

Address: 3330 Dundee Suite C-4

City: Northbrook State: IL Zip Code: 60062

Phone Number: 847-272-1234 Email Address: collegerentalsinc@gmail.com

Occupants: Eleven tenants

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: Request to extend time

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

(Will be assigned by BHQA)
Petition Number: 22-TV-27

J5

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 administrative 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.

Requesting an extension of time for phone error codes on fire safety system. Cannot locate original installer for access code. We must replace the panel due to no access code. We are in the process of replacing with Kover. Can provide documentation. Thank you!

Signature (Required): Kelly Jones

Name (Print): Kelly Jones

Date: 1/31/22

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

JAN 11 2021

College Rentals Inc.
3330 Dundee Road Suite C4
Northbrook, IL 60062

RE: 423 S Fess AVE

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 **MAR 12 2021** 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: Property Stars LLC - Kelly Jones: 114 N Madison St, Bloomington, IN 47404

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

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

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



City Of Bloomington
Housing and Neighborhood Development

Handwritten: Rodney

CYCLE INSPECTION REPORT

393

Owners

College Rentals Inc.
3330 Dundee Road Suite C4
Northbrook, IL 60062

Agent

Property Stars LLC - Kelly Jones
114 N. Madison St.
Bloomington, IN 47404

Prop. Location: 423 S Fess AVE
Number of Units/Structures: 9/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5, 5/1/5, 3/Bff/5

Date Inspected: 12/23/2020
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 3

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: N/A
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1930.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

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

Basement Level

Apt. 1

Living Room:

Properly secure the recessed ceiling light. BMC 16.04.060(b)

Kitchen:

Properly repair the hole where the ceiling was cut away to repair a leak. BMC 16.04.060(a)

Bath:

Remove all mold from walls and ceiling. BMC 16.04.060(a)

Bedroom:

Provide electrical power to the upper receptacle on the south wall so that it functions as intended. BMC 16.04.060(c)

Existing Egress Window Measurements:

Height: 13 inches
Width: 28 inches
Sill Height: 62 inches
Openable Area: 2.53 sq. ft.

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

Main Level

West Entry Hall

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

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

Ensure that hall lights are functioning as intended (all were off at inspection). BMC 16.04.060(b)

Apt. 2

Living Room:

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

Properly secure this same receptacle. BMC 16.04.060(b)

Properly secure the loose GFCI receptacle on the west wall. BMC 16.04.060(b)

Bedroom/Kitchen:

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

Existing Egress Window Measurements:

Height: 25.5 inches
Width: 43 inches
Sill Height: 24 inches
Openable Area: 7.61 sq. ft.

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

Bath:

No violations noted.

Apt. 3

Kitchen:

Properly seal the large hole on the back wall of the sink cabinet where the electrical conduit penetrates the cabinet. BMC 16.04.060(a)

Replace the non-functioning or incorrectly wired GFCI receptacle to the right of the sink, per Indiana Electric Code requirements (shows no power, will not trip). BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Living Room, South Bedroom:
No violations noted.

Existing Egress Window Measurements:
Height: 28 inches
Width: 27 inches
Sill Height: 13 inches
Openable Area: 5.25 sq. ft.

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

Bathtub Room:

Repair the leak under the sink. BMC 16.04.060(c)

Southeast Bedroom:

Existing Egress Window Measurements:
Height: 19 inches
Width: 27 inches
Sill Height: 36 inches
Openable Area: 3.56 sq. ft.

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

Northeast Bedroom:

Existing Egress Window Measurements:
Height: 20 inches
Width: 24 inches
Sill Height: 34 inches
Openable Area: 3.33 sq. ft.

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

Hall, Laundry:

No violations noted.

Mechanical Room (gas furnace):

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

3.12.21 57
Properly repair the water heater flue pipe with approved ductwork and materials (not duct tape). BMC 16.04.060(c)

Replace the panel on the bottom of the water heater. BMC 16.04.060(c)

Replace the missing electrical junction box cover plate on the west wall. BMC 16.04.060(b)

Properly seal the large hole in the west wall where the electrical line penetrates the wall. BMC 16.04.060(c)

BASEMENT (gas furnace)

See Other Requirements at the end of the report for required furnace documentation.
3-12-21 SS

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

2nd FLOOR

Common Bath:

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

Common Hall, Kitchen & Laundry:

No violations noted.

Apt. 5

Living Room:

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

Remove the birdseed from the window tray. BMC 16.04.060(a)

Bedroom:

Existing Egress Window Measurements:

Height: 15 inches

Width: 30 inches

Sill Height: 38 inches

Openable Area: 3.13 sq. ft.

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

Kitchen:

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

Apt. 6

No violations noted.

Existing Egress Window Measurements:

Height: 27.5 inches

Width: 30 inches

Sill Height: 22 inches

Openable Area: 5.73 sq. ft.

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

Apt. 7

Bedroom:

No violations noted.

The window measurements are the same as noted for Apt. 6 above.

Closet:

Properly mount the surge protector, or eliminate its use. BMC 16.04.060(b)

Apt. 8

Replace the damaged entry door. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 26 inches
Width: 32 inches
Sill Height: 24 inches
Openable Area: 5.78 sq. ft.

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

Apt. 9 (attic)

Bedroom:

Repair the right closet door to function as intended (will not open with door knob). BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 24 inches
Width: 38 inches
Sill Height: 12 inches
Openable Area: 6.33 sq. ft.

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

Bath:

Replace the broken toilet seat lid. BMC 16.04.060(a)

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

Kitchen:

Properly secure the sink cabinet cover. BMC 16.04.060(a)

Living Room:

No violations noted.

Apt. 4

Living Room, Kitchen:

No violations noted.

Bedroom:

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

Existing Egress Window Measurements:

Height: 19 inches
Width: 30 inches
Sill Height: 36 inches
Openable Area: 3.96 sq. ft.

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

Mechanical Closet (gas furnace):

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

EXTERIOR:

Properly secure the light next to the entry of Apt. 1. BMC 16.04.050(b)

Replace the broken dryer vents on the east side. BMC 16.04.050(a)

Properly secure the siding on the east side. BMC 16.04.050(a)

Properly tuck-point all openings in the foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. Repair with like materials in a workmanlike manner. BMC 16.04.050(a)

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

Replace all missing siding. BMC 16.04.050(a)

Replace the missing fascia on the west peak. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(this violation has a deadline of December 23, 2021)

OTHER REQUIREMENTS:

Fire Alarm Inspection Documentation

Provide documentation of the fire alarm system annual inspection as required by the Indianan Fire Prevention Code. BMC 16.01.060(f)

Furnace Inspection Documentation

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

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

3-12-21
33
Servicing shall include tests 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), (e)

Tenants and Owners Rights and Responsibilities Summary

2-25-21
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 & 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. 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 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(e)

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: March 16, 2022

Petition Type: Request for an extension of time to complete repairs

Petition Number: 22-TV-28

Address: 3200 E. John Hinkle Place Unit K

Petitioner: Matthew Watson

Inspector: Jo Stong

Staff Report: September 14, 2021: Conducted cycle inspection
October 8, 2021: Mailed inspection report
December 21, 2021: Conducted reinspection
December 23, 2021: Mailed remaining violations report
January 21, 2022: Conducted 2nd reinspection
January 25, 2022: Mailed 2nd remaining violations report
February 9, 2022: Received appeal

During an inspection of the above property, violations of Title 16 were noted, including egress windows that would not stay open on their own. The petitioner is seeking a six months extension of time to replace the windows. All other violations noted in the unit are in compliance.

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: August 15, 2022

Attachments: Cycle Report, 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
FEB 03 2022

BY:

Property Address: 3200 E John Hinkle Pl Apt K

Petitioner's Name: Matthew Watson (Cottonwood Realty LLC)

Address: 2801 S Forrester St

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 8122727309 E-mail Address: cottonwoodre@gmail.com

Owner's Name: Matthew Watson (Cottonwood Realty LLC)

Address: 2801 S Forrester St

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 8122727309 E-mail Address: cottonwoodre@gmail.com

Occupants: Tenants

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: 22-TV-28

J3

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.

