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

ALL ITEMS ARE ON THE CONSENT AGENDA

- I. **ROLL CALL**
- II. **ELECTION OF OFFICERS 2022**
- III. **PETITIONS**
 - 1) 22-TV-05, **711 N. Lincoln Street**, Brawley Property Management. Request for an extension of time to complete repairs. Previously heard January 19 2022.
 - 2) 22-TV-21, **1106 S. Madison Street**, Pegasus Properties. Request for an extension of time to complete repairs.
 - 3) 22-TV-22, **1424 N. Jackson Street**, Jackson Heights Apts. (Scott May). Request for an extension of time to complete repairs.
 - 4) 22-TV-23, **1201 N. Lincoln Street**, Sarge Rentals Management (Triple Double, LLC). Request for an extension of time to complete repairs.
 - 5) 22-TV-24, **1308 N. Lincoln Street**, Scott Perez (SCP South College LLC). Request for an extension of time to complete repairs.
 - 6) 22-TV-25, **122 N. Jefferson Street**, James & Mary Jo Barker. 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: Feb 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/u/kemL5j86py>



City of Bloomington
H.A.N.D.

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

Meeting Date: February 16, 2022

Petition Type: An extension of time to complete repairs

Petition Number: 22-TV-5

Address: 711 N Lincoln

Petitioner: Tim Vinson-Chastain

Inspector: Chastina Chipman

Staff Report: October 6, 2021 Completed cycle inspection
October 26, 2021 Sent cycle report
December 7, 2021 Received BHQA application
December 10, 2021 Tim scheduled reinspection
December 21, 2021 Completed reinspection
December 23, 2021 Mailed remaining violations report
January 19, 2022 Tabeled until February 16, 2022

During a cycle inspection of this property violations of Title 16 were found including an exterior block wall that needs to be rebuilt. The petitioner is requesting an extension of time due to the weather and time to receive the materials.

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: April 1, 2022 All remaining violations

Attachments: Remaining Violations 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: 711 N Lincoln

Petitioner's Name: Tim Vinsón-Chastain (on behalf of Brawley Property Management)

Address: 616 S College Mall Road

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123222307

E-mail Address: tim@thebrawleygroup.com

Owner's Name: BMI Properties LLC

Address: PO Box 5543

City: Bloomington

State: Indiana



Zip Code: 47407

Phone Number:

E-mail Address: jeff@thebrawleygroup.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 months agenda!

(Will be assigned by BHQA)

Petition Number: 22-TV-5

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.

Due to weather and labor difficulties during the colder months, we would like an extension for replacing the exterior wall at the sidewalk. Contractors have estimated several weeks to get materials and approximately a week to two weeks of work after materials are on site.

Please extend timeline to April 2022 if possible.

Signature (Required): _____

Name (Print): Tim Vinson-Chastain **Date:** _____

Important information regarding this application format:

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

Print Form



**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

DEC 23 2021

1235

Owner(s)

Bmi Properties Llc
Po Box 5543
Bloomington, IN 47407

Agent

Brawley Property Management
Po Box 5543
Bloomington, IN 47407

Prop. Location: 711 N Lincoln ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 10/06/2021
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2
Landlord Has Affidavit: N/A

Inspector: Chastina Chipman
Foundation Type: Basement
Attic Access: No
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.

EXTERIOR:

Properly repair the retaining wall on the east side of the house. (Leaning and loose blocks) BMC 16.04.050
(a)

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

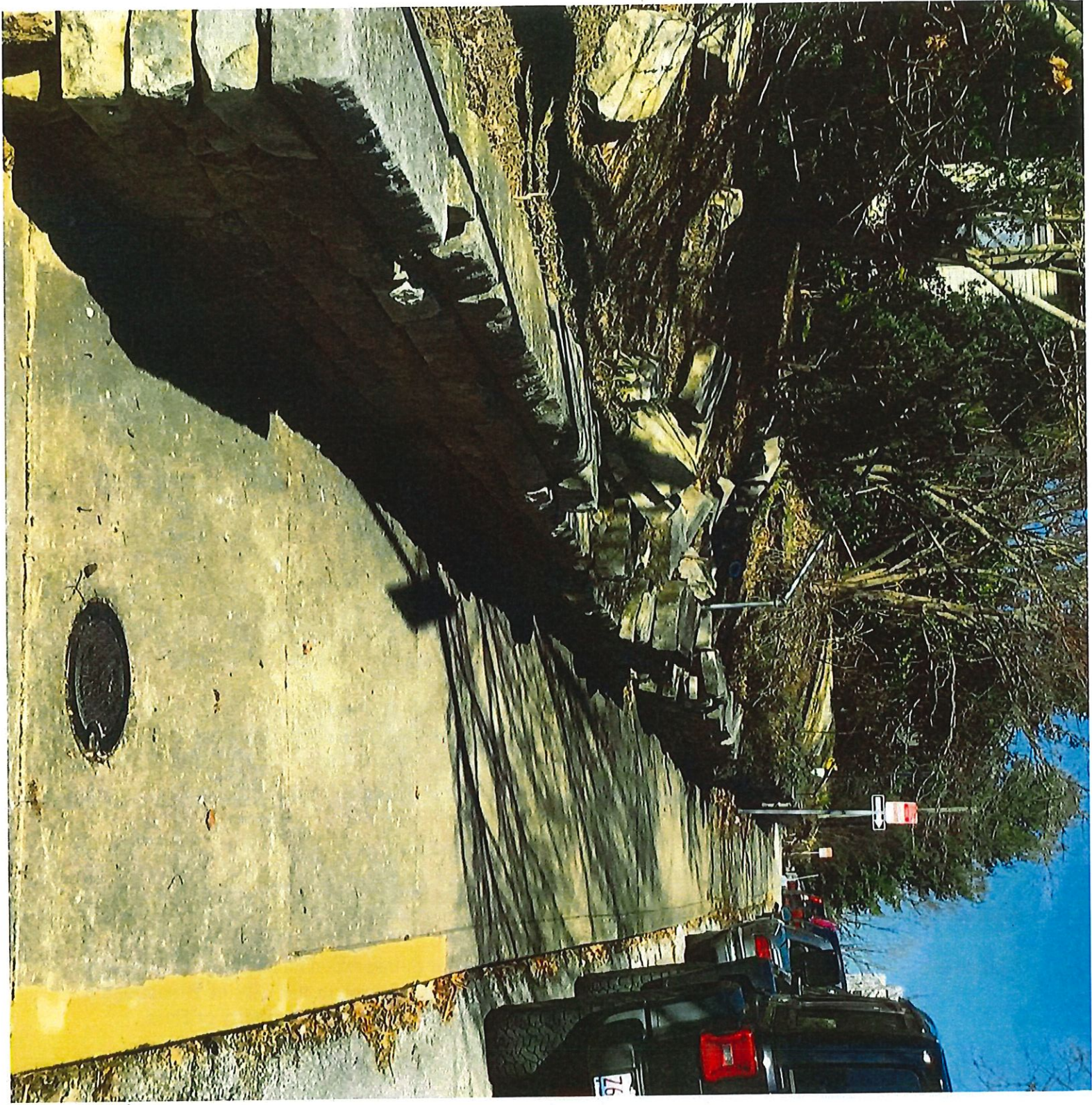
Rental Inspection (812) 349-3420
Fax (812) 349-3582

KL

OTHER REQUIREMENTS

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

This is the end of this report.





