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02 24-TV-32 1310 N Maple Street _____ 19

03 24-TV-33 303 S. Washington Street _____ 31

04 24-TV-34 321 N Indiana Avenue _____ 37

05 24-TV-36 1135 W Pine Meadows Drive _____ 46

06 24-TV-37 207 N Rogers Street _____ 57

07 24-V-38 455 N College Avenue _____ 64

08 24-TV-39 600 W 12th Street _____ 71

09 24-TV-40 1403 W 6th Street _____ 74

10 24-TV-41 620 N College Avenue _____ 81

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL ALLISON CONFERENCE ROOM 225
In Person / Zoom Virtual Meeting
(<https://bloomington.zoom.us/j/84090354059?pwd=mJxCil15kPqJ0iLnIZVKW3s6bUT5qk.1>) Meeting ID 840 9035 4059
Passcode 084395**

JUNE 18, 2024 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. **MINUTES** – May 21, 2024

III. **PETITIONS**

- 1) **24-TV-31, 1005 W. 11th Street**, Rick Davis (RVD & MLD, LLC). Request for an extension of time to complete repairs.
- 2) **24-TV-32, 1310 N. Maple Street**, Rick Davis (RVD & MLD, LLC). Request for an extension of time to complete repairs.
- 3) **24-TV-33, 303 S. Washington Street**, Eric Slotegraaf – Crimson Rentals, Inc. (Liberty Eclectic, LLC), Request for an extension of time to complete repairs.
- 4) **24-TV-34, 321 N. Indiana Avenue**, College Rentals – Property Stars (Morton Rubin). Request for an extension of time to complete repairs.
- 5) **24-TV-36, 1135 W. Pine Meadow Drive**, Jules Tam. Request for an extension of time to complete repairs.
- 6) **24-TV-37, 207 N. Rogers Street**, Old Towne Apartments (Elizabeth Ferguson). Request for an extension of time to complete repairs.
- 7) **24-TV-38, 455 N. College Avenue**, Alisha Russell (Pierce Education Properties). Request for an extension of time to complete repairs.
- 8) **24-RV-39, 600 W. 12th Street**, H.A.N.D. (TJ & Mike Fink). Request for rescission of a variance.
- 9) **24-TV-40, 1403 W. 6th Street**, All Natural Properties. Request for an extension of time to complete repairs.

10) 24-TV-41, 620 N. College Avenue, Chickering Rentals – Lyndsi Thompson (John Simpson). Request for an extension of time to complete repairs.

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

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

Housing & Neighborhood Development is inviting you to a scheduled Zoom meeting.

Topic: Board of Housing Quality Appeals

Time: Jun 18, 2024 04:00 PM Eastern Time (US and Canada)

Every month on the Third Tue,

Jun 18, 2024 04:00 PM

Join Zoom Meeting

<https://bloomington.zoom.us/j/84090354059?pwd=mJxCil15kPgJ0iLnIZVKW3s6bUT5qk.1>

Meeting ID: 840 9035 4059

Passcode: 084395

One tap mobile

+13052241968,,84090354059# US

+13092053325,,84090354059# US

Dial by your location

- +1 305 224 1968 US
- +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)
- +1 360 209 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: 840 9035 4059

Find your local number: <https://bloomington.zoom.us/j/kUQQ1H9k>

BOARD of HOUSING QUALITY APPEALS
Meeting: TUESDAY, MAY 21, 2024, 4:00 PM
ALLISON CONFERENCE RM. 225
SUMMARY

MEMBERS PRESENT: Present: Jacob Cole, Christina Geels, George Snyder, Ryan Still

STAFF PRESENT: Present: Michael Arnold, Daniel Bixler, Rob Council, Rebecca Davis, John Hewett, Jo Stong (HAND), Enedina Kassamanian, Christopher Wheeler (Legal)

GUESTS: Zoom: Erin Hutcheson (American Homes 4 Rent Properties One, LLC c/o Business Licensing)

Meeting start time 4:02 PM.

I. **MINUTES**

Cole made motion to accept the minutes for the April 16, 2024 meeting. Geels seconded. Motion passed, 4-0.

II. **CONSENT AGENDA**

24-TV-25, 830 W. 6th Street, Julia "AB" Scherschel. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 7, 2024 deadline for all repairs except the floor and a July 21, 2024 deadline for the floor repair.

24-TV-26, 1112 S. Washington Street, Parker Real Estate & Management (Joseph Christine, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 30, 2024 deadline.

[WITHDRAWN] 24-TV-28, 454 S. Westplex Avenue, Nicklaus McKee (Pivotal Housing Partners). Request for an extension of time to complete repairs. Item withdrawn prior to meeting.

