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**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL ALLISON CONFERENCE ROOM 225
In Person / Zoom Virtual Meeting
DECEMBER 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. **PETITIONS**

- 1) **23-TV-71, 927 W. 6th Street**, Megan Dohman (Sizhong Lou). Request for an extension of time to complete repairs.
- 2) **23-TV-72, 2617-2618 S. Madison Street**, Christopher Baker. Request for an extension of time to complete repairs.

III. **GENERAL DISCUSSION**

IV. **PUBLIC COMMENT**

V. **ADJOURNMENT**

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

HAND Staff is inviting you to a scheduled Zoom meeting.

Topic: Board of Housing Quality Appeals Meeting

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

Every month on the Third Tue

Dec 19, 2023 04:00 PM

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)
- +1 646 931 3860 US
- +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)

Meeting ID: 931 9363 6060

Passcode: 088348

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

All BHQA members:

If you are a member of the BHQA with a term that is ending at the close of January 2024 and wish to be reappointed, you should apply for reappointment through the City of Bloomington's Onboard system.

Here's a link to the last B&C news release with some links:

Link: <https://bloomington.in.gov/news/2023/11/22/5795>

- **Housing Quality Appeals Board**
- Seat(s) available: 3
- Appointed by: Bloomington City Council and Mayor
- For more information visit,
- bloomington.in.gov/onboard/applicants/apply?committee_id=16

Thanks!

John



City of Bloomington
H.A.N.D.

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

Meeting Date: December 19, 2023

Petition Type: An extension of time to complete repairs.

Petition Number: 23-TV-71

Address: 927 W 6th St

Petitioner: Megan Dohman

Inspector: Rebecca Davis

Staff Report: August 1, 2023 Initial inspection conducted.
 October 20, 2023 Remaining Violations Report sent.
 November 15, 2023 Received BHQA application for extension of time.

Petitioner has requested more time to find a contractor to complete repairs. Owner was out of the country for the summer and the agent did not have access to the necessary funds. There is significant structural repair needed on the floor support system.

Staff Recommendation: Grant the 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: January 31st 2024

Attachments: Cycle Report; Remaining Violation Report; BHQA Application

RECEIVED
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

RECEIVED
BY:

Property Address: 927 W 6th st.

Petitioner's Name: Megan Dohman

Address: PO BOX 194

City: Ellettsville State: Indiana Zip Code: 47429

Phone Number: (812) 606-1144 E-mail Address: mdohman@c21scheetz.com

Owner's Name: Sizhong Lou

Address: 1505 w 17th st

City: bloomington State: Indiana Zip Code: 47404

Phone Number: 812-606-1144 E-mail Address: 627519117@qq.com

Occupants: N/A

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-71

RD

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.

Owner was out of country the entire summer and came back in October. I was unable to start the repairing until he came back (he is paying). I already took care the tree trimming that was on the report. There are a several structural repair items that I need more time for quotes. I am asking to extend the deadline to January 31st, 2024.

Signature (Required): 

Name (Print): Megan Dohman Date: 11/13/23

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

Print Form



CYCLE INSPECTION REPORT

10267

Owner(s)

Sizhong Lou
1505 W 17th St
Bloomington, IN 47404

Agent

Megan Dohman
PO Box 194
Ellettsville, IN 47429

Prop. Location: 927 W 6th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 8/1/2023
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 2

Inspector: Rebecca Davis
Foundation Type: Basement
Attic Access: No
Accessory Structure: shed

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

INTERIOR:

Main Level:

Living Room (15-3x11-7):
No violations noted.

Dining Room (11-2x13-6):
No violations noted.

Kitchen (9-2x13-7):
Properly install or replace the aerator on the sink faucet so that it functions as intended.
BMC 16.04.060(c)

Secure sink sprayer nozzle to sink BMC 16.04.060(a)

Repair or replace hood vent so that it functions as intended. BMC 16.04.060(c)

Bathroom:

Properly seal the entire perimeter of the shower surround where it interfaces with the tub. BMC 16.04.060(a)

Properly seal the tub where it meets the quarter round / floor. BMC 16.04.060(a)

Laundry:

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system so the vent is fully attached (at the wall) and exhausts to the exterior of the structure. BMC 16.04.060(c)

Upstairs:

Stairwell:

Attach the paneling that has become loose at the bottom of the staircase. BMC 16.04.060(a)

North bedroom (10-11x19-5):

Restore power and mount carbon monoxide detector. BMC 16.04.060(c)

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed Window sills on the west side of the room. BMC 16.04.060(f)

Existing Egress:

Height: 24 inches

Width: 19.25 inches

Sill Height: 6 inches

Openable Area: 3.21 sq. ft.