City of Bloomington
H.A.N.D.

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

Meeting Date: February 16, 2022

Petition Type: An extension of time to complete repairs

Petition Number: 22-TV-21

Address: 1106 S. Madison St.

Petitioner: Pegasus Properties – Sharon Dalton

Inspector: Maria McCormick

Staff Report: October 18, 2021 – Completed Cycle inspection of Unit 1.
November 4, 2021 – Unit 2 cycle inspection was canceled for that day and rescheduled for November 18, 2021
November 18, 2021 – Access to Unit 2. Unable to complete cycle inspection due to conditions inside the unit. Issued a Tenant violation.
January 4, 2022 – Received BHQA Application for extension of time.

The petitioner is requesting an extension of time to complete repairs and have Unit 2 inspected. A cleaning company has been contacted to assist the tenant in unit 2 with cleaning and organizing so that the cycle inspection may take place. The petitioner will be scheduling the re-inspection for Unit 1. The petitioner is requesting 90 day to get Unit 2 in shape to complete the cycle inspection and complete the repairs noted as well as finishing up the exterior repairs.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: May 15, 2022

Attachments: BHQA Application, Cycle Report, Tenant Violation Report, Photos



RECEIVED
JAN 04 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: 1106 S Madison Street
Petitioner's Name: Pegasus Properties - Sharon Dalton
Address: PO Box 37
City: Smithville State: IN Zip Code: 47458
Phone Number: 812-824-3230 Email Address: pegasus-properties@gmail.com
Property Owner's Name: Sharon Dalton
Address: PO Box 37
City: Smithville State: IN Zip Code: 47458
Phone Number: 812-824-9359 Email Address: _____
Occupants: Elizabeth Lopez (Apt #1) Chris Kemery (Apt #2)

The following conditions must be found in each case in order for the Board to consider the request:
1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Housing Property Maintenance Code (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY
Petition Number 22-TV-21

SEE REVERSE

MM

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

Apt #1 All interior repairs completed

Apt #2 Ms Kemery - Inspector unable to inspect because of poor house keeping and odor.

An extension is needed to complete the exterior work

- Replacement of damaged fascia / soffitt
- Power Wash structure
- Trim branches away from roofline - very large tree

Also replacement of exterior door - Apt # 2 where Ms Kemery resides.

I have 2 contractors that will do the work. However I am concerned over the timing

Signature (required):

Sharon Kaye Dalton

Name (please print):

Sharon Kaye Dalton

Date: 12.28.2021

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



**City Of Bloomington
Housing and Neighborhood Development**

DEC 08 2021

Brennan, Sharon / Pegasus Properties
P.O. Box 37
Smithville, IN 47458

RE:NOTICE OF TENANT VIOLATION INSPECTION

Dear Resident(s)

On 11/18/2021, a complaint inspection was performed at 1106 S Madison ST. During the inspection violations of the Bloomington Housing Code were found. Enclosed is the inspection report which cites violations that are the responsibility of the resident(s) to correct. Please correct the violations within 14 days and contact this office no later than **DEC 22 2021** to schedule the required re-inspection. Our mailing address and telephone number are listed below.

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

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

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

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report,

Xc: Pegasus Property Mgmt - C/O Sharon Dalton: P.O. Box 37, Smithville, IN 47458

Christine Kemery: 1106 S. Madison St. Apt. 2, Bloomington, IN 47401



**City Of Bloomington
Housing and Neighborhood Development**

TENANT VIOLATION INSPECTION REPORT

1364

Owner(s)

Brennan, Sharon / Pegasus Properties
P.O. Box 37
Smithville, IN 47458

Tenant

Christine Kemery
1106 S. Madison St. Apt. 2
Bloomington, IN 47401

Agent

Pegasus Property Mgmt - C/O Sharon Dalton
P.O. Box 37
Smithville, IN 47458

Prop. Location: 1106 S Madison ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3 1/1/3

Date Inspected: 11/18/2021
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Maria M^cCormick
Foundation Type: Basement
Attic Access: No
Accessory Structure: Shed

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

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

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. Conditions inside this unit prevent a cycle inspection being conducted until this unit is in a clean and sanitary condition. There should be clear access to all areas of the unit. Including all windows, doors (including access to the basement) and electrical receptacles. BMC 16.04.060(d)



**City Of Bloomington
Housing and Neighborhood Development**

RENTAL INSPECTION INFORMATION

NOV 05 2021

Brennan, Sharon / Pegasus Properties
P.O. Box 37
Smithville, IN 47458

RE: 1106 S Madison 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 04 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: Pegasus Property Mgmt - C/O Sharon Dalton: P.O. Box 37, Smithville, IN 47458

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

1364

Owner(s)

Brennan, Sharon / Pegasus Properties
P.O. Box 37
Smithville, IN 47458

Agent

Pegasus Property Mgmt. - C/O Sharon Dalton
P.O. Box 37
Smithville, IN 47458

Prop. Location: 1106 S Madison ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3 1/1/3

Date Inspected: 10/18/2021
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Maria McCormick
Foundation Type: Basement
Attic Access: No
Accessory Structure: Shed

Monroe County Assessor's records indicate that this structure was built in 1930. At that time there were no minimum requirements for emergency egress.

INTERIOR:

Unit B –

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

Basement –

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

Unit A -

Living Room 13-0 x 12-0:

Repair or replace the front door lock to function as intended without the need for foam and cardboard shims and duct tape. Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device, door hinge, and door latch and shall be maintained in good condition. Door locks in rental units shall be capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort. BMC 16.04.060(a), BMC 16.04.060(b)

Kitchen 13-0 x 11-7:

Properly secure the sink faucet. BMC 16.04.060(c)

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

Bathroom:

No violations noted.

NW Bedroom 11-6 x 9-8:

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

Existing Egress Window Measurements:

Height: 26 inches

Width: 27 inches

Sill Height: 24 inches

Openable Area: 4.80 sq. ft.

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

NE Bedroom 12-10 x 10-1:

No violations noted.

This room has a door to the exterior for egress requirements.