Two bedroom windows don't stay up when opened. I attempted to fix this problem by installing latches to keep the windows up. When I installed them they worked well so I scheduled a reinspection. The inspector came out and said they weren't working, so the unit failed the reinspection. I don't really understand why they didn't work so I'm going to have the windows replaced, having called every window company in Bloomington and being told that nobody will do repairs on the windows.

The timeline that I've been given on window replacement is 6 months. This seems incredible to me but due to supply chain problems apparently there is limited stock and installation scheduling is expected to have a huge backlog.

I am requesting an extension of 6 months to complete the replacement of the windows.

Signature (Required): _____

Name (Print): Matthew Watson

Date: _____

Important information regarding this application format:

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





City Of Bloomington
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

OCT 08 2021

Cottonwood Realty LLC
2801 S. Forrester Street
Bloomington, IN 47401

RE: 3200 E John Hinkle PL UNIT K

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 07 2021** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report

City 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

nc



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

4888

Owners

Cottonwood Realty LLC
2801 S. Forrester Street
Bloomington, IN 47401

Prop. Location: 3200 E John Hinkle PL UNIT K
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 09/14/2021
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Jo Stong
Foundation Type: Other
Attic Access: N/A
Accessory Structure: None

02/05/2013 This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on February 5, 2013 for the egress requirements. Project Name: 3200 E. John Hinkle PL Unit K. Windows; Variance Number: 13-02-4

Monroe County Assessor's records indicate this structure was built in 1993.
Minimum emergency egress requirements for the time of construction:

Openable area required: 5.7sq. ft.

Clear width required: 20"

Clear height required: 24"

Maximum Allowable Sill Height: 44" above finished floor

Existing Egress Window Measurements:

Height: 21.5 inches

Width: 33.5 inches

Sill Height: 27 inches

Openable Area: 5.00 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements. (see State Variance).

INTERIOR:

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

This unit is equipped with a fire suppression (sprinkler) system.

Living Room:

Secure the loose electrical receptacle on the east wall near the entry door. BMC 16.04.060(b)

Kitchen, Dining Room, Laundry:

No violations noted.

Hall:

The smoke detector 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

Southwest Bedroom:

No violations noted.

Center West Bedroom:

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

Master Bedroom:

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

Hall Bath, Master Bath:

No violations noted.

EXTERIOR:

No violations noted.

OTHER REQUIREMENTS:

Required documentation

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

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. 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 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(o)

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: March 16, 2022
Petition Type: An extension of time to complete repairs.
Petition Number: 22-TV-29
Address: 409 N Spring St
Petitioner: Richard Bettler of Jabberwocky Real Estate for Majula Reinhold
Inspector: C Chipman

Staff Report: May 4, 2021 Completed cycle inspection with tenant
May 14, 2021 Sent cycle report
July 28, 2021 Sent Remaining Violations Report
August 23, 2021 Received return mail for PO Box on file an
forwarded them to Richard Bettler
November 5, 2021 Sent NTR/NTS
December 22, 2021 Richard Bettler scheduled reinspection
January 18, 2022 Richard Bettler rescheduled reinspection
February 1, 2022 Completed reinspection with tenant
February 7, 2022 Received new registration form
February 9, 2022 Received BHQA application

Petitioner is requesting an extension of time of 30 days to complete all of the repairs. The initial inspection was done in May and the petitioner has not completed any of the items in the report. There are life safety items such as smoke detectors, broken windows, non-functioning gfcis receptacles and many other items. The petitioner has taken zero action to improve any items noted on the initial report.

Staff recommendation: Deny the extension of time.

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

Compliance Deadline: The compliance deadline has passed. This file will be referred to the legal department.

Attachments: Remaining Violations Report, BHQA application



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
FEB 09 2022

BY:

Property Address: 409 N Spring Street, Bloomington, In 47404

Petitioner's Name: Richard Bettler of Jabberwocky Real Estate for Manjula Reinhold

Address: 1316 S Palmer Ave

City: Bloomington State: IN Zip Code: 47401

Phone Number: 8123256478 E-mail Address: tanthproperties@yahoo.com

Owner's Name: Manjula Reinhold

Address: 407 Mitchel St, Apt B

City: Southport State: NC Zip Code: 28461

Phone Number: 8123259560 E-mail Address: tanthproperties@yahoo.com

Occupants: Ethel Hubbard

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

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

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

Variance Type: Extension of time 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: 22-TV-29

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

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

A combination of events lead to our unintentional failure to comply with HAND's requirements on this property. The addresses to which these notifications were being sent were incorrect. Due to the pandemic, the post office box which was the primary contact was discontinued during one of the lockdown phases of county's response. Unfortunately, HAND was never given this change. In addition, during the same rough time period, the owner sold her existing residential home listed as an alternative contact address and moved into the address listed above. Even with those missteps, we had assumed that the property was registered under the management of other properties with the owner, Jabberwocky Real Estate but as it turns out, only one of the current properties - 930 S Henderson - was actually registered with the management company. This is being corrected immediately. We understand it's our responsibility to keep you informed and are presenting these as explanations of why we didn't 'stay on top' of this situation and want to insure you that it was never our intent to ignore or resist HAND requests for corrections. With luck, we will have all or the bulk of corrections completed even prior to the appeals process, but do ask for an extension of 30 days to be sure and - with the correct addresses in place - should be able to prevent any further fallings on our part.

Signature (Required): Manjula Reinhold

Name (Print): Manjula Reinhold Date: 2/7/22

- 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.





City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATION INSPECTION REPORT

9434

Owner(s)

Reinhold, Manjula
Po Box 1613
Bloomington, IN 47402

Prop. Location: 409 N Spring ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 05/04/2021
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Chastina Chipman
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

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

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

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

INTERIOR:

Living Room/ Kitchen Area (25-6 x 11-8):

Properly repair the bottom weather strip on the inside of the entry door. BMC 16.04.060 (a)

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

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

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

NE Bedroom (Right Front) (11-6 x 10-5):

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

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

Master Bathroom:

Properly repair the corner drywall tape joint. BMC 16.04.060 (a)

NW Bedroom (11-6 x 8-5):

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

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

Hall Bathroom:

Properly seal the bathtub to prevent water infiltration. BMC 16.04.060 (a)

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

South Bedroom (Front Left) (15 x 10-6):

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

EXTERIOR:

Repair/replace the porch light on the west side so that it functions as intended. (Tenant says it will not work like it should) BMC 16.04.050 (c)

Repair/replace the deteriorating steps on the south west side of the deck. BMC 16.04.050 (c)

Repair/replace the soffit on the south end of the house. BMC 16.04.050 (c)

Power-wash or otherwise remove all mold and mildew on the siding of the structure. Exterior surfaces on residential rental units and their accessory structures shall be maintained free of mold. BMC 16.04.050(f)

Remove the vines that are growing on the structure. BMC 16.04.050(a)

Repair the hole in foundation on the north side where the plywood is laying against the house. BMC 16.04.050 (a)

Shed:

Repair the doors to function as intended. 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)

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: March 16, 2022

Petition Type: An extension of time to complete repairs.

Petition Number: 22-TV-30

Address: 229 E Varsity Lane

Petitioner: Varsity Properties

Inspector: C Chipman

Staff Report: November 1, 2021 Completed cycle inspection
November 22, 2021 Sent cycle report
January 31, 2022 Completed reinspection
February 9, 2022 Mailed remaining violations report
January 24, 2022 Received BHQA application

During the cycle inspection the window in the rear bedroom would not stay open. The petitioner is requesting an extension of time due to window parts being on back order through City Glass.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: March 30, 2022 All remaining violations.

Attachments: Remaining Violations Report, BHQA application

AK



RECEIVED
FEB 24 2022
BY:

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

Property Address: 229 E varsity Ln

Petitioner's Name: Varsity Properties

Address: 2015 N Dunn ST

City: Bloomington State: Indiana Zip Code: 47408

Phone Number: 8123340333 E-mail Address: Rborovp@gmail.com

Owner's Name: Varsity Properties

Address: 2015 N Dunn ST

City: bloomington State: Indiana Zip Code: 47408

Phone Number: 8123340333 E-mail Address: Rborovp@gmail.com

Occupants: 3

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

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

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

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

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

(Will be assigned by BHQA)
Petition Number: 22-TV-30

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.