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

South Bedroom (8-10x13-6):

Repair/reattach the door hinge so that the door opens, closes, and swings properly. BMC 16.04.060 (a)

Existing Egress:

Height: 34 inches

Width: 19.25 inches

Sill Height: 21.5 inches

Openable Area: 4.55 sq. ft.

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

Basement:

Restore power and mount carbon monoxide detector. BMC 16.04.060(c)

Fuel fired furnace and water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least ¼ inch per foot. Replace or reconfigure the existing vent connectors/flue piping **for the water heater** in a manner that meets the above mentioned criteria. BMC 16.04.060(c)

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

Inspector found two rooms on the north side of the basement where there have been attempted repairs to failed structural support members by the addition of 2x10 sistered onto structurally compromised decaying joists. The manner in which this repair was performed does not currently comply with Indiana Residential Building Code, and in addition does not provide the intended structural support to the floor structure. Both ends of the newer 2x10s need to be supported from beneath by a beam and posts or in another manner that provides the continuity of structural support necessary to carry the structural load. Make the necessary repairs to meet current Indiana Residential Building Code in a professional manner, or provide documentation in the form of a signed and stamped letter from a structural engineer that supports that the current state of the repair is structurally sound. BMC 16.04.060 (a) BMC 16.04.020 (b)

Inspector found a support beam running north to south on the western side of the basement running above the north to south block wall. The beam is currently supported by chunks of wood and limestone atop the block wall. The manner in which this repair was performed does not currently comply with Indiana Residential Building Code, and in addition does not provide the intended structural support to the floor structure. Make the necessary repairs to meet current Indiana Residential Building Code in a professional manner that provides the continuity of structural support necessary to carry the structural load, or provide documentation in the form of a signed and stamped letter from a structural engineer that supports that the current state of the repair is structurally sound. BMC 16.04.060 (a) BMC 16.04.020 (b)

(photos from inspection included to assist with locating aforementioned areas)

EXTERIOR:

Front porch:

Replace missing handle(s) for jalousie (louvered) front porch windows. BMC 16.04.060(c)

Repair the louvres so that they open and close fully. BMC 16.04.060(c)

Main Structure:

Repair the detached spring on the AC Disconnect box so that it remains closed and weathertight. It was found wide open. BMC 16.04.050(b)

Repair the window sill of the back porch window on the southwest corner so that it is weather tight. BMC 16.04.050(a)

Trim all tree branches away from the siding and roofline to maintain a 3' clearancc (both upon the roof and surrounding the foundation). BMC 16.04.040(e)

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

OTHER REQUIREMENTS:

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

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. **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)**