EXTERIOR:

Remove and properly dispose of all accumulated or scattered trash on property. Including the items on the front and rear porches. BMC 16.04.040(d)

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

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

Replace the missing cover for the clean out drain on the north side of the structure. BMC 16.04.050(a)

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)

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

Repair or replace the damaged exterior door on the southwest corner of the structure. 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:

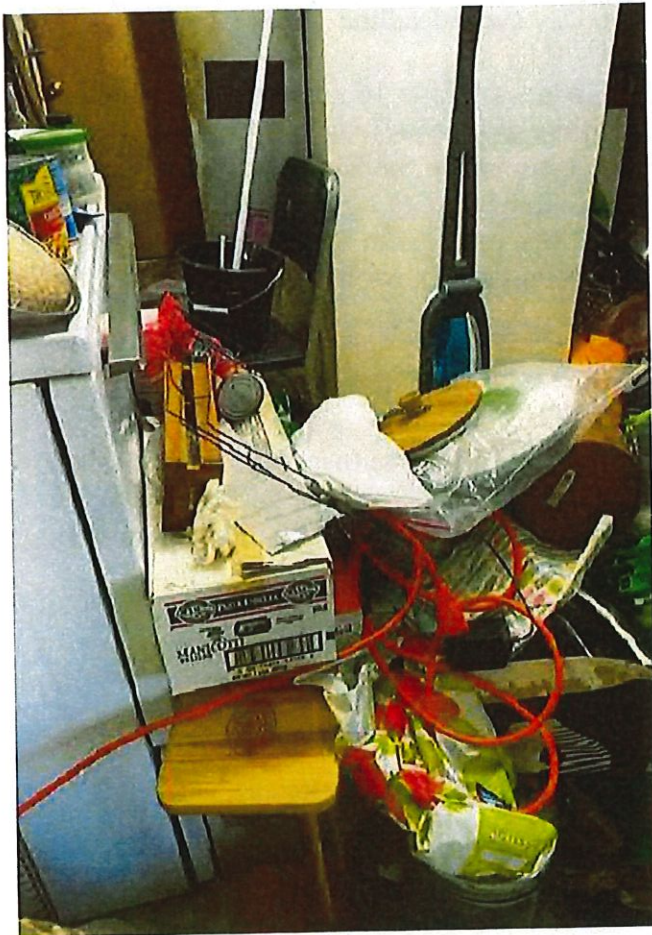
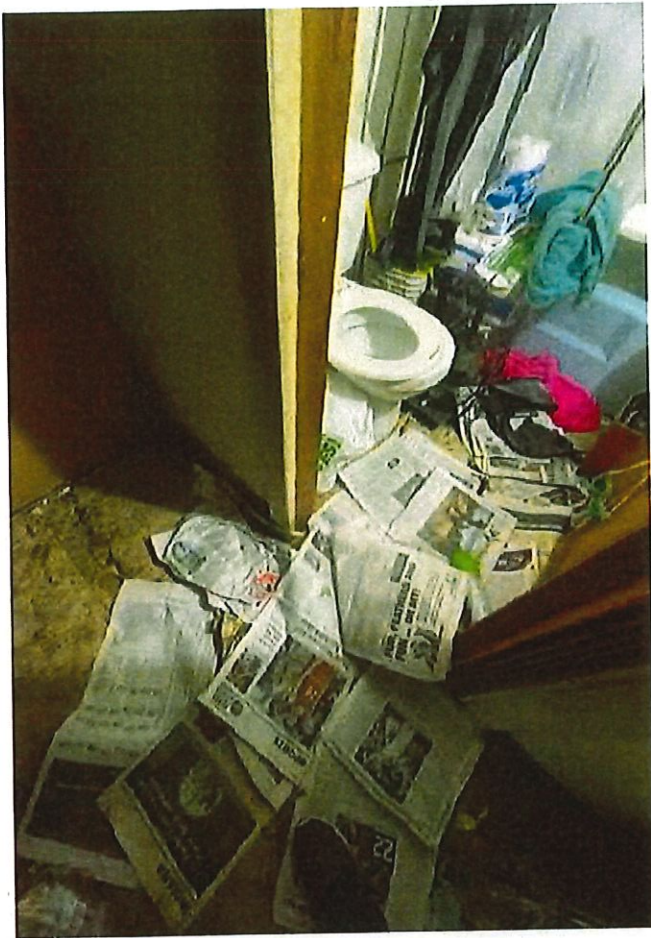
Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm

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)

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: February 16, 2022

Petition Type: An extension of time to complete repairs.

Petition Number: 22-TV-22

Address: 1424 N. Jackson St.

Petitioner: Jackson Heights

Inspector: Maria McCormick & Chastina Chipman

Staff Report: August 25, 2021 – Completed Cycle Inspection
 October 25, 2021 – Cycle Report Mailed
 December 14, 2021 – Received BHQA Application
 December 25, 2021 – 60 Day cycle deadline

At the cycle inspection there were several violations of Title 16 noted at this apartment complex with 140 units in 9 buildings. The petitioner is requesting an extension of time to complete the repairs. There were 334 total violations; 36 Smoke Detector and 42 Life Safety. The petitioners are requesting an extension of time to complete the repairs. The BHQA application requesting 60 additional days was received in December but not heard at the January 2022 meeting. Due to those circumstances we have recommended the compliance deadlines below.

Staff recommendation: Grant extension of time.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadlines 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: Life Safety Violations (listed in italics) – February 28, 2022
 All Other Violations – March 15, 2022
 Exterior Painting – August 24, 2022

Attachments: BHQA Application; BHQA Annotated 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**

Property Address: 1424 North Jackson Street, Bloomington, IN 47404

Petitioner's Name: Jackson Heights

Address: 205 East 17th Street

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123339201

E-mail Address: wagg1r@hotmail.com

Owner's Name: Scott May

Address: 3000 S Walnut Street Pike, Suite F-6

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123312666

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-22

MM

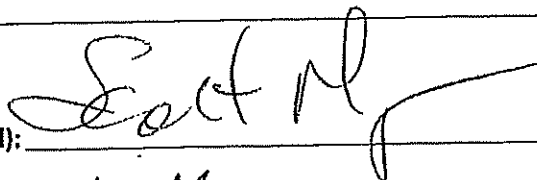
In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.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

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

We are requesting at least 60 days to complete all the work. We are short a maintenance technician which makes it difficult. We are actively working on the inspection requirements but respectfully request more time to complete all repairs.

Thank you for your consideration.

Signature (Required):



Name (Print):

Scott May

Date:

12-10-21

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

BHQA February 16, 2022 – Life-Safety items listed in italics

929

Owner(s)

Jackson Heights/Scott May
3000 S Jackson Street Pike #F6
Bloomington, IN 47401

Agent

Woodington Management
Waggoner, Mary Ann
205 E. 17th St.
Bloomington, IN 47408

Prop. Location: 1424 N Jackson ST

Number of Units/Structures: 140/9

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

Date Inspected: 08/24/2021
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2
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 this structure was built in 1973. At that time there were no minimum requirements for emergency egress.

Note: Room dimensions are in the file. Only rooms with violations will be listed in this report. \

Existing Egress Window Measurements:

Height: 44 inches
Width: 21 inches
Sill Height: 38 inches
Openable Area: 6.42 sq. ft.

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

INTERIOR:

Building 541

Unit A:

No violations noted.