Have Had window balancers on order they have been back ordered thought city glass.

Signature (Required): 

Name (Print): Robert Boro Date: 2-24-22

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.





**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

1933

FEB 09 2022

Owner(s)

University Properties
2015 N Dunn St
Bloomington, IN 47408

Prop. Location: 229 E Varsity LN
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 11/01/2021
Primary Heat Source: Electric
Property Zoning: MS
Number of Stories: 2
Landlord Has Affidavit: N/A

Inspector: Chastina Chipman
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

UPPER LEVEL:

Rear Bedroom (12-0 x 10-0):

Repair the window to function as intended. (Window is off track and will not stay open on it's own) BMC 16.04.060 (b)

OTHER REQUIREMENTS

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

This is the end of this report.

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



City of Bloomington
H.A.N.D.

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

Meeting Date: March 16, 2022

Petition Type: An extension of time to complete repairs.

Petition Number: 22-TV-31

Address: 245 E Varsity Lane

Petitioner: Varsity Properties

Inspector: C Chipman

Staff Report: November 1, 2021 Completed cycle inspection
November 22, 2021 Sent cycle report
January 31, 2022 Completed reinspection
February 9, 2022 Mailed remaining violations report
January 24, 2022 Received BHQA application

During the cycle inspection the window in the rear bedroom would not stay open. The petitioner is requesting an extension of time due to window parts being on back order through City Glass.

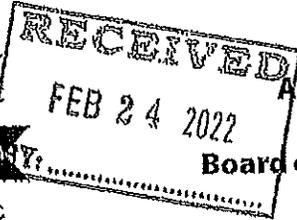
Staff recommendation: Grant the extension of time.

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

Compliance Deadline: March 30, 2022 All remaining violations.

Attachments: Remaining Violations Report, BHQA application

AA



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: 245 E varsity Ln

Petitioner's Name: Varsity Properties

Address: 2015 N Dunn ST

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123340333

E-mail Address: Rborovp@gmail.com

Owner's Name: Varsity Properties

Address: 2015 N Dunn ST

City: bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123340333

E-mail Address: Rborovp@gmail.com

Occupants: 3

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 22-TV-31

cc

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.

Have Had window balancers on order they have been back ordered thought city glass.

Signature (Required): 

Name (Print): Robert Boro Date: 2-24-23

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.





City Of Bloomington
Housing and Neighborhood Development
REMAINING VIOLATION INSPECTION REPORT

1951

Owner(s)

Varsity Properties
2015 N. Dunn St.
Bloomington, IN 47408

Prop. Location: 245 E Varsity LN
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 11/01/2021
Primary Heat Source: Electric
Property Zoning: MS
Number of Stories: 2
Landlord Has Affidavit: N/A

Inspector: Chastina Chipman
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

MAIN LEVEL:

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

UPPER LEVEL:

Rear Bedroom (12-0 x 10-0):

Repair the window to function as intended. (Sash will not stay open on it's own) BMC 16.04.060 (b)

OTHER REQUIREMENTS

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

This is the end of this report.

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

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

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



City of Bloomington
H.A.N.D.

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

Meeting Date: March 16, 2022

Petition Type: Request for an extension of time to complete repairs

Petition Number: 22-TV-32

Address: 621 W. 4th St. Apt. A

Petitioner: Charles Cole

Inspector: Rob Council

Staff Report: September 26, 2021 CC Conducted cycle inspection.
November 16, 2021 Mailed Insp. Report.
February 18, 2022 RC Conducted reinsp.
February 22 2022 Rec'd. Appeal.

During a reinspection of the above property, violations of the Residential Unit and Lodging Establishment Program were found, including unfinished drywall repairs. Owner found more underlying issues with repair.

Petitioner is seeking an extension of **60 Days** to complete repairs.

Staff recommendation: Grant 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: April 22, 2022

Attachments: Cycle Report, appeal

DM



**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: 621 W. 4th St., Apt A

Petitioner's Name: Charles A. Cole

Address: 1504 Yellowwood Lake Road

City: Nashville **State:** IN **Zip Code:** 47448

Phone Number: 8129880025 **E-mail Address:** chas.cole@gmail.com

Owner's Name: Charles A. Cole

Address: same as above

City: _____ **State:** IN **Zip Code:** _____

Phone Number: _____ **E-mail Address:** _____

Occupants: Kalli Singleton

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

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

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

Variance Type: EXTENSION OF TIME 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: 22-TV-32

RC

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.

- 1. Need to hang and finish drywall
- 2. More issues with underlying construction were discovered than anticipated
- 3. 60 days

Signature (Required):



Name (Print): Charles A. Cole

Date:

Feb. 21, 2022

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

NOV 16 2021

Cole, Charles A.
1504 N. Yellowwood Lake Road
Nashville, IN 47448

RE: 621 W 4th ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **JAN 15 2022** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,
Housing & Neighborhood Development
Encl: Inspection Report,

City 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

1665

Owner(s)

Cole, Charles A.
1504 N. Yellowwood Lake Road
Nashville, IN 47448

Prop. Location: 621 W 4th ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/1/3

Date Inspected: 10/26/2021
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Chastina Chipman
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1900. There were no requirements for emergency egress at the time of construction.

INTERIOR:

UNIT B:

Living Room (15-8 x 14-9), Bathroom:
No violations noted.

Kitchen (12-0 x 15-4):
C Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

C Secure the base of the faucet sprayer. BMC 16.04.060 (a)

Shared Back Porch:
No violations noted.

Bedroom (15-3 x 12-4):
No violations noted.

Existing Egress Window Measurements:

Height: 35.25 inches

Width: 31 inches

Sill Height: 16 inches

Openable Area: 7.5 sq. ft.

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

UNIT A:

Kitchen:

No violations noted.

Bathroom, Center Living Room (15-2 x 15-4):
No violations noted.

W Bedroom (6-4 x 22-0): Currently being used as a storage room if it is used as a bedroom in the future we will need to gain access to the door for egress.

*Under
CONST.*

Repair/replace the damaged drywall on the ceiling. BMC 16.04.060 (a)

NE Bedroom (15-3 x 15-3): Exterior door for egress.
No violations noted.

Basement:

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

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

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: 50 ppm
BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: March 16, 2022

Petition Type: Extension of Time to Complete Repairs

Petition Number: 22-TV-033

Address: 823-837 W 17th St

Petitioner: Pine Bluff Apartments

Inspector: Michael Arnold

Staff Report: December 09, 2021 Cycle Inspection
December 16, 2021 Sent Report
February 14, 2022 Received BHQA Application

During the Cycle Inspection it was noted that several windows had issues with latching, opening or being broken. The petitioner is requesting additional time to address the repair for the windows.

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: May 16, 2022

Attachments: Cycle Report, Application



RECEIVED
FEB 15 2022

**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: 823-837 West 17th Street, Bloomington, IN 47404

Petitioner's Name: Pine Bluff Apartments

Address: 205 East 17th Street

City: Bloomington **State:** Indiana **Zip Code:** 47404

Phone Number: 8123339201 **E-mail Address:** wagg1r@hotmail.com

Owner's Name: Scott May

Address: 205 East 17th Street

City: Bloomington **State:** Indiana **Zip Code:** 47408

Phone Number: 8123339201 **E-mail Address:** wagg1r@hotmail.com

Occupants: _____

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

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

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

Variance Type: 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: 22-TV-33

MA

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

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

We are currently working on other City inspections and this inspection requires work to a couple of windows and we need extra time to complete these repairs/repalcement?

Thank you for your consideration in this matter.

Signature (Required): Scott May
Name (Print): Scott May Date: 02-14-22

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.





City Of Bloomington
Housing and Neighborhood Development
CYCLE INSPECTION REPORT

2872

Owner(s)

Pinebluff/ Scott May
 3000 S Walnut Street Pike #P6
 Bloomington, IN 47401

Agent

Woodington Management/ Maryann Waggoner
 205 E 17th Street
 Bloomington, IN 47408

Prop. Location: 831 W 17th ST
 Number of Units/Structures: 8/1
 Units/Bedrooms/Max # of Occupants: Bld 1: 8/2/5

Date Inspected: 12/09/2021
 Primary Heat Source: Electric
 Property Zoning: RM
 Number of Stories: 2
 Landlord Has Affidavit: N/A

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

Monroe County records show this structure was built in 1986. The minimum emergency egress requirements at the time of construction were as follows:

Height: 24 inches
 Width: 18 inches
 Sill Height: 48 inches
 Openable Area: 4.75 sq. ft.