24-TV-29, 508 W. 6th Street, Woodington Management (Betsy Ferguson). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 07, 2024 deadline for all life safety issues and a July 2, 2024 deadline to complete window and all other repairs.

24-TV-30, 2309 S. Burberry Lane, Town Manor Real Estate (Busk Management, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 21, 2024 deadline.

Approved.

III. **PETITIONS**

24-TV-27, 2219 S. Sweetbriar Court, American Homes 4 Rent Properties One, LLC c/o Business Licensing (American Homes 4 Rent Properties One, LLC). Petitioner, Erin Hutcheson for American Homes 4 Rent Properties One, LLC c/o Business Licensing, was present via Zoom to request an extension of time to complete repairs. Staff recommendation was to grant the request with a deadline of June 01, 2024 to schedule the Cycle inspection, although the inspection will be scheduled for a date after June 17, 2024. Cole made motion to grant the request per staff recommendation with a deadline of June 01, 2024 to schedule the Cycle inspection, although the inspection will be scheduled for a date after July 21, 2024. Snyder seconded. Motion passed, 4-0. Request granted.

IV. **GENERAL DISCUSSION**

None.

V. **PUBLIC COMMENT**

None.

VI. ADJOURNMENT

Cole made motion for adjournment. Still seconded. Motion passed unanimously. Meeting adjourned 4:21 PM.



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

Meeting Date: June 18, 2024

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

Petition Number: 24-TV-35

Address: 1005 W 11th St

Petitioner: RVD &MLD LLC / Rick Davis

Inspector: Rebecca Davis

Staff Report: February 15, 2024: Cycle inspection conducted.
March 6, 2024: Cycle report mailed.
May 15, 2024: RV report mailed.
May 2, 2024: BHQA application received.

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: July 2, 2024: Repair and schedule for all life safety violations.
August 18, 2024: Complete repairs for all other violations.

Attachments: Cycle Report; Remaining Violation Report with Life Safety italicised; 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: 1005 W 11th St

Petitioner's Name: Rick Davis

Address: Bloomington PO Box 5157

City: Bloomington State: IN Zip Code: 47407

Phone Number: 505-259-4228 Email Address: davistrue@aol.com

Property Owner's Name: RVD & MLD LLC

Address: PO Box 5157

City: Bloomington State: IN Zip Code: 47407

Phone Number: 505-259-4228 Email Address: davistrue@aol.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.

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 24-TV-31

SEE REVERSE

RD

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.

I've been out of state until mid April of this year also, this property was recently inspected by HAND and I cleared of any violations. As I was surprised by the revision of the inspection within 2 years.

Signature (required):

Richard V Davis

Name (please print):

Richard V Davis

Date:

May 2, 2024

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

2792

Owner(s)

Rvd & Mld Llc
P.O. Box 5157
Bloomington, IN 47407

Agent

Jamar Property Mgmt. Co.
120 W 7th St Suite 204
Bloomington, In 47404

Prop. Location: 1005 W 11th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 02/16/2024
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1
Landlord Has Affidavit: No

Inspector: Rebecca Davis
Foundation Type: Crawl Space
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.

REMAINING VIOLATIONS:

INTERIOR:

NOTE: Life Safety violations have been italicized for clarification.

Crawl Space:

NOTE: Inspector observed multiple areas throughout the structure demonstrating the effects of a failing floor support system. Most significantly demonstrated by excessively slanted floors (example: bathroom floor).

Inspector noted cinder blocks on their side being used as a pillar to support the floor system directly in front of access to crawlspace, as well as a failing block wall to the left, on which sets a beam being used to support floor joists. These are not adequate structural supports.

Make the necessary repairs to the above mentioned areas to meet the current Indiana Residential building Code in a professional manner that provides adequate continuity of structural support necessary to carry the structural load with approved materials in approved applications, or provide documentation in the form of a signed and stamped letter from a structural engineer that supports that the current state of the floor system is structurally sound. BMC 16.04.060(a) BMC 16.04.020(a)(b)

Inspector highly suggests a review of all existing pillars under the structure for structural integrity and that repairs be made accordingly.