Unit D:

Master Bedroom:

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

Unit B:

Utility Room:

Properly repair/replace & secure ceiling tile and grid. BMC 16.04.060(a)

Unit C:

Bathroom:

Properly repair/replace & secure ceiling tile and grid. BMC 16.04.060(a)

Building 531

Common Hallway:

Replace the damaged and deteriorated tread trim on the stairs. BMC 16.04.060(a)

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

Unit A:

Kitchen:

Replace the missing knob on the range hood. BMC 16.04.060(a)

Bathroom:

Properly repair/replace & secure ceiling tile and grid. BMC 16.04.060(a)

Unit D:

Kitchen:

Replace the broken sink faucet. BMC 16.04.060(c)

Properly secure the loose cove base at the sink. BMC 16.04.060(a)

Repair or replace the damaged flooring at the entrance to the kitchen. BMC 16.04.060(a)

Bathroom:

Repair or replace the toilet to flush as intended. BMC 16.04.060(c)

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

Properly repair/replace & secure ceiling tile and grid. BMC 16.04.060(a)

Master Bedroom/Bath:

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

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

Unit B:

No violations noted.

Unit C:

Bathroom:

Properly repair/replace & secure ceiling tile and grid. BMC 16.04.060(a)

Building 521

Common Hallway:

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

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

Unit A:

No violations noted.

Unit D:

Master Bedroom/Bathroom:

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

Unit C:

No violations noted.

Unit B:

No violations noted.

Building 511

Unit A:

Kitchen:

Replace the leaking refrigerator. BMC 16.04.060(c)

Master Bedroom/Bathroom:

Determine the source and eliminate the leak between the tub and toilet. BMC 16.04.060(c)

Unit D:

Kitchen:

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

Bathroom:

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

Master Bedroom/Bathroom:

Properly secure the cove base. BMC 16.04.060(a)

Remove the deteriorated caulking around the tub and properly re-caulk. BMC 16.04.060(a)

Unit B:

Bathroom:

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

Bedroom:

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

Unit C:

Master Bedroom/Bathroom:

Repair or replace the damaged towel bar or remove and properly patch the drywall. BMC 16.04.060(a)

Building 501

Unit A:

No violations noted.

Unit D:

Kitchen:

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

Entry:

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

Unit B:

Kitchen:

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

Repair or replace the oven so that the controls function as intended. BMC 16.04.060(c)

Hallway:

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

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

Master Bedroom/Bathroom:

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

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

Unit C

Bathroom:

Properly repair/replace & secure ceiling tile and grid. BMC 16.04.060(a)

Building 573

Common Hallway:

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

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

Unit A

Kitchen:

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

Hallway:

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

Bathroom:

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

Master Bedroom/Bathroom:

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

Unit D

Bathroom:

Properly repair/replace & secure ceiling tile and grid. BMC 16.04.060(a)

Master Bedroom/Bath:

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

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

Unit C

Kitchen:

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

Unit B

Bathroom:

Properly repair/replace & secure ceiling tile and grid. BMC 16.04.060(a)

Hallway:

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

Building 563

Common Hallway:

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

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

Unit A

No violations noted.

Unit D

No violations noted.

Unit B

Hallway:

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

Bathroom:

Properly repair/replace & secure ceiling tile and grid. BMC 16.04.060(a)

Master Bedroom/Bathroom:

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

Unit C

Entry:

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

Kitchen:

Repair or replace the leaking faucet. BMC 16.04.06(c)

Properly repair or replace broken or missing cabinet door under the sink. BMC 16.04.060(a)

Bathroom:

Repair or replace the damaged towel bar or remove the bar and properly repair the drywall. BMC 16.04.060(a)

Bedroom:

Replace the missing ceiling vent. BMC 16.04.060(a)

Building 553

Unit A

Living Room:

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

Hallway:

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

Bathroom:

Repair the toilet to eliminate water running continuously. BMC 16.04.060(c)

Properly repair/replace & secure ceiling tile and grid. BMC 16.04.060(a)

Replace the damaged and deteriorated shower surround. BMC 16.04.060(a)

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

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

Master Bedroom/Bathroom:

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

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

Bedroom:

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

Unit D

Kitchen:

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

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

Replace the stove/oven to function as intended. BMC 16.04.060(a)

Unit B:

No violations noted.

Unit C

Bathroom:

Properly repair/replace & secure ceiling tile and grid. BMC 16.04.060(a)

Building 543

Unit A

No violations noted.

Unit D

Kitchen:

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

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

Repair or replace the damaged cabinet under the sink. BMC 16.04.060(a)

Hallway:

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

Master Bedroom/Bathroom:

Determine the source of the leak in the bathroom ceiling and eliminate it. BMC 16.04.060(c)

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

Repair or replace the lock on the sliding glass door to function as intended. BMC 16.04.060(a)

Bedroom:

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

Unit B:

Hallway:

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

Master Bedroom/Bathroom:

Properly repair or replace damaged or deteriorated wallboard between the tub 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)

Unit C

Bathroom:

Properly repair/replace & secure ceiling tile and grid. BMC 16.04.060(a)

Building 533

Common Hallway:

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

Unit A

No violations noted.

Unit D

Kitchen:

Repair or replace the damaged cabinet above the stove. BMC 16.04.060(a)

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

Repair the leak in the drain pipes of the sink. This includes the removal of the duct tape. BMC 16.04.060(c)

Bedroom:

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

Master Bedroom/Bathroom:

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

Unit B

Master Bedroom:

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

Bathroom:

Properly secure the loose air vent. BMC 16.04.060(a)

Unit C

Kitchen:

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

Bathroom:

Eliminate the leak in the ceiling and properly repair the damage. BMC 16.04.060(a)

Master Bedroom/Bath:

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

Repair or replace the lock on the sliding glass door to function as intended. BMC 16.04.060(a)

Building 523

Unit A:

No violations noted.

Unit D

Kitchen:

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

Bathroom:

Properly repair/replace & secure ceiling tile and grid. BMC 16.04.060(a)

Unit C

No violations noted.

Unit B

Living Room:

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

Bathroom:

Properly repair/replace & secure ceiling tile and grid. BMC 16.04.060(a)

Hallway:

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

Building 513

Unit A

Bathroom:

Properly repair/replace & secure ceiling tile and grid. BMC 16.04.060(a)

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

Master Bedroom/Bathroom:

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

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

Repair or replace the lock on the sliding glass door to function as intended. BMC 16.04.060(b)

Unit D

Master Bedroom/Bathroom:

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

Replace the damaged sink countertop. BMC 16.04.060(a)

Properly repair or replace damaged or deteriorated wallboard 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)

Bathroom:

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

Properly repair or replace damaged or deteriorated wallboard on both ends of the tub. 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)

Unit B

No violations noted.

Unit C

Kitchen:

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

Master Bedroom/Bathroom:

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

Building 503

Unit A

Bathroom:

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

Living Room:

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

Unit D

Living Room:

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

Kitchen:

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

Replace the missing aerator for the faucet. BMC 16.04.060(c)

Master Bedroom/Bathroom:

Repair or replace the lock on the sliding glass door to function as intended. BMC 16.04.060(b)

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

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

Bedroom:

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

Unit B

Bathroom:

Replace the damaged and deteriorated shower surround. BMC 16.04.060(a)

Master Bedroom/Bathroom:

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

Repair the sink drain to function as intended. BMC 16.04.06(c)

Properly repair or replace damaged or deteriorated wallboard adjacent to the tub. 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)

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

Unit C

Bathroom:

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

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

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

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

Hallway:

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

Properly clean the return air vent and filter. BMC 16.04.060(c)

Master Bedroom/Bathroom:

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

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

Building 565

Common Hallway

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

Unit A

Bathroom:

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

Properly repair or replace damaged or deteriorated wallboard adjacent to the tub. 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)

Master Bedroom/Bathroom:

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

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

Unit D

Master Bedroom/Bathroom:

Repair or replace the sliding glass door handle to function as intended. BMC 16.04.060(b)

Hallway:

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

Unit B

Kitchen:

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

Bathroom:

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

Unit C

No violations noted.