Typical Unit:

Living Room (14-0 x 13-0)
 Kitchen/Dining Room (11-7 x 11-0)
 Bathroom
 Bedroom (11-0 x 9-4)
 Bedroom (12-8 x 11-5)

Typical Existing Egress Window

Height: 24 inches
 Width: 34 inches
 Sill Height: 28 inches
 Openable Area: 5.66 sq. ft.

Note: Only rooms with violations are listed on this report

Interior:**Unit 823:****Living Room:**

Repair the upper sash to close and Latch as intended. BMC 16.04.060(a)

Unit 825:**Living Room:**

Repair/replace the broken window. BMC 16.04.060(a)

Unit 827:

No violations noted

Unit 829:**Living Room:**

Repair the upper sash to close as intended. BMC 16.04.060(a) (south window)

Kitchen:

Secure the outlet to the wall. BMC 16.04.060(b) (adjacent to the refrigerator)

Left Bedroom:

Repair the upper sash to be weathertight. BMC 16.04.060(a) (South window)

Bathroom:

Eliminate the source of the water and properly repair and surface coat the wall. BMC 16.04.060(a)

Eliminate the source of the water dripping from the exhaust fan. BMC 16.04.060(a)

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

Unit 831:

No violations noted

Unit 833:**Living Room:**

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

Hallway:

Repair replace the deteriorated portion of the carpeting. BMC 16.04.060(a) (at bedroom doors)

Unit 835:**General Condition:**

Secure the vent covers to the ceiling. BMC 16.04.060(c)

Kitchen:

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

Bathroom:

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

Deck:

Properly repair and secure the deck rails and eliminate the protruding nails. BMC 16.04.050(a)

Repair the screen door window. BMC 16.04.060(exterior side)

Unit 837:

No violations noted

Exterior:

Secure the crawl space cover. BMC 16.04.050(a)

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

Other Requirements:**Fireplace 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)

Inventory Damage List:

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: March 16, 2022
Petition Type: An extension of time to complete repairs
Petition Number: 22-TV-34
Address: 1504 E. Matlock Road
Petitioner: Cream and Crimson Management - Jena Welker
Inspector: Jo Stong
Staff Report: November 23, 2021: Conducted cycle inspection
December 9, 2021: Mailed inspection report
February 7, 2022: Agent scheduled reinspection for March 7, 2022
February 21, 2022: Received appeal

During a cycle inspection of the above property violation of the rental code were found, including damaged or decaying siding and window frames. The petitioner is seeking an extension of time to complete these exterior repairs until warmer weather. The property is currently vacant.

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: June 1, 2022
Attachments: Cycle Report, appeal



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

Property Address: 1504 E Matlock, Bloomington, IN. 47408

Petitioner's Name: Cream and Crimson Management - Jena Welker

Address: 3746 E Commodore Trail

City: Bloomington State: Indiana Zip Code: 47408

Phone Number: 8128221033 E-mail Address: jena@creamandcrimsonproperties.com

Owner's Name: Josh Alley

Address: 3746 E Commodore Trail

City: Bloomington State: Indiana Zip Code: 47408

Phone Number: 7655327309 E-mail Address: cream.crimson@gmail.com

Occupants: Vacant

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: 22-TV-34

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.

Hi I am reaching out to see if we can get an extension for the property at 1604 E Matlock, Bloomington, IN. 47408. The area we wish to have an extension on is the outside panelling of the home. With the weather being colder we are not able to complete this until weather is nicer. Once the weather warms up we will be able to complete this task properly. Thank you for your understanding. The home is vacant as well. We do not currently have tenants in a the home.

Signature (Required): _____

Name (Print): Jena Welker

Date: 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.





City Of Bloomington
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

DEC 09 2021

Cream & Crimson Management LLC
3732 E. Commodore Trail
Bloomington, IN 47408

RE: 1504 E Matlook RD

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **FEB 07 2022** 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: Cream & Crimson Management LLC: 3732 E. Commodore Trail, Bloomington, IN 47408

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

10192

<u>Owner</u>	<u>Agent</u>
Cream & Crimson Management LLC 3732 E. Commodore Trail Bloomington, IN 47408	Cream & Crimson Management LLC 3732 E. Commodore Trail Bloomington, IN 47408

Prop. Location: 1504 E Matlock RD
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 11/23/2021
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 2
Landlord Has Affidavit: N/A

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: No
Accessory Structure: Shed

Monroe County Assessor's records indicate this structure was built in 1942.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Property was vacant at inspection

Living Room (11-3 x 9-11):
Correct the polarity of the electrical receptacle on the west wall. The hot and neutral conductors are reversed. BMC 16.04.060(b)

Dining Room (11-10 x 10-2):
Repair the broken window (south wall, east window). BMC 16.04.060(b)

Kitchen (11-8 x 10-7):
Repair the garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

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

Remove the old smoke detector in the archway between the kitchen and family room. IC22-11-18-3.5

Family Room (22-2 x 15-6):
Repair the sliding glass door to slide easily. BMC 16.04.060(a)

Correct the polarity of the electrical receptacle on the west wall under the guardrail. The hot and neutral conductors are reversed. BMC 16.04.060(b)

East Hall:

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

East Bedroom/Rec Room (23-4 x 11-8) (door for egress):

Note: It is strongly recommended that this area not be used for sleeping purposes as the gas furnace pulls combustion air from this area.

Replace the broken outlet and missing cover plate on the south wall. BMC 16.04.060(b)

Properly install the air conditioner in a manner that prevents the entry of weather and pests in a workmanlike manner. BMC 16.04.060(c)

Southeast Room/ Bedroom (7-3 x 7-0):

Note: It is strongly recommended that this area not be used for sleeping purposes as the gas furnace pulls combustion air from this area.

Replace or completely remove the bi-fold doors to the rec room. BMC 16.04.060(a)

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

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

Existing Egress Window Measurements (sliding):

Height: 34 inches
Width: 15.5 inches
Sill Height: 41 inches
Openable Area: 3.66 sq. ft.

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

Furnace Closet (gas furnace):

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

Replace the doors on the furnace closet. BMC 16.04.060(a)

Southwest Bedroom (10-5 x 9-7):

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

Repair the broken window. BMC 16.04.060(b)

Existing Egress Window Measurements (double-hung):

Height: 22.75 inches
Width: 26.25 inches
Sill Height: 26.25 inches
Openable Area: 4.15 sq. ft.

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

Southwest Half Bath:

No violations noted.

Northwest Bath:

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

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

Toilet Room:

No violations noted.

Northwest Bedroom (13-3 x 11-11):

Repair the broken windows. BMC 16.04.060(b)

Correct the polarity of the electrical receptacle on the west wall. The hot and neutral conductors are reversed. BMC 16.04.060(b)

Provide electrical power to the receptacle in the closet so that it functions as intended. BMC 16.04.060(c)

Existing Egress Window Measurements (double-hung):

Height: 22 inches

Width: 25.5 inches

Sill Height: 27 inches

Openable Area: 3.90 sq. ft.

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

2nd FLOOR

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

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

Bedroom (16-8 x 9-11):

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

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

Bath:

No violations noted.

BASEMENT (gas furnace)

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

EXTERIOR:

GENERAL VIOLATION:

Repair or replace all damaged or decaying siding and window frame members. Repairs shall be made in a workmanlike manner using like materials. BMC 16.04.050(a)

Replace the missing trim on the eaves of the front (north) porch. BMC 16.04.050(a)

Replace the missing slat boards on the east side at the southeast corner. BMC 16.04.050(a)

Remove the old gas grill post on the south side of the property, and properly terminate the gas line. BMC 16.04.050(b)

Deck:

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

Properly close off the space between the deck and the shed at the east side of the deck, or install a guard rail on the edge of the deck in the space. BMC 16.04.050(b)

Shed:

Replace the south roof and soffit where it has rotted. BMC 16.04.050(a)

OTHER REQUIREMENTS:

Furnace Inspection Documentation

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

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.



