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**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM 135
In Person / Zoom Virtual Meeting
SEPTEMBER 19, 2023 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

“The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact the **Housing & Neighborhood Development Department** at **812-349-3420** and provide your name, contact information, and a link to or description of the document or web page you are having problems with.” City of Bloomington Policy

- I. ROLL CALL
- II. REVIEW OF MINUTES
- III. PETITIONS

- 1) **23-TV-57, 100 N. Bryan Avenue**, Cedarwood Properties, LLC. Request for an extension of time to complete repairs.
- 2) **23-AA-58, 611 E. 2nd Street**. Russell Pleasants. Request for relief from an administrative decision.

- IV. GENERAL DISCUSSION
- V. PUBLIC COMMENT
- VI. ADJOURNMENT

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

HAND Staff is inviting you to a scheduled Zoom meeting.

Topic: Board of Housing Quality Appeals Meeting

Time: Sep 19, 2023 04:00 PM Eastern Time (US and Canada)

Every month on the Third Tue,

Join Zoom Meeting

<https://bloomington.zoom.us/j/93193636060?pwd=S0NyRC9zajFkNFhzSU1aNzVsbUpQUT09>

Meeting ID: 931 9363 6060

Passcode: 088348

One tap mobile

+13092053325,,93193636060#,,,,*088348# US

+13126266799,,93193636060#,,,,*088348# US (Chicago)

Dial by your location

- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

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



City of Bloomington
H.A.N.D.

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

Meeting Date: September 19, 2023
Petition Type: Request for an extension of time to complete repairs
Petition Number: 23-TV-57
Address: 100 N. Bryan Ave.
Petitioner: Lynne Chang
Inspector: Rob Council
Staff Report: 06/13/23 – Conducted cycle inspection
06/16/23 – Mailed Report
08/07/23 – Received Appeal and Owner scheduled reinspection for non
BHQA Items

During a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Program were found, including damaged door frames, windows not functioning as intended, and exterior structural damage in need of repair.

Petitioner is seeking an extension of time to complete the necessary repairs.

Staff recommendation: Grant an extension of time.
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline: December 29, 2023
Attachments: Cycle Report; BHQA Application



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

Property Address: 100 N Bryan Ave, Bloomington, IN 47408

Petitioner's Name: Lynne Chang

Address: 4665 E Inverness Woods Rd

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123200659

E-mail Address: lchang@homefinder.org

Owner's Name: Cedarwood Properties LLC - Lynne Chang, Sole Member

Address: 4665 E Inverness Woods Rd

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123200659

E-mail Address: lchang@homefinder.org

Occupants: Ashley Wenig, Lydia Bladen, Maddie Richards (until 8/5/23)
Ashley Wenig, Jasmine Tater, Natalie Vahnish (after 8/5/23)

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: 23-TV-57

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 inspection of this house took place on June 13. After waiting a month and not receiving the inspection report, I emailed the inspector, Rob Council. On July 18, he responded and told me that the report had been mailed on June 16, but I never received it. It seems to have been lost in the mail. So finally on July 18, he emailed me a copy of the inspection report containing the required repairs.

In the last 2 weeks since July 18, I have been scrambling to try to get the smaller repairs done, and estimates lined up for the bigger items. It has been extremely difficult as we are in the middle of rental turnover season. As a small property owner, I do not have my own employees and must rely on outside contractors. Even the ones I normally use are completely booked and cannot fit substantial new projects into their schedules for weeks.

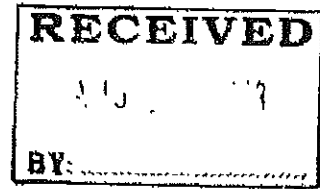
I am requesting an extension until November 30, 2023 on the following items:
 FAMILY ROOM/DINING ROOM: To address the 2 issues, we will be replacing the entire atrium door set. This requires lead time to order and receive the doors, then scheduling labor.
 EAST BEDROOM: The window is old and cannot be properly repaired. We will be replacing the window, which again requires lead time to order and receive the window, then scheduling labor.
 EXTERIOR: Repair rot at window frames SW, NW, NE corners. At the NE corner, our assessment revealed that the rot is more extensive than just one window frame. That lower framing of entire corner used to be below a deck, and now that the deck is gone, we can see extensive wood damage. We plan to re-build that entire corner, framing up new walls and replacing the patio doors. The NE corner is a major project that will take several months to plan, acquire materials, schedule and complete. We will do the SW and NW window frames at the same time (these are just window sills) using the same contractor.