Building 555

Unit A

No violations noted.

Unit D

Kitchen:

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

Unit B

Master Bedroom/Bathroom:

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

Bedroom:

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

Unit C

No violations noted.

Building 545

Unit A

Master Bedroom/Bathroom:

Replace the broken handle and lock for the sliding glass door. BMC 16.04.060(b)

Secure the edges of the floor covering in the bathroom. BMC 16.04.060(a)

Patio:

Replace the broken deck boards. BMC 16.04.050(a)

Unit D

Kitchen:

Replace the missing drawer front. BMC 16.04.060(a)

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

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

Bathroom:

Properly secure the ceiling air vent. BMC 16.04.060(a)

Properly repair/replace & secure ceiling tile and grid. BMC 16.04.060(a)

Replace the damaged and deteriorated shower surround. BMC 16.04.060(a)

Properly repair or replace damaged or deteriorated wallboard on both ends of the tub. 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)

Hallway:

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

Master Bedroom/Bathroom:

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

Properly repair or replace damaged or deteriorated wallboard on both ends of the tub. 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)

Patio:

Remove and properly dispose of all accumulated or scattered trash on property. BMC 16.04.040(d)

Unit C

Hallway:

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

Bathroom:

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

Unit B

Kitchen:

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

Building 535

Unit D

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

Unit A

Kitchen:

Replace the missing aerator. BMC 16.04.060(c)

Hallway:

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

Unit B

Kitchen:

Replace the leaking refrigerator. BMC 16.04.060(c)

Replace the missing aerator. BMC 16.04.060(c)

Verify that this stove functions as intended.

Master Bedroom/Bathroom:

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

Unit C

Master Bedroom/Bathroom:

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

Patio:

*Secure the guardrail and the handrail so they are capable of withstanding normally imposed loads.
BMC 16.04.060(b)*

Building 525

Common Hallway:

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

Unit A

No violations noted.

Unit D

Kitchen:

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

Hallway:

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

Master Bedroom/Bathroom:

Determine the source of the leak in the ceiling and eliminate it. BMC 16.04.060(a)

Properly repair or replace damaged or deteriorated ceiling after the leak is repaired. 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)

Unit B:

Living Room:

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

Hall Bathroom:

Secure the loose ceiling tiles. BMC 16.04.060 (a)

Unit C

Kitchen:

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

Hall Bathroom:

Replace the cracked sink. BMC 16.04.060 (a)

Master Bedroom:

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

Building 515

Unit A

Master Bathroom:

Repair the clogged tub drain. BMC 16.04.060 (a)

Unit D

Master Bathroom:

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

Unit B

No violations noted.

Unit C

Living Room:

Repair the carpet to fit all the way to the walls. BMC 16.04.060 (a)

Hall Bathroom:

Replace the cracked sink. BMC 16.04.060 (a)

Deck:

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

Building 645

Unit A:

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

Unit D

Hall Bathroom:

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

Back Bedroom:

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

Unit B

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

Unit C

Hall Bathroom:

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

Mast Bedroom:

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

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

Deck:

Clean the dryer vent so that it functions as intended. BMC 16.04.060 (a)

Back Bedroom:

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

Building 641

Common Hallway:

Secure the loose electrical receptacle. BMC 16.04.060 (b)

Unit A

Living Room:

Repair the deadbolt on the entry door to function as intended. BMC 16.04.060 (b)

Utility Closet:

Secure the light fixture. BMC 16.04.060 (a)

Hallway:

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

Unit D

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)

Hallway:

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

Secure the return air grille on the ceiling. BMC 16.04.060 (a)

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

Hall Bathroom:

Repair/replace the broken cabinet doors. BMC 16.04.060 (a)

Unit B

Utility Closet:

Secure the light fixture and repair it to function as intended. BMC 16.04.060 (a)

Unit C

Hallway:

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

Bathroom:

Secure the tiles on shower walls. BMC 16.04.060 (a)

Master Bathroom:

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

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

Master Bedroom:

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

Building 637

Common Hallway:

Secure the electrical outlet in the downstairs hall. BMC 16.04.060 (b)

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

Unit A

No violations noted.

Unit D

Living Room:

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

Hall Bathroom:

Seal the countertop to prevent water infiltration. BMC 16.04.060 (a)

Unit B

No violations noted.

Unit C

Master Bathroom:

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

Master Bedroom/Bathroom:

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

Building 633

Common Hallway:

Secure the electrical outlet in the downstairs hall. BMC 16.04.060 (b)

Unit A

Hallway:

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

Unit D

Repair the air conditioner to function as intended. (Does not work per tenant) BMC 16.04.060 (a)

Kitchen:

Repair the dishwasher to function as intended. (Does not drain) BMC 16.04.060 (a)

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

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

Hallway:

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

Hall Bathroom:

Repair the water leak at the base of the toilet. BMC 16.04.060 (a)

Replace the missing ceiling tiles. BMC 16.04.060 (a)

Master Bathroom:

Replace the burnt outlet. BMC 16.04.060 (b)

Repair the toilet to function as intended. (Does not fill) BMC 16.04.060 (a)

Unit B

Kitchen:

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

Unit C

Kitchen:

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

Deck:

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

Building 629

Common Hallway:

Secure the electrical outlet in the downstairs hall. BMC 16.04.060 (b)

Unit A

Hall Bathroom:

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

Unit D

Hallway:

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

Unit B

No violations noted.

Unit C

Hallway:

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

Building 625

Unit A

No violations noted.

Unit D

Master Bathroom:

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

Unit B

Living Room:

Repair the rolls in the carpet to prevent a trip hazard. BMC 16.04.060 (a)

Kitchen:

Repair the sink faucet to function as intended. (will not shut off properly) BMC 16.04.060 (a)

Hallway:

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

Deck:

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

Unit C

E Bedroom:

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

Building 621

Unit D

No violations noted.