City of Bloomington
H.A.N.D.

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

Meeting Date: March 16, 2022

Petition Type: An extension of time to complete repairs.

Petition Number: 22-TV-35

Address: 1615 E Matlook

Petitioner: Sarge Property Mgmt

Inspector: C Chipman

Staff Report: December 22, 2021 Completed cycle inspection
December 29, 2021 Mailed cycle report
February 25, 2022 Tiffany scheduled reinspection
February 25, 2022 Received BHQA application

During the cycle inspection the windows in the center bedroom would not open. The petitioner is requesting an extension of time due to having a contractor replace all the windows. The estimated completion of the project is May 2022.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: May 2, 2022

Attachments: Cycle report, BHQA application

for



**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: 1615 E Matlock, Bloomington, IN 47408

Petitioner's Name: Sarge Property MGMT

Address: 2623 N Walnut St

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123301501

E-mail Address: tiffany@sargerentals.com

Owner's Name: JCJ Holdings LLC

Address: 20 6th Ave NW

City: Hickory

State: North Carolina



Zip Code: 28601

Phone Number: 8123301501

E-mail Address: tiffany@sargerentals.com

Occupants: Wesley Stacy, Montana Kinser

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)

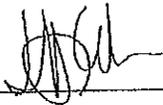
Petition Number: 22-TV-35

CC

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

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

We are requesting an extension of time to complete the window repairs at this unit. These are specifically for the windows in the center bedroom. The owner is having an outside contractor order and replace all the windows. The estimate for completion (due to supply chain delays and weather) is May 2022. We request to extend our deadline to May 2022.

Signature (Required): 

Name (Print): Tiffany Adams Date: 2/16/22

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

Print Form



City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

DEC 29 2021

Joj Holdings Llc
20 6th Ave Nw
Hickory, NC 28601

RE: 1615 E Matlook RD

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **FEB 27 2022** 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: Sarge Rentals, Inc.: 2623 N Walnut St, Bloomington, IN 47404

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

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

Bloomington, IN 47404
Rental Inspection (812) 349-3420
Fax (812) 349-3592



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

5130

Owner(s)

Jcj Holdings Llc
20 6th Ave Nw
Hickory, NC 28601

Agent

Sarge Rentals, Inc.
2623 N Walnut St
Bloomington, IN 47404

Prop. Location: 1615 E Matlock RD
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 12/22/2021
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Chastina Chipman
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1940. There were no requirements for emergency egress at the time of construction.

INTERIOR:

Living Room (15-6 x 11-4):

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)

Dining Room (8-7 x 8):

No violations noted.

Kitchen (12-7 x 11):

Secure the electrical outlet on the north wall. BMC 16.04.060 (b)

Hallway, Hall Bath:

No violations noted.

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

W Bedroom (11 x 8-10), E Bedroom (11-9 x 9-1):
No violations noted.

Existing Egress Window Measurements: Dbl hung; Const. Yr. - 1940
Height: 24 inches
Width: 26 inches
Sill Height: 22 inches
Openable Area: 4.33 sq. ft.

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

Study:
No violations noted.

Center Bedroom (16-9 x 15-1): Same window as above.
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) (All windows in this room)

Replace the broken glass on the southwest window. BMC 16.04.060 (b)

Breezeway:
No violations noted.

BASEMENT:

Stairway:
No violations noted.

Main Room:
Complete the installation of the water heater. BMC 16.04.060 (a)

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

Repair/replace the exterior door on the west side so that it functions as intended. (Hard to open and close)
BMC 16.04.060 (a)

Garage:
No violations noted.

EXTERIOR:

Clean debris from the roof, gutters and downspouts. 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)

Inventory Damage List

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: March 16, 2022

Petition Type: Request for an extension of time to complete repairs

Petition Number: 22-TV-36

Address: 500 S. Park Ridge Rd.

Petitioner: Katarina Verderami

Inspector: M. McCormick/C. Chipman

Staff Report: July 7, 2021 – Cycle Inspection scheduled for September 28 & 29, 2021
September 9, 2021 – Occupancy permit expired
September 22, 2021 – Cycle re-scheduled for November 8 & 9, 2021
November 9, 2021 – Completed Cycle Inspection
December 15, 2021 – Cycle Report Mailed. 60 Day deadline Feb. 14, 2022
February 7, 2022 – Received request for an extension of time.

This property consists of 188 units over 16 buildings. There were several violations noted at the cycle inspection. There were 4 general violations noted, these were reoccurring violations found in the majority of buildings/units. This is not including the 458 violations that were listed in the cycle report. The petitioner is requesting an extension of time to complete all the repairs noted in the cycle inspection until June 30, 2022.

Staff recommendation: Grant the extension of time.

Conditions: Complete all repairs as described below 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: All Life Safety Violations – April 15, 2022
All Other Violations – June 30, 2022

Attachments: BHQA Application for appeal; Life Safety notated Cycle Report



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

RECEIVED
FEB 07 2022

Property Address: 500 S. Park Ridge Road Bloomington, IN 47401

Petitioner's Name: Katarina Verderami

Address: 500 S. Park Ridge Road

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8125583600

E-mail Address: kverderami@reserveonthird.com

Owner's Name: The Scion Group

Address: 444 N Michigan Ave #2600

City: Chicago

State: Illinois



Zip Code: 60611

Phone Number: 3127045100

E-mail Address: info@thesclongroup.com

Occupants:

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 22-TV-36

MM, CC

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.
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 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

Hello,

Reserve on Third would like to request an extension of time to complete repairs. We currently are working with vendors to complete the needed repairs asked such as dryer vent, air duct, and furnace cleaning. We have been told by all vendors that these projects cannot be scheduled to be completed during the timeframe given due to extent of the projects and how long it will take to complete as well as their staffing shortages. We would like to request an extension until June 30, 2022 to complete all requested repairs.

Signature (Required): *Katarina Verderami*

Name (Print): Katarina Verderami

Date: 2/3/2022

- 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

Life Safety violation noted in Italics for March 2022 BHOA

5853

Owner(s)

Reserve On Third
444 N Michigan Ave Ste. 2600
Chicago, IL 60611

Agent

Angie K. Stewart
500 S. Park Ridge Road (Office)
Bloomington, IN 47401

Prop. Location: 500 S Park Ridge RD

Number of Units/Structures: 188/16

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 12/3/5, Bld 2: 12/3/5, Bld 3: 12/3/5, Bld 4: 12/3/5,
Bld 5: 12/3/5, Bld 6: 12/2/5, Bld 7: 12/2/5, Bld 8: 12/3/5, Bld 9: 12/3/5, Bld 10: 12/3/5, Bld 11: 12/3/5,
Bld 12: 8/3/5, Bld 13: 12/3/5, Bld 14: 12/2/5, Bld 15: 12/3/5, Bld 16: 12/3/5

Date Inspected: 11/09/2021
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 3
Landlord Has Affidavit: N/A

Inspector: M. McCormick/C. Chipman
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate that these structures were built in 1999. These are the minimum requirements for emergency egress in a multi-family dwelling built at that time.

Clear height: 24"

Clear width: 20"

Maximum sill height: 44" aff

Openable Area: 5.7 sq. ft.

Note: Floor plans, dimensions and room inventories are in the file. Only rooms with violations will be listed in this report. General violations are issues that were cited in most if not all units.

INTERIOR:

General Violations –

Provide an approved cover plate for all the cable splitter boxes inside the closets. BMC 16.04.060(e)

Thoroughly clean (furnaces and ductwork) and service the furnaces in each unit. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. BMC 16.04.060(e)

Common Stairways/Hallways:

Repair or replace all stairway doors to function as intended. Spring hinges should fully close the doors. BMC 16.04.060(b)

Repair or replace all damaged or missing exit signs and emergency lights. BMC 16.04.060(b)

Building 1

1101

Living Room:

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

Kitchen:

Replace the missing drawer front. BMC 16.04.060(a)

Bedroom/Bath 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/Bath 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

1102

Living Room:

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

Kitchen:

Properly repair the damaged wall adjacent to the sink. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Bedroom/Bath A:

Replace the broken toilet handle. BMC 16.04.060(c)

1103

Bedroom/Bath C:

Properly repair or replace damaged or deteriorated drywall between the bathtub and toilet. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

1104

Kitchen:

Properly repair the damaged wall adjacent to the pantry. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Bedroom/Bath A:

Repair or replace the rusted closet doors. BMC 16.04.060(a)

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

Repair the trim in the bedroom adjacent to the bathroom door. BMC 16.04.060(a)

1201

Kitchen:

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

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

Bedroom/Bath C:

Repair or replace the ceiling vent diffuser to eliminate the rust. BMC 16.04.060(f)

1202

See general violations.