Signature (Required): *Lynne Chang*
 Name (Print): Lynne Chang, Sole Member, Cedarwood Properties LLC Date: 8/1/2023

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

RECEIPT
No. 1369



Received Date: August 07, 2023
Received From: Lynne Chang
Property Located at: 100 N Bryan AVE
Amount Received: \$20
BHQA Application Fee : \$20
Balance Due: \$0
Paid by: Credit Card
Units/Buildings: 1/1

Approved by the State Board of Accounts, 2004.

Thank you for your payment



CITY OF
BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Rental Inspection Information

Date Mailed: 6/16/2023

Representative, Applicant
Chang, Lynne L.
4665 E. Inverness Woods Rd.
Bloomington IN 47401

Owner
Cedarwood Properties, Llc
4665 E. Inverness Woods Rd.
Bloomington IN 47401

Re: 100 N Bryan AVE

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than 8/15/2023 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 <https://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

CYCLE INSPECTION REPORT

4198

Owner(s)

Cedarwood Properties, LLC
4655 E. Inverness Woods Rd.
Bloomington, IN 47401

Agent

Chang, Lynne L.
4665 E. Inverness Woods Rd.
Bloomington, IN 47401

Prop. Location: 100 N Bryan AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 06/13/2023
Primary Heat Source:
Property Zoning: R4
Number of Stories: 2

Inspector: Rob Council
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: None

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

EXTERIOR

Living Room (18-1 x 13-4):

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements **(North wall under window.)**

Second Floor Bedroom (12-11 x 11-1):

Reattach hanging ceiling trim. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 40 inches
Width: 41 inches
Sill Height: 36 inches
Openable Area: 11.38 sq. ft.

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

Kitchen (17-3 x 8-7):

No violations noted.

Laundry Closet:

No violations noted.

Bathroom/ Furnace Closet:

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

Secure toilet to its mountings. BMC 16.04.060(c)

Family Room/ Dining Room (17-6 x 13-4):

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

Properly install a door sweep on the bottom of the entrance door to reduce air/water infiltration as completely as possible. BMC 16.04.060(a)

Hallway:

No violations noted.

East Bedroom (10-5 x 9-6):

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

Caulk window frame to seal gaps. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 42 inches

Width: 34 inches

Sill Height: 34 inches

Openable Area: 9.91 sq. ft.

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

West Bedroom (13-8 x 9-8): (Same windows)

No violations noted.

Hall Bathroom:

No violations noted.

Storage Area:

Reattach missing condensate line. BMC 16.04.060(c)

EXTERIOR

Secure loose conduit at front ac unit. BMC 16.04.050(c)

Secure junction box at front ac. BMC 16.04.050(c)

Repair rot at window frame Southwest, Northwest, and Northeast corners of structure. BMC 16.04.050(a)

Remount disconnect at rear ac. BMC 16.04.050(c)

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 Relief from an Administrative Decision**

Meeting Date: September 19, 2023

Petition Type: Relief from an administrative decision

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

Petition Number: 23-AA-58

Address: 611 E 2nd Street

Petitioner: Pleasants Rentals

Staff Report: March 14, 2023- The Rental Occupancy Permit for this property expired.
March 16, 2023- HAND sent 1st Notice to schedule Cycle inspection.
March 22, 2023- Owner scheduled the Cycle Inspection for May 31, 2023.
April 4, 2023- Cycle Inspection Report sent.
June 6, 2023- Owner scheduled re-inspection for July 25, 2023.
July 25, 2023- Re-inspection completed, all items complied.
August 18, 2023- Owner paid inspection fee.
August 18, 2023 – Received BHQA Application for Appeal

The pervious permit was expired when the petitioner called to schedule the inspection. HAND has routinely sent notification prior to expiration of all permits. This is not a requirement of Title 16. During the transition to the new software program, those advance notices have not always been sent. The petitioner believes that he is due a 5 year permit.