Living Room:

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

Repair the window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Kitchen:

The kitchen stove requires an outlet to function. The tenant is currently using an extension cord to power the stove. Install an electrical outlet in a professional manner at a location adjacent to the stove which the direct power cord from the stove can be plugged into for power. BMC 16.04.060(b)

Inspector noted none of the gas burners were capable of being lit on their own. Service the stove to function as intended. BMC 16.04.060(c)

NE Bedroom:

This room was not accessible for the outlet and window inspection at the time of this inspection due to a tenant violation and will be inspected at re-inspection. This room must be brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040

Inspector noted a large gap between the baseboard trim and the edge of the flooring on the east side of the room. Inspector could not see the baseboard elsewhere in the room due to personal belongings. Install trim to cover the gap, eliminating access to vermin, and cold air. BMC 16.04.060(a)

Inspector noted the light switch to the room was taped in an on position. When inspector inquired the reason for this the tenant stated the breaker flips off when the switch is used, and so she keeps the light on constantly. Make the necessary repairs for the switch to function as intended, without throwing a breaker. BMC 16.04.060(b)

Existing Egress:

Height: 22 inches

Width: 23 inches

Sill Height: 24 inches

Openable Area: 3.51 sq. ft.

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

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

Mechanical Closet:

Reattach the water heater access panel. BMC 16.04.060(a)

EXTERIOR:

Replace the threshold to the exterior door off of the southwest bedroom with a material appropriate for outdoor use and seal to be weather tight. BMC 16.04.050(a)

Entirely seal the trim and siding around the door from the exterior casing trim to the jamb of the door in such a way that leaves the structure weather tight. BMC 16.04.050(a)

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. BMC 16.04.040(e)
Properly install approved crawlspace entry cover in a manner that is reasonably weather tight. BMC 16.04.050(a)

Properly repair or replace damaged or deteriorated siding in a manner that leaves the structure weather tight (east and south side of the structure). This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

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

Block off large hole on east side of structure at ground level. Tenant states this is an active groundhog hole. BMC 16.04.050(a)

DOCUMENTATION REQUIRED:

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:

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

OTHER REQUIREMENTS:

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

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.



CYCLE INSPECTION REPORT

2792

Owner(s)

Rvd & Mld Llc
P.O. Box 5157
Bloomington, IN 47407

Agent

Jamar Property Mgmt. Co.
120 W 7th St Suite 204
Bloomington, In 47404

Prop. Location: 1005 W 11th ST

Number of Units/Structures: 1/1

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

Date Inspected: 02/16/2024

Primary Heat Source: Gas

Property Zoning: R3

Number of Stories: 1

Inspector: Rebecca Davis

Foundation Type: Crawl Space

Attic Access: No

Accessory Structure: none

Monroe County records show this structure was built in 1920. There were no minimum emergency egress requirements at the time of construction.

INTERIOR:

Crawl Space:

NOTE: Inspector observed multiple areas throughout the structure demonstrating the effects of a failing floor support system. Most significantly demonstrated by excessively slanted floors (example: bathroom floor).

Inspector noted **cinder blocks on their side being used as a pillar to support the floor system directly in front of access to crawlspace, as well as a failing block wall to the left, on which sets a beam being used to support floor joists. These are not adequate structural supports.**

Make the necessary repairs to the above mentioned areas to meet the current Indiana Residential building Code in a professional manner that provides adequate continuity of structural support necessary to carry the structural load with approved materials in approved applications, or provide documentation in the form of a signed and stamped letter from a structural engineer that supports that the current state of the floor system is structurally sound. BMC 16.04.060(a) BMC 16.04.020(a)(b)

Inspector highly suggests a review of all existing pillars under the structure for structural integrity and that repairs be made accordingly.

Living Room (13-5 x 11-6):

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

Repair the window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)

SW Bedroom (9-8 x 9-5):

This room has a door to the exterior

No violations noted.

Kitchen (9-6 x 9-6):

The kitchen stove requires an outlet to function. The tenant is currently using an extension cord to power the stove. Install an electrical outlet in a professional manner at a location adjacent to the stove which the direct power cord from the stove can be plugged into for power. BMC 16.04.060(b)

Inspector noted none of the gas burners were capable of being lit on their own. Service the stove to function as intended. BMC 16.04.060(c)

NE Bedroom (12-0 x 11-5):

This room was not accessible for the outlet and window inspection at the time of this inspection due to a tenant violation and will be inspected at re-inspection. This room must be brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040

Inspector noted a large gap between the baseboard trim and the edge of the flooring on the east side of the room. Inspector could not see the baseboard elsewhere in the room due to personal belongings. Install trim to cover the gap, eliminating access to vermin, and cold air. BMC 16.04.060(a)

Inspector noted the light switch to the room was taped in an on position. When inspector inquired the reason for this the tenant stated the breaker flips off when the switch is used, and so she keeps the light on constantly. Make the necessary repairs for the switch to function as intended, without throwing a breaker. BMC 16.04.060(b)

Existing Egress:

Height: 22 inches

Width: 23 inches

Sill Height: 24 inches

Openable Area: 3.51 sq. ft.