Unit A

Kitchen:

Repair the stove panel buttons. BMC 16.04.060 (a)

Master Bathroom:

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

Hall Bathroom:

Repair toilet to function as intended. (Will not refill) BMC 16.04.060 (a)

Unit B

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

Living Room:

Repair the peeling ceiling paint. BMC 16.04.060 (a)

Hall Bathroom:

Replace water damaged ceiling tiles. BMC 16.04.060 (a)

Unit C

Hall Bathroom:

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

Master Bedroom:

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

Building 617

Unit A

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this

property. This applies even if the tenants do not have access to this area of the property. BMC 16.03.040

Unit D

Hall Bathroom:

Replace the water damaged ceiling tiles. BMC 16.04.060 (a)

Middle Bedroom:

Replace the missing door knob. BMC 16.04.060 (a)

Unit B

Kitchen:

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

Utility Closet:

Replace the missing ceiling tiles. BMC 16.04.060 (a)

Temperature/pressure relief (TPR) valve discharge tubes: (No flex tubing)

- *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)*

Bedroom:

Repair/replace the sliding door handle to function as intended. BMC 16.04.060 (a)

Unit C

Living Room:

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

Master Bathroom:

Replace the outlet so that it functions as intended. (Ground blocked) BMC 16.04.060 (b)

Hallway:

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

Building 613

Unit A

Living Room:

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

Bathroom:

Replace the burnt electrical outlet. BMC 16.04.060 (b)

Unit D

Kitchen:

Secure the loose sink sprayer base. BMC 16.04.060 (a)

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

Hallway:

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

Hall Bathroom:

Repair the base of the cabinet. BMC 16.04.060 (a)

Seal the countertop to prevent water infiltration. BMC 16.04.060 (a)

Replace the water damaged ceiling tiles. BMC 16.04.060 (a)

Master Bedroom:

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

Master Bathroom:

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

Middle Bedroom:

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

Back Bedroom:

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

Unit B

No violations noted.

Unit 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

Building 609

Unit A

Kitchen:

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

Unit D

Hall Bathroom:

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

Hallway:

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

Master Bathroom:

Replace the missing aerator on the sink faucet. BMC 16.04.060 (a)

Unit C

Living Room:

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

Hall Bathroom:

Repair the tub to drain. BMC 16.04.060 (a)

Unit B

No violations noted.

Building 605

Unit D

Living Room:

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

Middle Room:

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

Master Bathroom:

Repair the door to latch. BMC 16.04.060 (a)

Unit A

Kitchen:

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

Hallway:

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

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

Unit B

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

Unit C

Hall Bathroom:

Replace the water damaged ceiling tiles. BMC 16.04.060 (a)

Building 601

Unit D

Back Bedroom:

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

Repair the light in the closet to function as intended. (Pull chain) BMC 16.04.060 (a)

Unit A

No violations noted.

Unit B

No violations noted.

Unit C

Hallway:

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

Hall Bathroom:

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

Back Bedroom:

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

Building 603

Common Hallway:

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

Unit A

Hall Bathroom:

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

Unit D

Hall Bathroom:

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

Unit C

Living Room:

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

Hallway:

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

S Bedroom:

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

Master Bedroom:

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

Unit B

Kitchen:

Secure the base of the sink sprayer. BMC 16.04.060 (a)

Master Bathroom:

Secure the cove base at bottom of tub. BMC 16.04.060 (a)

Building 607

Unit A

Hallway:

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

Hall Bathroom:

Secure the loose ceiling tile. BMC 16.04.060 (a)

Master Bathroom:

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

Unit D

Master Bedroom:

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

Unit B

Deck:

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

Unit C

Hall Bathroom:

Replace the cracked sink. BMC 16.04.060 (a)

Deck:

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

Building 611

Common Hallway:

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

Unit D

Hallway:

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

Master Bathroom:

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

Master Bedroom:

Repair/replace the carpet. BMC 16.04.060 (a)

2nd Bedroom:

Repair/replace the carpet. BMC 16.04.060 (a)

Unit A

Living Room:

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

Hallway:

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

2nd Bedroom:

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

Unit B

Kitchen:

Repair the range burners to function as intended. (Back left) BMC 16.04.060(c)

Unit C

Hallway:

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

Deck:

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

EXTERIOR:

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

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)

Repair and replace all damaged and deteriorated deck and stair members on the walkway from the carports. Secure the guardrail and the handrail so they are capable of withstanding normally imposed loads. BMC 16.04.050(b)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(This item only has a compliance deadline of August 24, 2022)

OTHER REQUIREMENTS:

Furnace Inspection Documentation:

Thoroughly clean and service the furnace in each unit. This includes changing the filters and cleaning vents and ducts.

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: February 16, 2022

Petition Type: An extension of time to complete repairs.

Petition Number: 22-TV-23

Address: 1201 N. Lincoln Street

Petitioner: Sarge Property Management

Inspector: Jo Stong

Staff Report: September 1, 2021 Conducted cycle inspection
 September 29, 2021 Mailed inspection report
 November 30, 2021 Conducted reinspection
 December 2, 2021 Mailed reinspection report
 December 16, 2021: Agent scheduled reinspection
 January 14, 2022: Conducted reinspection. Violations remain

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted, including egress window wells that do not meet code and a façade on the historic chimney that was not complete. The petitioner is seeking an extension of time to install code-compliant ladders in the window wells.

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, but not limited to, the possibility of fines.

Compliance Deadline: March 1, 2022

Attachments: Remaining violations report, photos, appeal

1/14



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 11 2022

BY:

Property Address: 1201 N Lincoln St, 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: Triple Double LLC

Address: 555 N Morton St

City: Bloomington

State: Indiana

Zip Code: 47404

Phone Number: 8123208141

E-mail Address: tiffany@sargerentals.com

Occupants: Aylin Taysi, Charitha Bondalapati, Jana Sourwine

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-23

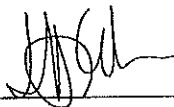
JS

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.

We need an extension to complete installation of the window well ladder/steps. These window wells will require a specialized ladder due to the odd size/depth of the window well. We are working to get a customized set built for the window wells. We request to have until February 2022 to finalize the work.

Signature (Required): _____



Name (Print): Tiffany Adams

Date:

2/28/07

1/11/22

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

REMAINING VIOLATIONS INSPECTION REPORT

JAN 26 2022 Property was reinspected on November 30, 2021 and January 14, 2022

3791

Owners

Triple Double LLC
555 N Morton Street
Bloomington, IN 47404

Agent

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

Prop. Location: 1201 N Lincoln ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5

Date Inspected: 09/01/2021
Primary Heat Source: Electric
Property Zoning: R3
Number of Stories: 1
Landlord Has Affidavit: N/A

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

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Department that your rental property continues to be in violation of the Bloomington Municipal Code, Title 16 - Residential Rental Unit and Lodging Establishment Inspection Program.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection. It is your responsibility to contact the Housing and Neighborhood Development Department to schedule the required re-inspection. Our mailing address and telephone number are listed below.

If you fail to make the repairs and/or schedule the required re-inspection then this matter will be referred to the City Legal Department for legal action under Bloomington Municipal Code § 16.10.04.

Your prompt attention to this matter is greatly appreciated.

INTERIOR:

BASEMENT

Bedroom (22-8 x 10-5):

This room is not approved for sleeping until the exterior egress requirements for the window wells are met.

EXTERIOR:

South window wells:

Install permanently affixed ladders or steps that are usable with the egress windows in the fully open position. The depth of the west egress window well is 45.5" and the depth of the east well is 49.5". Window wells with a vertical depth greater than 44 inches shall be so equipped. Ladders or rungs shall have an inside width of at least 12 inches, shall project at least 3 inches from the wall and shall be spaced not more than 18 inches on center vertically for the full height of the window well. IRC Sec. R310.2
Note: The bottom of the window wells could also be raised to a depth of no greater than 44 inches.