Staff recommendation: Deny the relief from administrative decision.

Conditions: The 3 year permit will stay in effect.

Compliance Deadline: none

Attachments: Application for Appeal



RECEIVED
AUG 23 2023

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: 611 EAST 2ND Street
Petitioner's Name: Russell Pleasants
Address: 720 MOCKINGBIRD PLACE
City: DAVIS State: CA Zip Code: 95616
Phone Number: 925-254-4206 Email Address: Pleasantr@aol.com
Property Owner's Name: Russell Pleasants
Address: 720 MOCKINGBIRD PLACE
City: DAVIS State: CA Zip Code: 95616
Phone Number: 925 254 4206 Email Address: Pleasantr@aol.com
Occupants: 4 Students

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

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

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY
Petition Number 23-AA-58

SEE REVERSE

JH

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

See Attached two page document

Signature (required):

Russell B Pleasants

Name (please print):

Russell B Pleasants

Date:

8/20/23

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.

Application for Appeal: Comments

RE: 611 East 2nd Street Occupancy Permit Term-(5 vs 3 year Term)

Relief from an administrative decision (Petition type AA)

I would like reconsideration of the Occupancy permit term for this house which recently completed an successful inspection process to renew the occupancy permit. I have been the owner of this house for 15 years and have been through this inspection process several times receiving 5 year permit terms. This property has been maintained to the highest standards and the feedback we have received from inspectors has reflected that each time our house is evaluated. I live in California and direct through my agent here what is to be accomplished and when to proceed. This last review had a few noted issues which were resolved. One of which was the exterior stone foundation stone and missing mortar in certain places which we addressed. We have always welcomed the city as a third set of eyes in looking for ways to improve the property. Having said this, we took a broader view on this last issue and did a complete refurbishing of all mortar joints around the entire footprint of the house which was a much larger project than the noted concern. This resulted in a request for an extension so we could complete this project successfully before having HAND come back and conduct the final re-inspection. Through this entire cycle I was never informed in any of the communications received from HAND that I had forfeited my 5 year renewal , and thus being issued a 3 year in its place.

After arriving in Bloomington, It was explained to me in person by HAND when I came in to get the permit and pay the fees that we did NOT schedule the inspection, starting the process, before the expiration of the old permit on March 14th. With my four houses, in the past I would get a notice that the house was up for inspection and that I needed to call HAND and schedule that inspection. HAND acknowledged to me that was the case but their process had changed and they were no longer sending curtesy notices, and their process was currently moving to a new management application.

15 years ago, when I got involved in this process and not being familiar with it, I would call to make sure I got these inspections done to keep my permits in a active status. At that time they would tell me that I would be notified and should schedule at that point which I have done successfully t with all my houses receiving 5 year terms. I was left with the impression as long as I was actively pursuing the renewal after the HAND notice the actual expiration date was not critical to determine compliance in terms of the objective of the HAND inspection protocol.

In this case I received what I would have called the first notice which was sent by HAND on March 16th to me in California. I probably received 3 days later and we called to schedule the inspection on 3/22/23. Inspection was scheduled for 3/31/23. I received the inspectors report dated 4/3/23 in California by US Mail several days later. We then proceeded to take corrective action. As you can see, what I would have assumed was the first notice was received 5 or so days after the expiration date. We schedule right away on 3/22/23 or 8 days after the expiration date. I got the actual inspection report On April 6th in California, approximately 3 weeks after the expiration date. I believe knowing what I understood the process to be, based on my previous experience ,that we acted in good faith in a reasonable timeframe. If I knew the process had changed I would obviously had made sure to call independently before March 14th. My three other houses have seen very similar cycle times like this one where the existing permit expiration date had passed before the re-inspection was completed. A similar timeline was realized here.

In closing, our house is in excellent condition, remodeled inside and out. It has always been my understanding the shorter term is a result of a HAND concern on how the property is being maintained or managed over time. 611 East 2nd Street has had 5 year terms when under my ownership and supervision. This specific exception due to mis -understanding on my part does not tie back to the safety and soundness of the property and the wellbeing of the IU students living in the house.