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

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

Mechanical Closet:

Reattach the water heater access panel. BMC 16.04.060(a)

EXTERIOR:

Replace the threshold to the exterior door off of the southwest bedroom with a material appropriate for outdoor use and seal to be weather tight. BMC 16.04.050(a)

Entirely seal the trim and siding around the door from the exterior casing trim to the jamb of the door in such a way that leaves the structure weather tight. BMC 16.04.050(a)

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

Properly install approved crawlspace entry cover in a manner that is reasonably weather tight. BMC 16.04.050(a)

Properly repair or replace damaged or deteriorated siding in a manner that leaves the structure weather tight (east and south side of the structure). This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

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

Block off large hole on east side of structure at ground level. Tenant states this is an active groundhog hole. 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.



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

Meeting Date: June 18, 2024

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

Petition Number: 24-TV-37

Address: 1310 N. Maple St.

Petitioner: RVD &MLD LLC / Rick Davis

Inspector: Rebecca Davis

Staff Report: February 15, 2024: Cycle inspection conducted.
March 6, 2024: Cycle report mailed.
May 2, 2024: BHQA application received.

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: July 2, 2024: Repair and schedule for all life safety violations.
August 18, 2024: Complete repairs for all other violations.

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: 1310 N Maple

Petitioner's Name: Rick Davis

Address: PO Box 5157

City: Bloomington State: IN Zip Code: 47407

Phone Number: 505-259-4228 Email Address: davistrue@aol.com

Property Owner's Name: RVD+MLD LLC

Address: PO Box 5157

City: Bloomington State: IN Zip Code: 47407

Phone Number: 505-259-4228 Email Address: davistrue@aol.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.

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 24-TV-32

SEE REVERSE

RD

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.

I've been out of state until mid April of this year. Also, this property was just passed by HAND recently and so was surprised by the revision of this report.

Multiple horizontal lines for additional text input.

Signature (required): Richard V Davis

Name (please print): Richard V Davis Date: May 2, 2024

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.



CYCLE INSPECTION REPORT

1378

Owner(s)
Rvd & Mld Llc
P.O. Box 5157
Bloomington, IN 47407

Agent
Jamar Property Mgmt. Co.
120 W 7th St Suite 204
Bloomington, In 47404

Prop. Location: 1310 N Maple ST
Number of Units/Structures: 3/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5 1/1/5 1/3/5

Date Inspected: 02/15/2024
Primary Heat Source: Gas
Property Zoning: MM
Number of Stories: 2

Inspector: Rebecca Davis
Foundation Type: Slab
Attic Access: No
Accessory Structure: None

The Monroe County Assessor’s records indicate that this structure was built in 1950. There were no emergency egress requirements at the time of construction.

INTERIOR:

FRONT STRUCTURE - UNIT 1

Living Room 15-6 x 13:

Note: Inspector observed the outlet behind the TV is installed in a paneled wall, which appears to be furred out from the cinder block wall behind it. The electrical box is still located within the block wall behind the paneled wall. Inspector suspects this may be the case with the other outlets in walls that are paneled. Inspect all outlets on the paneled walls and install approved electrical box extension rings where needed so that outlets are fully enclosed. Have repairs made by a certified, licensed electrician and provide documentation of their work. BMC 16.04.020(a)(b) BMC 16.04.060(b)

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

Properly ground the electrical receptacles (south wall behind TV, west wall under window, east wall left of bathroom). If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles (one at the beginning of each circuit). If GFCI receptacles are installed, the GFCI receptacle must be labeled with the wording “no equipment ground.” All receptacles supplied by the GFCI receptacle must be labeled “no equipment ground” and “GFCI protected.” BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements

Replace broken/missing outlet cover plates (east wall left of bathroom, outlet behind TV). BMC 16.04.060(b)

Kitchen 10-3 x 6-7:

Properly ground the electrical receptacle (to the right of the sink). 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

Cap the open hole on the sink where a sprayer was once installed. BMC 16.04.060(a)

Dining Area:

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

Furnace Closet: Gas, see other requirements.

Note to tenant:

Maintain minimum clearances from combustibles:

- *Fuel-fired appliances:* 36" clearance from combustible storage
 - *Single-wall vent connectors:* 1" clearance from Flow Guard Gold CPVC
6" clearance for other combustibles
 - *Double-wall vent connectors:* 1" clearance for all combustibles
 - *Draft hood:* 6" clearance for all combustibles
- BMC 16.04.060(c)

Hallway:

No violations noted.