Remove trash and vegetation from the window wells. BMC 16.04.060(a)

Replace the missing brick on the chimney. BMC 16.04.050(a)

OTHER REQUIREMENTS:

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

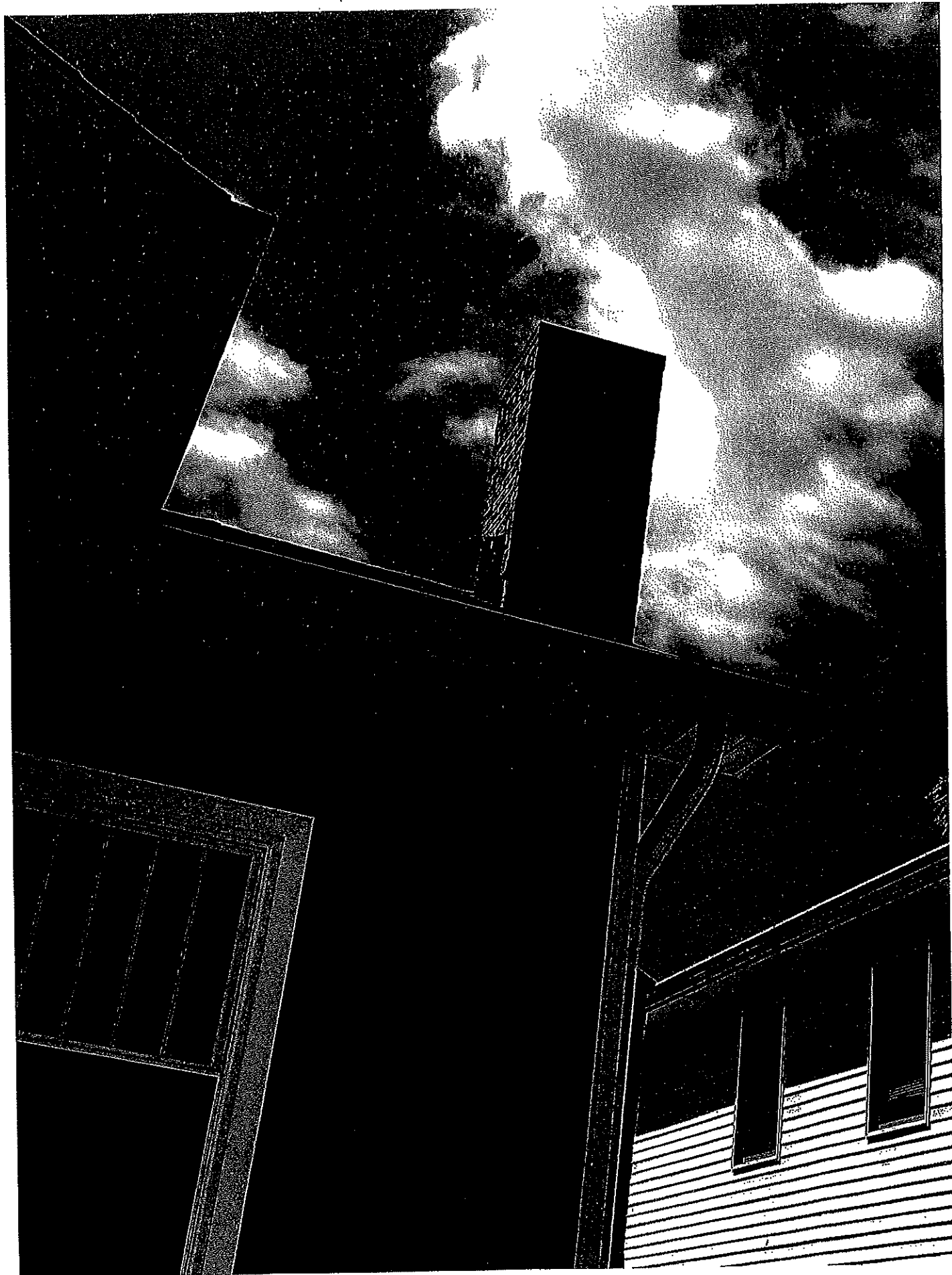
- **Inventory & Damages List**

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

BMC 16.03.050(e) and BMC 16.10.030(b)

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

This is the end of this report.





City of Bloomington
H.A.N.D.

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

Meeting Date: February 16, 2022
Petition Type: An extension of time to complete repairs
Petition Number: 22-TV-24
Address: 1308 N. Lincoln St.
Petitioner: Scott Perez (SCP South College LLC)
Inspector: Rob Council
Staff Report: October 12, 2021 Conducted Cycle Inspection
October 26, 2021 Mailed Report
January 28, 2022 Received Appeal
January 31, 2022 Cancelled Reinspection.

The tenants left the heat off over Christmas break causing pipes to burst. The petitioner is requesting more time to complete the repair of water damaged areas and complete repairs to unit. The other units were not damaged by this accident and will be inspected as scheduled.

Staff recommendation: Grant an extension of time.
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline: March 16, 2022
Attachments: Cycle Report and appeal.



RECEIVED of 2
JAN 28 2022

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

Property Address: 1308 N. Lincoln St.

Petitioner's Name: Scott Perez

Address: 1308 N. Lincoln St.

City: Bloomington State: Indiana Zip Code: 47408

Phone Number: 8123270800 E-mail Address: scott.perez@assetliving.com

Owner's Name: SCP South College LLC care of Steve Baldini

Address: 50 Salem Street Building B, Suite 101

City: Lynnfield State: Massachusetts Zip Code: 01940

Phone Number: 7812465600 E-mail Address: steve@scpinc.net

Occupants: 5

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

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

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

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

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

(Will be assigned by BHQA) .
Petition Number: 22-TV-24

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.

The residents of one townhome in this three townhome building (1308-1C) left for winter break (as they are IU students) and turned off their heat. When returning the apartment had flooded as pipes had burst due to freezing weather.

For the last two weeks we have had a 3rd party here remediating it and doing a "tear-down" of all the damage to ensure the apartment is dry, no more leaks, and no mold. They just finished this part.

Next they have to do the "rebuild" but cannot start that until late next week at the earliest. The re-inspection is scheduled for 2/3/22 but the "rebuild" will not be done then as they are just starting around this date. They are estimating roughly three weeks (depending on ability to receive shipments of supplies needed) to get this done once they start.

I spoke with the scheduled inspector and he informed me that I need to fill out this BHQA form so that they could still inspect the other two townhomes in this building (1308-1A & 1308-1B) but come back after the "rebuild" is finished for 1308-1C.

Thank you!