Furnace Inspection Documentation

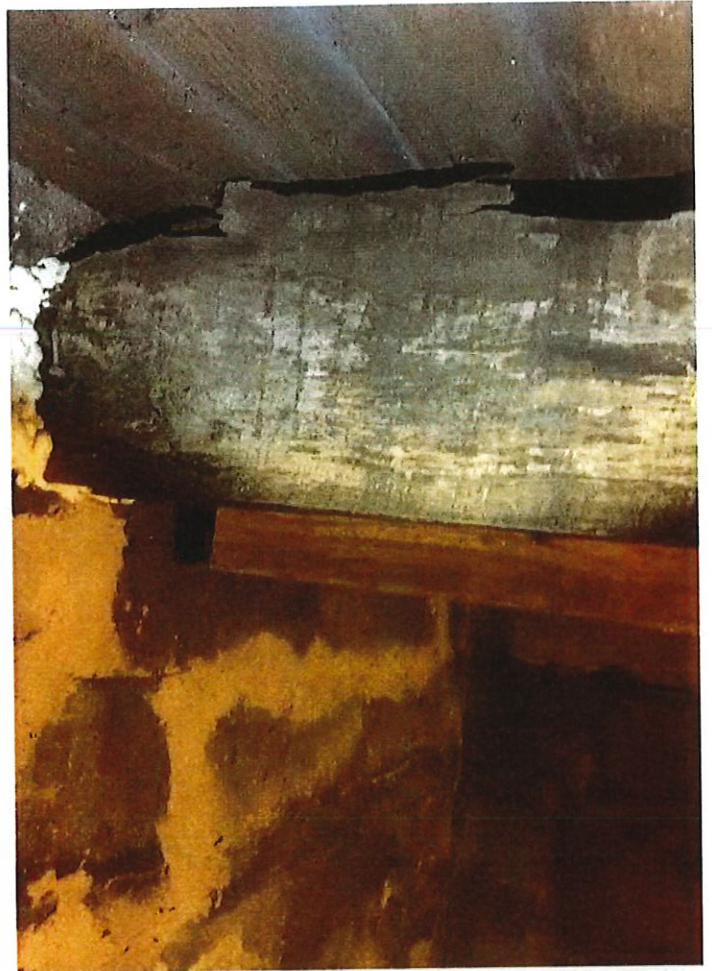
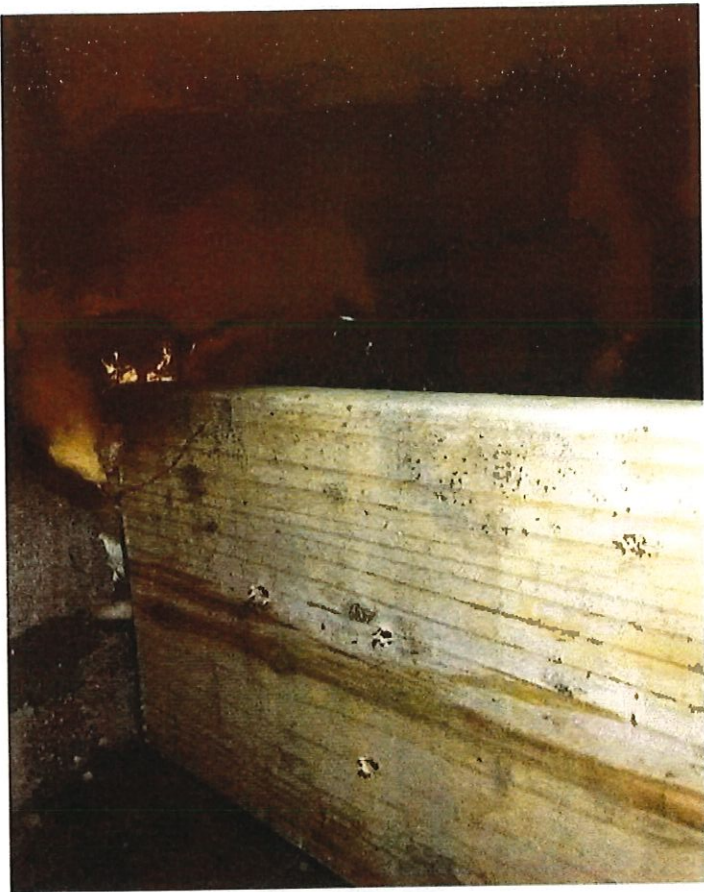
Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. **Servicing shall include a test for carbon monoxide.** Acceptable levels of carbon monoxide are as follows:

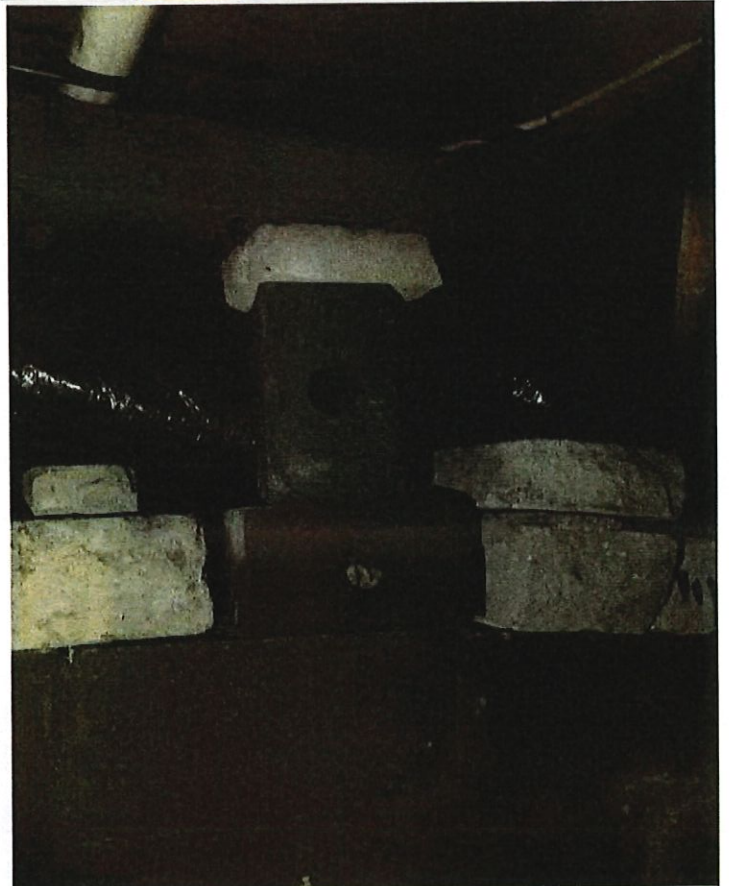
Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

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

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

This is the end of this report.







REMAINING VIOLATIONS INSPECTION REPORT

10267

Owner(s)

Sizhong Lou
1505 W 17th St
Bloomington, IN 47404

Agent

Megan Dohman
PO Box 194
Ellettsville, IN 47429

Prop. Location: 927 W 6th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 8/1/2023
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 2

Inspector: Rebecca Davis
Foundation Type: Basement
Attic Access: No
Accessory Structure: shed

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:

Kitchen (9-2x13-7):

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

Secure sink sprayer nozzle to sink BMC 16.04.060(a)

Repair or replace hood vent so that it functions as intended. BMC 16.04.060(c)

Bathroom:

Properly seal the entire perimeter of the shower surround where it interfaces with the tub. BMC 16.04.060(a)

Properly seal the tub where it meets the quarter round / floor. BMC 16.04.060(a)

Laundry:

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system so the vent is fully attached (at the wall) and exhausts to the exterior of the structure. BMC 16.04.060(c)

Upstairs:

Stairwell:

Attach the paneling that has become loose at the bottom of the staircase. BMC 16.04.060(a)

North bedroom (10-11x19-5):

Restore power and mount carbon monoxide detector. BMC 16.04.060(c)

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed Window sills on the west side of the room. BMC 16.04.060(f)

South Bedroom (8-10x13-6):

Repair/reattach the door hinge so that the door opens, closes, and swings properly. BMC 16.04.060 (a)

Basement:

Restore power and mount carbon monoxide detector. BMC 16.04.060(c)

Fuel fired furnace and water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least ¼ inch per foot. Replace or reconfigure the existing vent connectors/flue piping **for the water heater** in a manner that meets the above mentioned criteria. BMC 16.04.060(c)

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

Inspector found two rooms on the north side of the basement where there have been attempted repairs to failed structural support members by the addition of 2x10 sistered onto structurally compromised decaying joists. The manner in which this repair was performed does not currently comply with Indiana Residential Building Code, and in addition does not provide the intended structural support to the floor structure. Both ends of the newer 2x10s need to be supported from beneath by a beam and posts or in another manner that provides the continuity of structural support necessary to carry the structural load. Make the necessary repairs to meet current Indiana Residential Building Code in a professional manner, or provide documentation in the form of a signed and stamped letter from a structural engineer that supports that the current state of the repair is structurally sound. BMC 16.04.060 (a) BMC 16.04.020 (b)