Bathroom:

Replace the shower floor pan (current one is cracked). BMC 16.04.060(a)

Repair or replace exhaust fan so that it functions as intended. BMC 16.04.060(c)

SE Bedroom 10-10 x 10-3:

Insulate around the window on the south wall to make it weather tight. BMC 16.04.060(a)

Finish the trim around the window. BMC 16.04.060(a)

Secure loose electrical receptacle on the south wall. BMC 16.04.060(b)

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

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1950

Height: 38 inches

Width: 26 inches

Sill Height: 30 inches

Openable Area: 6.86 sq. ft.

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

SW Bedroom 13 x 9-10: Same dimensions as window as above.

Properly secure the window on the south wall to the frame surrounding it (window unit is currently loose in the frame). BMC 16.04.060(a)

Insulate around the window on the south wall to make it weather tight. BMC 16.04.060(a)

Finish the trim around the window. BMC 16.04.060(a)

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)

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

Mud Room/Utility Room (water heater serving Unit 2 is located here):

The inspector noted a large box mounted on the wall where it appears the original electric service panel was located before being moved outside, which is now being utilized as a junction box. The wires entering this box need to be secured with connectors at the point at which they enter the box. The inspector also noted that the ground wires have been connected with an inappropriate clamp. Have repairs made by a certified, licensed electrician and provide documentation of their work. BMC 16.04.020(a)(b)

Replace/patch any missing drywall in the mudroom. BMC 16.04.060(a)

Attach the trim plate surrounding the water heater vent to the ceiling. BMC 16.04.060(a)

Restore power to the outlet on the shelf. BMC 16.04.060(a)

Note to tenant:

Maintain minimum clearances from combustibles:

- *Fuel-fired appliances: 36" clearance from combustible storage*
- *Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC*
6" clearance for other combustibles
- *Double-wall vent connectors: 1" clearance for all combustibles*
- *Draft hood: 6" clearance for all combustibles*

BMC 16.04.060(c)

UNIT 2

Living Room 20-1 x 15-3:

Secure sagging ceiling panels. BMC 16.04.060(a)

Replace the missing protective covers for the light fixtures (two hanging fixtures on the north side of the room).
BMC 16.04.060(c)

Kitchen 7-6 x 6-11:

Inspector noted the switch located in the upper cabinet above sink is powered by stranded lamp cord, loose in the cabinet. Have repairs made by a certified, licensed electrician and provide documentation of their work.
BMC 16.04.020(a)(b)

Repair the range burners to function as intended (back left does not light). BMC 16.04.060(c)

Paint the bottom of the sink cabinet (stained). BMC 16.04.060(a)

Secure the sink faucet to the sink base. BMC 16.04.060(a)

Furnace Closet: Gas, see other requirements.
No violations noted.

Bathroom, Storage Room:

Repair or replace light fixture to function as intended (delay in lighting and then very dim). BMC 16.04.060(c)

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

Bedroom 20-3 x 9-1:

Insulate around the left window on the east wall to prevent drafts. BMC 16.04.060(a)

Finish the trim around the left window on the east wall. BMC 16.04.060(a)

Secure the window locks on the left window on the east wall (loose screws) to function as intended. BMC 16.04.060(a)

Seal around the right window on the east wall to prevent drafts. BMC 16.04.060(a)

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1950

Height: 44 inches

Width: 31 inches

Sill Height: 37 inches

Openable Area: 9.47 sq. ft.

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

REAR STRUCTURE:

UNIT 3

Note: This unit was vacant at the time of this inspection.

1st Level

Living Room 15 x 13-7:

Install junction boxes in the ceiling to house the two separate capped wires on the west side of the ceiling and install a blank cover on each. BMC 16.04.060(b)

Dining Area:

Move the buried outlet above the rail so that both receptacles are fully accessible, or remove rail. BMC 16.04.060(b)

Secure the loose outlet (same as above). BMC 16.04.060(b)

Replace the missing window crank. BMC 16.04.060(a)

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

Secure loose electrical receptacle (right of window). BMC 16.04.060(b)

Mechanical Closet:

Gas furnace located here. See the end of the report for other requirements.

Repair the door the mechanical closet to function as intended (off hinge). BMC 16.04.060(a)

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

Restore power to the outlet behind water heater to function as intended or eliminate and install a blank cover onto the box. BMC 16.04.060(a)

Secure the loose outlet behind water heater (unless it has been eliminated). BMC 16.04.060(a)

Kitchen (triangular) 14-9 x 9-10 x 13:

The existing electric breaker panel has been modified and is no longer suitable as a service panel according to the requirements of the Indiana Electrical Code. Have the panel inspected and repairs made by a certified, licensed electrician and provide documentation of their work. BMC 16.04.060(b) BMC 16.04.020(a)(b)

Install a floor in the bottom of the sink cabinet. BMC 16.04.060(a)

Bathroom:

No violations noted.