1203

Bedroom/Bath A:

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

1204

See general violations.

1301

Bedroom/Bath A:

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

Repair or replace the damaged countertop. BMC 16.04.060(a)

1302

Bedroom/Bathroom A:

Repair or replace the light fixture above the sink. Bulb is broken off inside the fixture. BMC 16.04.060(a)

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

1303

Kitchen:

Repair or replace ceiling light fixture to function as intended. BMC 16.04.060(a)

1304

Entire Unit:

Remove the plastic and tape covering the smoke detectors. BMC 16.04.060(b)

Water Heater Closet:

Properly repair the holes in the drywall. BMC 16.04.060(a)

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

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

Properly secure the water heater's power supply cord at the stress connector. BMC 16.04.060(b)

Correct the installation on the water heater supply shut off valve. BMC 16.04.060(c)

Bedroom/Bath 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

Building 2

2101

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

Bedroom/Bath C:

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

Bedroom/Bath A:

Repair or replace the broken shelves in the closet, BMC 16.04.060(a)

Water Heater Closet:

Repair the damaged to the ceiling. BMC 16.04.060(a)

2102

See general violations.

2103

Kitchen:

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

Water Heater Closet:

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

TPR valve discharge tubes:

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

2104

See general violations.

2201

Hallway:

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

2202

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

Kitchen:

Properly repair or replace damaged or deteriorated wallboard in the pantry. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

2203

Kitchen:

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

Water Heater Closet:

Properly level the water heater. BMC 16.04.060(c)

Bedroom/Bath B:

Secure toilet to its mountings. BMC 16.04.060(c)

2204

Kitchen:

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

Bedroom/Bath A:

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

2301

Entire Unit:

Replace the missing sprinkler escutcheon rings. BMC 16.04.060(b)

Kitchen:

Repair the cabinet trim under the sink. BMC 16.04.060(a)

Water Heater Closet:

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

TPR valve discharge tubes:

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

2302

See general violations.

2303

Living Room:

Replace the broken electrical receptacle cover plate. BMC 16.04.060(b)

2304

Kitchen:

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

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

Bedroom/Bathroom A:

Replace the rusted ceiling vent diffuser. BMC 16.04.060(c)

Replace the deteriorated caulking in the bathtub surround. BMC 16.04.060(a)

Building 3

3101

Kitchen:

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

Bedroom/Bathroom C:

Properly repair or replace damaged or deteriorated drywall in the bathroom and closet. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

3102

Kitchen:

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

3103

Kitchen:

Repair or replace the bottom drawer of the refrigerator. BMC 16.04.060(a)

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

Water Heater Closet:

Properly repair or replace damaged or deteriorated ceiling adjacent to the sprinkler head. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Bedroom/Bath B:

Secure toilet to its mountings. BMC 16.04.060(c)

3104

Kitchen:

Properly repair or replace damaged or deteriorated drywall in the pantry. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

3201

Kitchen:

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

Replace the broken shelf in the freezer. BMC 16.04.060(a)

3202

Bedroom/Bath A:

Replace the missing sprinkler escutcheon ring. BMC 16.04.060(c)

Bedroom/Bathroom C:

Properly repair or replace damaged or deteriorated wall between the bathtub and toilet. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

3203

Water Heater Closet:

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

TPR valve discharge tubes:

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

3204

Kitchen:

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

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

3301

Kitchen:

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

Bedroom/Bathroom C:

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

3302

See general violations.

3303

See general violations.

Building 4

4101

Bedroom C:

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

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)

Repair the window to lock. BMC 16.04.060 (b)

Kitchen:

Repair/replace the oven control panel so that it functions as intended. BMC 16.04.060 (a)

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

Bedroom B:

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

4103

Kitchen:

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

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

Bedroom C:

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)

Bathroom:

Secure the loose electrical outlet. BMC 16.04.060 (b)

4102

Repair the entry door knob to function as intended. (Loose) BMC 16.04.060 (a)

Kitchen:

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

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

Bedroom B:

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)

4104

Bedroom B:

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

Bedroom C:

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)

4201

Living Room:

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

Kitchen:

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

Repair/replace the dryer so that it functions as intended. BMC 16.04.060 (a)

Bedroom C:

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)

4203

Kitchen:

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

Replace the missing exhaust fan filter. BMC 16.04.060 (a)

Bedroom B:

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

Bathroom:

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

Bedroom A:

Remove the flag covering the smoke detector. IC 22-11-18-3.5

Bedroom C:

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)

4202

Kitchen:

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

Repair/replace the oven control panel so that it functions as intended. BMC 16.04.060 (a)

Bedroom C:

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

Bathroom A:

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

4204

Kitchen:

Repair the utility closet door to function as intended. BMC 16.04.060 (a)

Repair/replace the dryer so that it functions as intended. BMC 16.04.060 (a)

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

4301

Bathroom C:

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

Bedroom B:

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

4303

Kitchen:

Repair/replace the dryer so that it functions as intended. BMC 16.04.060 (a)

4302

Kitchen:

Repair/replace the dryer so that it functions as intended. BMC 16.04.060 (a)

Repair the backsplash to the right of the sink. BMC 16.04.060 (a)

Repair the water leak under the sink. BMC 16.04.060 (a)

Bathroom A:

Repair the water leak under the sink. BMC 16.04.060 (a)

4304

Living Room:

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:

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)

Bathroom B:

Secure the loose electrical outlet. BMC 16.04.060 (b)

Building 5

5101

Kitchen:

Replace the missing exhaust vent filter. BMC 16.04.060 (a)

5103

Kitchen:

Repair the broken oven door. BMC 16.04.060 (a)

5102

Kitchen:

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

Bedroom C:

Remove the flag covering the smoke detector. IC 22-11-18-3.5

Bathroom C:

Repair the leak under the sink. BMC 16.04.060 (a)

Bedroom A:

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

Bathroom A:

Grout the shower tile. BMC 16.04.060 (a)

Repair the loose bottom closet door track. BMC 16.04.060 (a)

5104

Living Room:

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)

Bathroom B:

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

5201

Kitchen:

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

Living Room:

Secure the smoke detector. IC 22-11-18-3.5

Hall Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

5203

Kitchen:

Replace the missing exhaust fan filter. BMC 16.04.060 (a)

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

Bathroom C:

Locate and repair the water leak. BMC 16.04.060 (a)

5202

Bedroom C:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Living Room:

Secure the smoke detector. IC 22-11-18-3.5

5204

Kitchen:

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

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

Repair the water leak under the sink. BMC 16.04.060 (a)

Bathroom C:

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

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

5301

Bedroom C:

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)

5303

Kitchen:

Repair/replace the control panel on the stove so that it functions as intended. BMC 16.04.060 (a)

Living Room:

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

Bedroom B:

Repair the fan pull chain so that it functions as intended. BMC 16.04.060 (a)

5302

See general violations.

5304

Living Room:

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

Building 6

6101

Kitchen:

Repair the sink faucet to function as intended. (Cold water) BMC 16.04.060 (a)

6103

Kitchen:

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

Remove the mold from the inside of the cabinets. 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

6102

Kitchen:

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

6104

Kitchen:

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

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

6201

Kitchen:

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

6202

See general violations.

6203

See general violations.

6204

Bedroom B:

Repair the bathtub faucet to function as intended. (Leaking) BMC 16.04.060 (c)

6301

See general violations.