Signature (Required): _____

Name (Print): Scott Perez **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 26 2021

Sep South College, Llc C/O Suburban Campus Proper
50 Salem Street, Bld B Suite 101
Lynnfield, MA 01940

RE: 1308 N Lincoln ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **DEC 25 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,

Xc: Asset Campus Housing: 3131 E. Goodnight Way, Bloomington, IN 47401

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

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

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



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

9050

Owner(s)

Scp South College, Llc C/O Suburban Campus Proper
50 Salem Street, Bld B Suite 101
Lynnfield, MA 01940

Agent

Asset Campus Housing
3131 E. Goodnight Way
Bloomington, IN 47401

Prop. Location: 1308 N Lincoln ST
Number of Units/Structures: 3/1
Units/Bedrooms/Max # of Occupants: Bld 1: 3/5/5

Date Inspected: 10/12/2021
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 3
Landlord Has Affidavit: N/A

Inspector: Rob Council
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

The Monroe County Assessor's records indicate that this structure was built in 2009.
Minimum egress requirements for a multi-unit dwelling built at the time of construction.
Openable area: 5.7 Sq. Ft. **Exception: Grade floor openings shall be 5.0 Sq. Ft.**
Clear height: 24 inches
Clear width: 20 inches
Sill height: Not more than 44 inches above finished floor.

Egress window measurements for structure are as follows:

Existing Egress Window Measurements: Dbl hung pop out; Const. Yr. - 2009
Height: 29 inches
Width: 31 inches
Sill Height: 25 inches
Openable Area: 6.24 sq. ft.

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

Room dimensions are as follows:

All units have the same floor plan:

1st floor

Living room: 18-8 x 20-6

Kitchen: 15-5 x 9-4

½ bath, Mechanical closet, Laundry

2nd Floor

NW bedroom: 8-5 x 13-0

NE bedroom: 9-2 x 10-10

SE bedroom: 8-4 x 9-5 + 2-0 x 5-0

Center bath, Hall bath

3rd Floor

N bedroom: 13-5 x 10-8

S bedroom: 9-8 x 10-10 + 4-0 x 6-0

N bath, S bath

INTERIOR:

UNIT 1C

MAIN LEVEL

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

Furnace Closet:, Kitchen:, Laundry Closet:, ½ Bath:

No violations noted.

2nd LEVEL

Stairway, Hallway:

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

Hall Bath:

No violations noted.

NE Bedroom:

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

NW Bedroom:

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

Bathroom:

No violations noted.

Toilet Room:

Secure toilet to its mountings. BMC 16.04.060(c)

SW Bedroom:

No violations noted.

3rd LEVEL

Stairway:, N Bedroom:, Bathroom:, S Bedroom:, Bathroom:

No violations noted.

UNIT 1B

MAIN LEVEL

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

Furnace Closet: (Electric):

No violations noted.

Kitchen:

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

Laundry Closet:, ½ Bath:

No violations noted.

2nd LEVEL

Stairway/Hallway:

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

Hall Bath:

Determine source of water damage behind shower head. Repair water damaged drywall. BMC 16.04.060(a)

NE Bedroom:

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

NW Bedroom:

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

Bathroom:

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

Toilet Room:, SE Bedroom:

No violations noted.

3rd LEVEL

Stairway:

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

N Bedroom:, Bathroom:, S Bedroom:, Bathroom:

No violations noted.

UNIT 1A

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

Furnace Closet (Electric):, Kitchen:, Laundry Closet:, ½ Bath:

No violations noted.

2nd LEVEL

Stairway:

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

Hallway:, Hall Bath:

No violations noted.

NW Bedroom:

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

NE Bedroom:

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

No violations noted.

SE Bedroom:

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

3rd LEVEL

Stairway:

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

N Bedroom:, Bathroom:, S Bedroom:, Bathroom:

No violations noted.

EXTERIOR:

Crawlspace:

No access.

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)

Registration Form

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

Inventory Damage List

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

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

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: February 16, 2022

Petition Type: An extension of time to complete repairs.

Petition Number: 22-TV-25

Address: 122 N. Jefferson St.

Petitioner: James and Mary Jo Barker

Inspector: Rob Council

Staff Report: September 27, 2021 Conducted Cycle Inspection.
October 2, 2021 Cycle Report Mailed.
January 21, 2022 Called owner to schedule re-inspection.
January 24, 2022 Received Appeal

During a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Program were found, including Life Safety Issues. No re-inspection has been conducted to date.

Petitioner is seeking an extension of time to complete repairs.

Staff recommendation: Grant extension of 30 days for Life Safety and Interior Issues
1 year from date of Cycle inspection for exterior painting.

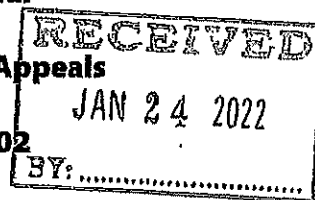
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 03/16/2022 and 09/27/2022 for exterior painting.

Attachments: Cycle Report and 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: 122 N Jefferson

Petitioner's Name: James & MaryJo Barker

Address: 115 Lexington Dr

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123321063

E-mail Address: mjmbarker@sbcglobal.net

Owner's Name: James & MaryJo Barker

Address: 115 Lexington Dr

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123321063

E-mail Address: mjmbarker@sbcglobal.net

Occupants: Jen Gerber

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-25

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.

Need more time to complete repairs due to COVID age of landowners(76 & 81) . Need to hire workers and window painting must be done in warmer weather.

Signature (Required): Mary Jo Barker

Name (Print): Mary Jo Barker Date: 1/19/22

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

RENTAL INSPECTION INFORMATION

James Barker
115 N. Lexington Dr.
Bloomington, IN 47408

RE: 122 N Jefferson ST

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

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

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

If the owner's or agent's contact information has changed since your last inspection, please submit a new registration form to the HAND Department. The registration must be signed by the owner of the property, not the agent. All rental forms and documents can be found at www.bloomington.in.gov/hand. 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

1977

Owner(s)

James Barker
115 N. Lexington Dr.
Bloomington, IN 47408

Prop. Location: 122 N Jefferson ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 09/27/2021
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Rob Council
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1945.
There were no requirements for emergency egress at the time of construction.

INTERIOR

Entryway:

Replace rotting threshold at front door. BMC 16.04.060(a)

Living Room: (18x16)

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

Replace broken/missing outlet cover plate. BMC 16.04.060(b) (west wall near kitchen)

Kitchen:

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

Hall:

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

West Bedroom: (11 x 10)

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 window surfaces where paint is peeling or wood is exposed. BMC 16.04.060(a)

Existing Egress:

Height: 24 inches

Width: 31 inches

Sill Height: 27 inches

Openable Area: 5.16 sq. ft.

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

North Bedroom (11x7-6):

Repair or replace rotting window casement. BMC 16.04.060(a)

Existing Egress:

Height: 24 inches

Width: 31 inches

Sill Height: 27 inches

Openable Area: 5.16 sq. ft.

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

Hall Bathroom:

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

East Bedroom: (11x10-6)

No violations noted.

Existing Egress:

Height: 49 inches

Width: 28 inches

Sill Height: 27 inches

Openable Area: 9.5 sq. ft.

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

Basement:

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

Install cover for fuse box. BMC 16.04.060(c)

Secure hanging electrical wiring entering fuse box. BMC 16.04.060(c)

Inspect washing machine for leaks. BMC 16.04.060(c)

Replace/Repair non functioning basement door and frame so it functions as intended. BMC 16.04.060 (a)

Install a new smoke detector. IC 22-11-18-3.5

Exterior:

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

Eliminate or hang cable laying on the ground in backyard. 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.