Inspector found a support beam running north to south on the western side of the basement running above the north to south block wall. The beam is currently supported by chunks of wood and limestone atop the block wall. The manner in which this repair was performed does not currently comply with Indiana Residential Building Code, and in addition does not provide the intended structural support to the floor structure. Make the necessary repairs to meet current Indiana Residential Building Code in a professional manner that provides the continuity of structural support necessary to carry the structural load, or provide documentation in the form of a signed and stamped letter from a structural engineer that supports that the current state of the repair is structurally sound. BMC 16.04.060 (a) BMC 16.04.020 (b)

EXTERIOR:

Front porch:

Replace missing handle(s) for jalousie (louvered) front porch windows. BMC 16.04.060(c)

Repair the louvres so that they open and close fully. BMC 16.04.060(c)

Main Structure:

Repair the detached spring on the AC Disconnect box so that it remains closed and weathertight. It was found wide open. BMC 16.04.050(b)

Repair the window sill of the back porch window on the southwest corner so that it is weather tight. BMC 16.04.050(a)

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

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

OTHER REQUIREMENTS:

Furnace Inspection Documentation

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

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

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

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

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. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(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: December 19th, 2023
Petition Type: An extension of time to complete repairs.
Petition Number: 23-TV-72
Address: 2617-2619 S. Madison Street
Petitioner: Christopher Baker
Inspector: Kenny Liford
Staff Report: April 28th, 2023 Completed Cycle Inspection.
May 5th, 2023 Cycle report written.
November 17th, 2023 BHQA application received

The owner has requested an extension of time to complete repairs due to the HOA timeline of making repairs.

Staff recommendation: Grant the request.

Conditions:

Complete all repairs and schedule the 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: January 26th, 2024

Attachments: Cycle report, BHQA Appeal



RECEIVED

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: 2612 + 2619 S. Madison st.

Petitioner's Name: CHRISTOPHER BAKER

Address: 2619 S. Madison st.

City: BLOOMINGTON State: IN Zip Code: 47403

Phone Number: 812-325-9908 Email Address: cbaker47421@yahoo.com

Property Owner's Name: Same

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: 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 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-TV-72

SEE REVERSE

KL

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.

In addition to the needed repairs at the time of inspection, the property was being renovated. 2617 hrs had a new roof with all decking replaced. I did all the work on the roof myself and miss way more time consuming than I realized it would be. New exterior doors have been installed in unit 1. Unit 1 currently being renovated with all new kitchen cabinets and appliances. Ordering and getting cabinets was a bit of a challenge, all cabinets are now installed with new appliances as well. I have taken the last week of December and the first week of January of work to get the rest of the rest of the repairs complete. The properties will be ready for inspection no later than January 8th.

Signature (required): 

Name (please print): CHRIS BAKER

Date: 17 Nov 2023

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.



REMAINING VIOLATIONS INSPECTION REPORT

6764

Owner(s)

Baker, Christopher D.
2619 S. Madison St. #3
Bloomington, IN 47403

Prop. Location: 2619 S Madison ST

Number of Units/Structures: 3/2

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 2/1/3, Bld 2: 1/1/3

Date Inspected: 04/28/2023
Primary Heat Source: Other
Property Zoning: R2
Number of Stories: 1

Inspector: Kenny Liford
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: shed

REINSPECTION REQUIRED

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

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

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

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

INTERIOR

2617 Unit#1

Living Room

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

Replace broken/missing outlet cover plate. BMC 16.04.060(b)

Kitchen

Complete the installation of the plumbing and all associated fixtures and their bases/cabinets where applicable. These items will be checked for compliance with the Bloomington Municipal Code at reinspection and have the same 60 day compliance deadline as the remainder of this property. BMC 16.04.060(a)

Bathroom

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

2716 Unit #2

Living Room

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

Kitchen

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

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

Bathroom

Secure loose electrical receptacle. BMC 16.04.060(b)

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

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

2619 Unit #4

Entry

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

Living Room, Bathroom, Bedroom

No violations noted.

Kitchen

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

EXTERIOR

2629

Secure guttering to the structure. BMC 16.04.050(a)

Repair or replace steps adjacent to back porch in a manner that meets the following:

- The maximum riser height shall be 7 ¼ inches and the minimum tread depth shall be 10 inches.
- The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch.
- The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch.
- The walking surface of treads and landings of a stairway shall be sloped no steeper than 2%.

BMC 16.04.020

2617

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

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.