6302

Bedroom B:

Repair the bathtub faucet to function as intended. (Leaking) BMC 16.04.060 (c)

Bedroom A:

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3,5

Bathroom A:

Repair the toilet to function as intended. (Running water) BMC 16.04.060 (c)

6303

Kitchen:

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

6304

Kitchen:

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

Bedroom A:

Repair the ceiling fan pull chain to function as intended. BMC 16.04.060 (a)

Building 7

7101

Kitchen:

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

7102

Kitchen:

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

Bedroom/Bathroom A:

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

Water Heater Closet:

Properly install a stress clamp where the power wire enters the water heater. BMC 16.04.060(c)

Bedroom/Bathroom B:

Replace the damaged and deteriorated trim on the wall adjacent to the toilet. BMC 16.04.060(a)

7103

Water Heater Closet/Laundry Closet:

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

Bedroom/Bath B:

Properly repair the tile in the tub surround. BMC 16.04.060(a)

7104

Water Heater/Laundry Closet:

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

7201

See general violations.

7202

Water Heater Closet/Laundry Closet:

Remove the plastic construction cap from the sprinkler head. BMC 16.04.060(b)

Properly connect the dryer exhaust vent. BMC 16.04.060(c)

7203

Water Heater/Laundry Closet:

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

7204

Hallway:

Replace the missing sprinkler escutcheon ring, BMC 16.04.060(b)

7301

Bedroom/Bathroom A:

Secure toilet to its mountings, BMC 16.04.060(c)

7302

Kitchen:

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

7303

See general violations.

7304

Bedroom/Bathroom 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

Building 8

8101

Bedroom/Bathroom A:

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

Living Room:

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

Bedroom/Bathroom B:

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

8102

Kitchen:

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

Bedroom/Bathroom C:

Replace the missing electrical receptacle cover plate, BMC 16.04.060(b)

8103

Bedroom/Bathroom B:

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

8104

See general violations.

8201

Water Heater Closet:

Properly repair or replace damaged or deteriorated wall. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Bedroom/Bathroom A:

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

8202

Bedroom/Bathroom B:

Repair or replace the leaking sink faucet. BMC 16.04.060(c)

Properly repair the bathroom ceiling. BMC 16.04.060(a)

Hallway:

Properly secure the loose electrical panel cover. BMC 16.04.060(c)

8203

See general violations.

8204

Living Room:

Repair the window to function as intended and 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)

Bedroom/Bathroom C:

Replace the damaged trim adjacent the bathtub. BMC 16.04.060(a)

8301

Bedroom/Bathroom A:

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

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

Bedroom/Bathroom B:

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

Properly re-hang the shelves in the closet. BMC 16.04.060(a)

Bedroom/Bathroom C:

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

8302

Living Room:

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

8304

Kitchen:

Replace the missing cover for the range hood exhaust fan, BMC 16.04.060(a)

Repair or replace the dryer to function as intended, BMC 16.04.060(c)

Building 9

9101

Kitchen:

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

Bedroom/Bathroom C:

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

Living Room:

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

Replace the broken electrical receptacle cover on the bar. BMC 16.04.060(b)

Bedroom/Bathroom B:

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

9102

Jack & Jill Bathroom:

Replace the rusted ceiling light fixture, BMC 16.04.060(c)

Replace the missing trim on the top of the vanity drawer, BMC 16.04.060(a)

Bedroom/Bathroom C:

Replace the missing light fixture globe in the bathroom. BMC 16.04.060(c)

9103

Laundry Closet:

Properly secure the dryer vent. Remove the duct tape that is currently securing it. BMC 16.04.060(b)

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

Entry Hall:

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

Complete the repair to the drywall. BMC 16.04.060(a)

Bedroom/Bathroom C:

Complete the repairs to the drywall and trim, BMC 16.04.060(a)

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

9104

Jack & Jill Bath:

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

Properly repair or replace damaged or deteriorated wall behind the toilet. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Bedroom B:

Remove the duct tape from the smoke detector. BMC 16.04.060(b)

Bedroom/Bathroom C:

Eliminate the leak from the toilet supply line. BMC 16.04.060(c)

9201

Entry:

Repair the wall adjacent to the thermostat. BMC 16.04.060(a)

Kitchen:

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

Replace the missing trim on the cabinet drawers. BMC 16.04.060(a)

Jack & Jill Bathroom:

Replace the rusted ceiling light fixture. BMC 16.04.060(c)

9202

Kitchen:

Replace the missing splash guard for the garbage disposal. BMC 16.04.060(c)

Bedroom B:

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

9203

Jack & Jill Bathroom:

Replace the diverter valve in the bathtub faucet. BMC 16.04.060(a)

Laundry:

Repair or replace the washer and dryer to function as intended. BMC 16.04.060(a)

Kitchen:

Repair or replace the dishwasher to eliminate the leak. BMC 16.04.060(c)

9204

Jack & Jill Bathroom:

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

9301

This unit was not inspected at the time of this inspection, as it was not accessible (Tenant was sick). 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

9302

See general violations.

9303

Jack & Jill Bathroom:

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

Replace the deteriorated caulking between the bathtub and the shower surround and properly re-caulk. BMC 16.04.060(a)

9304

Bedroom A:

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

Bedroom/Bathroom C:

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

Building 10

10101

Jack and Jill Bath:

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

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

10102

Jack and Jill Bath:

Finish repairing the holes in the ceiling. BMC 16.04.060 (a)

10103

Utility Closet:

Remove the mold from the walls. BMC 16.04.060 (a)

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

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)*

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

Bedroom C:

Remove the mold on entry door. (Inside and out) BMC 16.04.060 (a)

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

Remove the mold from the window sills. BMC 16.04.060 (a)

Bathroom C:

Remove the mold from all the walls including closet walls. BMC 16.04.060 (a)

Toilet Room:

Remove the mold from the walls. BMC 16.04.060 (a)

Bedroom B:

Secure the smoke detector. IC 22-11-18-3.5

10104

Utility Closet:

Remove the mold from the walls. BMC 16.04.060 (a)

10201

Jack and Jill Bath:

Remove the mold from inside the cabinets. BMC 16.04.060 (a)

10202

Living Room:

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

Bedroom A:

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

10203

Entry:

Repair/replace the entry door knob so that it functions as intended, BMC 16.04.060 (a)

Kitchen:

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

10204

Jack and Jill Bath:

Repair the toilet to function as intended. (Water running) BMC 16.04.060 (c)

Kitchen:

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

10301

Jack and Jill Bath:

Remove the mold from the walls. BMC 16.04.060 (a)

10302

Bedroom C:

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

10303

See general violations.

10304

Entry:

Repair the furnace to function as intended. (Per tenant) BMC 16.04.060 (a)

Kitchen:

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

Building 11

11101

Repair/replace the entry door knob so that it functions as intended. BMC 16.04.060 (a)

11102

Jack and Jill Bath:

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

Kitchen:

Repair the cabinet drawer to the right of the sink. BMC 16.04.060 (a)

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

11103

Laundry Closet:

Repair the washing machine to function as intended. (Leaks per tenant) BMC 16.04.060 (a)

11104

Utility Closet:

Replace the deteriorating baseboard. BMC 16.04.060 (a)

Bedroom C:

Secure the smoke detector. IC 22-11-18-3.5

Bathroom C:

Shower Closet:

Remove the mold from the walls. BMC 16.04.060 (a)

Kitchen:

Repair the water leak under the sink. BMC 16.04.060 (a)

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

Jack and Jill Bath:

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

Remove the mold from the walls. BMC 16.04.060 (a)

Bedroom A:

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

11201

Kitchen:

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

11202

Kitchen:

Secure the dishwasher to the cabinet. BMC 16.04.060 (a)

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

11203

Bedroom C:

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

Kitchen:

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

11204

Bedroom A:

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

Kitchen:

Repair the water leak under the sink. BMC 16.04.060 (a)

11301

See general violations.

11302

Washer/Dryer Closet:

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c)

Kitchen:

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

Bedroom C:

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

11303

Utility Closet:

Secure the electrical plate on water heater. BMC 16.04.060 (b)

Repair the hole in the wall beside the washer/dryer. BMC 16.04.060 (a)

Bedroom C:

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

Kitchen:

Replace the missing vent fan filter. BMC 16.04.060 (a)

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

Jack and Jill Bath:

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

11304

See general violations.