Have said this, I would appreciate your consideration this one time to reinstate the 5 year term on this current permit. Going forward, I can assure the Board I will manage to the current process which is to independently call to schedule before the expiration date of the current permits. Managing our houses to a high standard has been our primary goal and I feel the inspections done and how we respond reflect that. With this in mind I would ask for your re-consideration of this administrative decision. Thank you.

Russell Pleasants

925-254-4206

Pleasantr@aol.com

Darusrentals.com



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT
RESIDENTIAL RENTAL OCCUPANCY PERMIT

Complied: 7/25/2023
Inspected: 3/31/2023
Expires: 7/25/2026

611 E 2nd ST

Owner, Applicant

JWAIDEH/PLEASANTS RENTALS, LLC
720 MOCKINGBIRD PLACE
DAVIS CA 95616

Representative

LOWERS, ROBERT
1119 W. MAIN STREET
ELLETTSVILLE IN 47429

Inspector: Rob Council

The permit certifies compliance with the provision of Title 16 of the Bloomington Municipal Code, "Bloomington Residential Rental Unit and Lodging Establishment Inspection Program", and does not represent compliance with any other Title of the Bloomington Municipal Code or other relevant statutes or ordinances, particularly in regards to laws which regulate the zoning of this property. No change of use shall be made in this location without the prior approval of the applicable departments.

Housing Official

<u>Structure Identifier</u>	<u>Units</u>	<u>Bedrooms per Unit</u>	<u>Max Occupant Load per Unit</u>
1	<u>1</u>	<u>4</u>	5
	1	4	

A copy of the permit must be displayed on the inside of the main entrance of the rental units

A copy of this permit and the rental file are available for the public to view during regular business hours at the Housing and Neighborhood Development office.
Each residential rental unit shall be scheduled to receive a cycle inspection at least sixty days prior to the expiration of its permit. Don't forget to call HAND before this time. (16.03.040)



APR 03 2023

City Of Bloomington
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

Jwaideh/Pleasants Rentals, LLC
720 Mockingbird Place
Davis, CA 95616

RE: 611 E 2nd ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **JUN 03 2023** 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: Lowers, Robert: 1119 W. Main Street, Ellettsville, IN 47429

401 N Morton St
Bloomington, IN 47404
Fax (812) 349-3582

City Hall
bloomington.in.gov

Rental Inspection (812) 349-3420
Neighborhood Division (812) 349-3421
Housing Division (812) 349-3401



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

2577

Owner(s)

Jwaideh/Pleasants Rentals, LLC
720 Mockingbird Place
Davis, CA 95616

Agent

Lowers, Robert
1119 W. Main Street
Ellettsville, IN 47429

Prop. Location: 611 E 2nd ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5

Date Inspected: 03/31/2023
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 1

Inspector: Rob Council
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

**Monroe County Assessor's records indicate this structure was built in 1914.
There were no requirements for emergency egress at the time of construction.**

INTERIOR

Living Room (14x18):

No violations noted.

Kitchen (9x7):

No violations noted.

½ Bath:

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

Bathroom:

- C Secure loose shower faucet. BMC 16.04.060(c)

Basement:

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

- ~ Proper TPR valve discharge tube needs to be installed on water heater. BMC 16.04.060(c)

Temperature/pressure relief (TPR) valve discharge tubes:

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

SW Bedroom (12x14):

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

Existing Egress:

Height: 26 inches

Width: 46 inches

Sill Height: 24 inches

Openable Area: sq. ft.

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

SE Bedroom (12x10):

No violations noted.

Existing Egress:

Height: 22 inches

Width: 27 inches

Sill Height: 24 inches

Openable Area: 4.12 sq. ft.

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

West Central Bedroom (11x11):

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

Existing Egress:

Height: 22 inches

Width: 30 inches

Sill Height: 24 inches

Openable Area: 4.58 sq. ft.

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

e NW Bedroom (9x10):

No violations noted.

Existing Egress:

Height: 29 inches

Width: 30 inches

Sill Height: 46 inches

Openable Area: 6.04 sq. ft.

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

EXTERIOR

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

C

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. **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)**

Occupancy Affidavit

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

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.