South Entryway:

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

Repair or replace the cracked panel in the exterior door. BMC 16.04.060(a)

Provide a transition strip along the tile to meet the height of the surrounding flooring to eliminate a trip hazard.
BMC 16.04.060(a)

N Bedroom 12-1 x 11-3:

Provide power to smoke detector above the bedroom door. BMC 16.04.060(b)

Secure the cover on the wall heat unit. BMC 16.04.060(a)

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. – 1950

Height: 23.5 inches

Width: 34.5 inches

Sill Height: 26 inches

Openable Area: 5.63 sq. ft.

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

Closet:

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

Finish the trim surrounding the opening to the closet (currently the edge of the drywall is visible). BMC 16.04.060(a)

Repair the window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Finish the area surrounding the drain pipe where it penetrates the wall. BMC 16.04.060(a)

South Bedroom 15-8 x 6-3, South Bedroom Closet:

No violations noted.

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. – 1950

Height: 17 inches

Width: 34.5 inches

Sill Height: 26.25 inches

Openable Area: 4.07 sq. ft.

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

2ND LEVEL

Stairway:

No violations noted.

Bedroom 23-5 x 9-9:

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

Repair the window on the west end to fully close. BMC 16.04.060(a)

Repair the broken lock hardware on the above mentioned window. BMC 16.04.060(a)

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. – 1950
Height: 45 inches
Width: 31.25 inches
Sill Height: 36 inches
Openable Area: 9.76 sq. ft.

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

EXTERIOR:

The inspector noted a rusting gas line traveling from the gas meter (north side of the front building), on the ground along the side of the concrete patio outside of unit 2, turning 90 degrees and travelling across the asphalt driveway and continuing on to the attic of the rear building, Unit 3. At the point at which the gas line crosses the asphalt drive there is a double gate wide enough for a car to drive through.

The gas line must be protected from physical damage and corrosion. Have the gas line inspected and necessary repairs made by a licensed plumber and provide documentation of their work. BMC 16.04.020(a)(b) BMC 16.04.050(b)

Paint rusting gas lines with paint approved for metal and outdoor use. BMC 16.04.050(b)

Exterior of Front Building:

Install exterior trim on window (3rd from the front on the south side of structure) and seal to make it weather tight. BMC 16.04.060(a)

Install exterior trim on window (1st from front on the north side of the structure) and seal to make it weather tight. BMC 16.04.060(a)

Outside Storage Nook (north side of structure, electric panels here):

Provide a complete directory of all service panels and circuits. BMC 16.04.020(a) IEC 408.4

Exterior of Rear Building:

Replace existing attic access panel on the north side of the building with something suitable for outdoor use. BMC 16.04.050(a)

Cap the unused dryer vent on the east side of structure penetrating the corrugated shed wall, BMC 16.04.050(a)

Attached Shed (east side of structure):

This area was not accessible at the time of this inspection. This area must be brought into compliance within 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

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:

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

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.



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

Meeting Date: June 18, 2024

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

Petition Number: 24-TV-37

Address: 1310 N. Maple St.

Petitioner: RVD &MLD LLC / Rick Davis

Inspector: Rebecca Davis

Staff Report: February 15, 2024: Cycle inspection conducted.
March 6, 2024: Cycle report mailed.
May 2, 2024: BHQA application received.

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: July 2, 2024: Repair and schedule for all life safety violations.
August 18, 2024: Complete repairs for all other violations.

Attachments: Cycle Report with life safety violations italicised; BHQA Application



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

Meeting Date: June 18, 2024

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

Petition Number: 24-TV-33

Address: 303 S. Washington St.

Petitioner: Eric Slotegraaf / Crimson Rentals Inc.

Inspector: Rob Council

Staff Report: February 29, 2024 – Conducted cycle inspection
 March 8, 2024 – Mailed report
 May 10, 2024 – RV written
 May 13, 2024 – Received BHQA appeal

During a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Program were found, including windows in need of repairs to function as intended.

Staff recommendation: Grant an extension of time to complete window repairs.

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

Compliance Deadline: July 22, 2024

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

303

Property Address: 200 S. Washington, Bloomington, IN 47401

Petitioner's Name: Eric Slotegraaf/Crimson Rentals Inc.