Building 12

12101

Kitchen:

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

Properly repair or replace damaged or deteriorated walls in the pantry. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Bath B Closet:

Repair the water damaged door frame. BMC 16.04.060 (a)

Remove the mold from the walls. BMC 16.04.060 (a)

12103

Kitchen:

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

Bedroom C:

Repair the carpet at the door. 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

12102

Bathroom C:

Repair the toilet to function as intended. (Water running) BMC 16.04.060 (c)

Bedroom A:

Repair the toilet to function as intended. (Water running) BMC 16.04.060 (c)

12104

Kitchen:

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

Remove the mold from the ceiling vent. BMC 16.04.060 (a)

Bathroom B:

Remove the mold from the baseboard. BMC 16.04.060 (a)

12201

Kitchen:

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

Bathroom C:

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

Utility Closet:

Secure the electrical cover plate on the water heater. BMC 16.04.060 (b)

12203

Living Room:

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

Bedroom A:

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

12202

Dryer Closet:

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c)

12204

Kitchen:

Repair the bottom drawer on the stove to function as intended. BMC 16.04.060 (a)

Bathroom A:

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

Bathroom C:

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

Building 13

13101

Living Room:

Secure the smoke detector. IC 22-11-18-3.5

Jack and Jill Bath:

Remove the mold from the walls and ceiling. BMC 16.04.060 (a)

Kitchen:

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

13102

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 (Key)

13103

Bathroom C:

Replace the deteriorating baseboard behind the toilet. BMC 16.04.060 (a)

Dryer Closet:

Repair the dryer knob to function as intended. BMC 16.04.060 (a)

Kitchen:

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

13104

Bedroom C:

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:

Remove the mold from the wall behind the toilet. BMC 16.04.060 (a)

13201

Bathroom C:

Locate and repair the water leak. BMC 16.04.060 (a)

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

Repair the bathtub faucet to function as intended. (Leaking) BMC 16.04.060 (a)

Kitchen:

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

13202

See general violations.

13203

See general violations.

13204

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

13301

Kitchen:

Remove the mold from the cabinet base under the sink. BMC 16.04.060 (a)

13302:

Bedroom A:

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

13303

Living Room:

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

Jack and Jill Bath:

Remove the mold from inside the cabinets. BMC 16.04.060 (a)

Repair the water leak under the right sink. BMC 16.04.060 (c)

Remove the mold from the walls. BMC 16.04.060 (a)

13304

Living Room:

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

Building 14

14101

See general violations.

14102

See general violations.

14103

Dryer Closet:

Repair the dryer to function as intended. (Per tenant) BMC 16.04.060 (a)

14104

Kitchen:

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

14201

See general violations.

14202

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

14203

See general violations.

14204

See general violations.

14301

Bedroom A:

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

14302

Bedroom A:

Secure the ceiling light. BMC 16.04.060 (b)

14303

See general violations.

14304

Bathroom B:

Repair the toilet to function as intended. (Water running) BMC 16.04.060 (c)

Building 15

15101

Kitchen:

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

Bedroom/Bathroom B:

Repair the toilet to eliminate the constant running of water and so that the handle functions as intended. BMC 16.04.060(c)

15102

Kitchen:

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

Bedroom/Bathroom A:

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

Bedroom/Bathroom 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/Bathroom C:

Properly repair or replace damaged or deteriorated wall behind the toilet. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

15103

Kitchen:

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

Hallway:

Replace the damaged trim. BMC 16.04.060(a)

Bedroom/Bathroom B:

Properly secure the smoke detector to the ceiling. BMC 16.04.060(b)

Bedroom/Bathroom C:

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

Properly repair or replace damaged or deteriorated wall adjacent to the bathtub. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

15104

Bedroom/Bathroom C:

Secure toilet to its mountings. BMC 16.04.060(c)

Replace the water damaged vanity. BMC 16.04.060(a)

Kitchen:

Replace the broken drawer front. BMC 16.04.060(a)

15201

Bedroom/Bathroom A:

Properly secure the bedroom ceiling vent. BMC 16.04.060(c)

15202

Bedroom/Bathroom C:

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

Bedroom/Bathroom B:

Correct the installation of the toilet. BMC 16.04.060(c)

15203

Kitchen:

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

Bedroom/Bathroom C:

Replace the broken bedroom door. BMC 16.04.060(a)

15204

Kitchen:

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

Repair the cabinet door to close as intended. BMC 16.014.060(a)

Replace the broken garbage disposal switch. BMC 16.04.060(c)

Bedroom/Bathroom A:

Replace the broken bedroom door. BMC 16.04.060(a)

Bedroom/Bathroom B:

Properly repair or replace damaged or deteriorated wall adjacent to the toilet. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Replace the missing escutcheon ring on the toilet supply line. BMC 16.04.060(b)

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

Bedroom/Bathroom C:

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

15301

Bedroom/Bathroom C:

Secure toilet to its mountings. BMC 16.04.060(c)

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

15302

See general violations.

15303

See general violations.

15304

Bedroom/Bathroom A:

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

Kitchen:

Replace the broken garbage disposal switch. BMC 16.04.060(c)

Building 16

16101

Bedroom/Bathroom C:

Repair the leaking toilet. BMC 16.04.060(c)

Jack & Jill Bathroom:

Properly repair or replace damaged or deteriorated walls, ceiling and trim. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

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

16102

See general violations.

16103

Hallway:

Replace the missing furnace access cover. BMC 16.04.060(c)

Replace the missing return air vent cover. BMC 16.04.060(c)

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

Bedroom/Bathroom C:

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

Bedroom B:

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

Bedroom A:

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

Living Room:

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

Kitchen:

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

16104

See general violations.

16201

See general violations.

16202

Entry:

Complete the repair to the ceiling. BMC 16.04.060(a)

16203

See general violations.

16204

See general violations.

16301

Living Room:

Remove the tape covering the fire alarm. BMC 16.04.060(b)

Bedroom/Bathroom C:

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

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

16302

Bedroom/Bathroom C:

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

16303

Kitchen:

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

16304

See general violations.

EXTERIOR:

Properly repair the siding at the west entrance of building 9. BMC 16.04.050(a)

Replace the all missing and damaged exit signs in the common hallways. BMC 16.04.050(b)

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

Properly clean all the exterior dryer vents. Replace all broken vents. BMC 16.04.050(b)

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)*

Provide documentation of the fire suppression/fire alarm systems annual inspection as required by the Indiana Fire Prevention Code. BMC 16.04.060(f)

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

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: March 16, 2022
Petition Type: Relief from an administrative decision
Variance Request: Relief from the requirement to register and inspect.
Petition Number: 22-AA-37
Address: 3391 S. Oaklawn Circle
Petitioner: Rex and Melinda Fish
Inspector: John Hewett

Staff Report: January 26, 2022 HAND received a phone call saying this is an unregistered rental. We sent a Notice to Register and Schedule. We sent a 2nd Notice on February 9th. On February 19th, we received the appeal form for this Appeal.

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

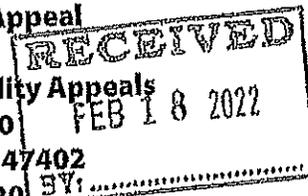
Staff recommendation: Grant the relief from administrative decision.

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

Compliance Deadline: none
Attachments: Appeal form



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



Property Address: 3391S Oakdawn Circle

Petitioner's Name: Rex and Melinda Fish

Address: 2593 E Pedigo Bay Dr

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 8126756427 E-mail Address: rex.r.fish@gmail.com

Owner's Name: Rex and Melinda Fish

Address: 3593 E Pedigo Bay Dr

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 8126756427 E-mail Address: rex.r.fish@gmail.com

Occupants: Kathryn Fish, Christian Jones

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

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

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

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

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

(Will be assigned by BHQA)
Petition Number: 22-AA-37

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.

This not rental property. The unit is occupied by our daughter and grandson. She is a single parent, disabled, and unable to support herself and her child. She pays no rent. We do not expect this to change during our lifetime. When we have both died our daughter will inherit the property.

Signature (Required): Melinda K Fish Rex Fish

Name (Print): Rex and Melinda Fish Date: 2-15-22

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.