Address: 200 E. Third Street

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (812) 320-5318

E-mail Address: eric@crimsonrentalsinc.com

Owner's Name: Liberty Eclectic, LLC

Address: 200 E. Third Street

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: 812-320-5318

E-mail Address: eric@crimsonrentalsinc.com

Occupants: Tenant

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)

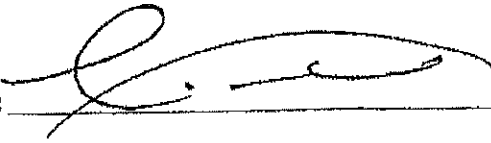
Petition Number: 24-TV-33

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.

Requesting an additional 45 days to repair two windows as noted in the HAND Cycle Inspection Report for this property (attached). Both windows need new ballast to comply with BMC 16.04.060(b). The ballast parts were promptly ordered following the inspection and have been on back order. The supplier anticipates the parts being available in about 3 weeks and the contractor can then be scheduled to make the repairs.

Signature (Required): 

Name (Print): Eric Slotegraaf, Manager Date: 5/7/24

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



MAY 21 2024

REMAINING VIOLATIONS INSPECTION REPORT

3331

Owner(s)

Liberty Eclectic, LLC
 200 E. 3rd St.
 Bloomington, IN 47401

Agent

Crimson Rentals, Inc.
 200 E. 3rd St.
 Bloomington, IN 47401

Prop. Location: 303 S Washington ST
 Number of Units/Structures: 2/1
 Units/Bedrooms/Max # of Occupants: Bld 1: 2/1/5

Date Inspected: 02/29/2024
 Primary Heat Source: Gas/Elec.
 Property Zoning: MD-DE
 Number of Stories: 2

Inspector: Rob Council
 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.

INTERIOR**SOUTH UNIT****Living Room (12-6 x 11-6):**

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

Bedroom (23 x 15):

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

EXTERIOR

Terminate loose electrical wiring in an approved manner such as an electrical junction box. BMC 16.04.060(b)
(Over entry west side of structure)

OTHER REQUIREMENTS:

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. **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(e)

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

This is the end of this report.



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

Meeting Date: June 18, 2024

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

Petition Number: 24-TV-34

Address: 321 N. Indiana Avenue

Petitioner: College Rentals -- Property Stars

Inspector: Jo Stong

Staff Report: February 22, 2024: Conducted cycle inspection
 March 8, 2024: Mailed inspection report
 May 8, 2024: Maintenance scheduled reinspection for June 5, 2024
 May 13, 2024: Received appeal
 June 5, 2024: Conducted reinspection. All but windows complied.

During a cycle inspection of the above property violations of the Housing Code were found, including several windows which did not function as intended. The petitioner is seeking an extension of time to replace the windows.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: August 18, 2024

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**

*for cd
5.13.21*

Property Address: 321 N Indiana Bloomington, In 47408

Petitioner's Name: College Rentals - Property Stars

Address: 116.5 S College Ave

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

Phone Number: 8126682815 **E-mail Address:** Propertystarsleasing@gmail.com

Owner's Name: Morton Rubin

Address: 3330 Dundee Road Suite C4

City: Northbrook **State:** Illinois **Zip Code:** 60062

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

Occupants: Six

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: 24-TV-34

JS

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

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

We need additional time to get the windows replaced.

Signature (Required): _____


Name (Print): Kelly Jones

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

Rental Inspection Information

Agent
Property Stars LLC
114 N Madison ST
Bloomington IN 47404

Owner, Applicant
College Rentals
3330 Dundee Road Suite C4
Northbrook IL 60062

Re: 321 N Indiana AVE

We have recently completed an inspection at **321 N Indiana AVE**. Please find the enclosed inspection report which contains important information about the property. All noted violations and recommendations are listed on the enclosed report, please spend some time reviewing this report fully. All violation corrections should be completed no later than **5/7/2024**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 5/7/2024** to schedule a re-inspection. You do have the right to appeal any violation of the Bloomington Municipal Code Title 16 noted on the 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 the interior and exterior violations have been corrected and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles must be in compliance before a permit can be issued. Please be advised that non-compliance by **5/7/2024** may limit the permit period.

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 online 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 made available.

If you have any questions regarding the permit process, you may call 812-349-3420 8:00am-5:00pm, Monday through Friday.

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,



CYCLE INSPECTION REPORT

905

Owners

College Rentals Inc.
3330 Dundee Rd Suite C-4
Northbrook, IL 60062

Agent

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

Prop. Location: 321 N Indiana AVE

Number of Units/Structures: 2/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5 1/2/5

Date Inspected: 02/22/2024

Primary Heat Source: Gas

Property Zoning: MM

Number of Stories: 2

Landlord Has Affidavit: No

Inspector: Jo Stong

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: Detached Garage

Monroe County records show this structure was built in 1904. There were no minimum emergency egress requirements at the time of construction.

INTERIOR:

MAIN LEVEL UNITEntry:

No violations noted.

Northeast Bedroom (13-6 x 13-0):

Replace the missing doorknob. BMC 16.04.060(a)

Repair the broken window (east window lower sash). BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 28 inches

Width: 43.5 inches

Sill Height: 18.25 inches

Openable Area: 8.46 sq. ft.

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

KL

Living Room (19-3 x 15-2):

No violations noted

Dining Room (15-0 x 11-8):

Repair the southwest window to latch securely. BMC 16.04.060(b)

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

Kitchen (12-8 x 8-1):

Properly secure the faucet to the sink. BMC 16.04.060(c)

Northwest Bedroom (10-8 x 9-8):

No violations noted.

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

Laundry:

No violations noted.

South Bath:

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

North Bath:

Repair or replace the GFCI receptacle (will not reset). BMC 16.04.060(b)

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 Center Bedroom (10-8 x 9-8):

Repair the window to latch securely. BMC 16.04.060(b)

Existing Egress Window Measurements:

Height: 37 inches

Width: 29.25 inches

Sill Height: 18 inches

Openable Area: 7.51 sq. ft.

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

East Center Bedroom (15-0 x 9-8):

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

The window measurements are the same as in the west center bedroom.

UPPER LEVEL UNITLiving Room (12-0 x 10-0):

No violations noted.

Kitchen:

Repair the left front burner to function as intended. BMC 16.04.060(c)

Repair the cabinet doors under the sink to close properly. BMC 16.04.060(a)

Bath:

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

South Bedroom (17-7 x 9-9) + (7-2 x 5-3):

No violations noted.

Existing Egress Window Measurements:

Height: 25 inches

Width: 32 inches

Sill Height: 15 inches

Openable Area: 5.56 sq. ft.

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

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

East Bedroom (10-6 x 7-4):

No violations noted.

Existing Egress Window Measurements:

Height: 21 inches

Width: 46 inches

Sill Height: 21 inches

Openable Area: 6.71 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.**BASEMENT (2 gas furnaces)**

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

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 the south water heater flue pipe to properly slope upward. 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 in a manner that meets the above mentioned criteria. BMC 16.04.060(c)

Properly secure the flue piping to the south water heater. BMC 16.04.060(b)

Repair the south furnace flue pipe to properly slope upward. 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 in a manner that meets the above mentioned criteria. BMC 16.04.060(c)

Properly support the north-south iron beam in an approved manner. BMC 16.04.060(b)

Replace the rotted 2x12 and properly support the cracked joist in an approved manner (near the west side). BMC 16.04.060(b)

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

EXTERIOR:

Remove the upholstered furniture from the front porch of the house. Furniture not generally intended to be used for outdoor purposes (typically upholstered furniture), shall not be permitted to be stored on the exterior premises of residential rental units, this includes both screened-in porches and non-screened porches. BMC 16.04.040(f)

Properly secure the loose intermediate on the west deck. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. This includes window frames. BMC 16.04.050(e)

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

Garage:
Properly secure the light by the east door. BMC 16.04.050(c)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)

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

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

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

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

This is the end of this report.



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

Meeting Date: June 18, 2024

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

Petition Number: 24-TV-36

Address: 1135 W. Pine Meadows Drive

Petitioner: Jules Tam

Inspector: Jo Stong

Staff Report: February 12, 2024: Sent 1st Notice to Register/Notice to Schedule
 February 12, 2024: Petitioner scheduled new cycle inspection
 March 1, 2024: Conducted cycle inspection w/tenants and an interpreter
 March 7, 2024: Sent inspection report
 April 15, 2024: Conducted tenant interview with interpreter. All tenants related.
 May 8, 2024: Received appeal

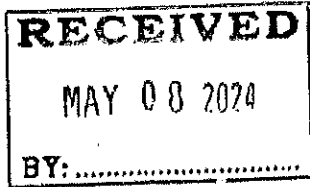
During a cycle inspection of the above property violations of the Housing Code were found, including a wrap-around deck that had been damaged and partially removed. The petitioner is seeking an extension of time to complete repairs on the deck. There has been no reinspection of the property to date.

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: July 2, 2024 for all life-safety violations
 August 18, 2024 for all other violations

Attachments: Cycle Report with life-safety violations highlighted; 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: 1135 W Pine Meadows Dr

Petitioner's Name: Jules Tam

Address: 6326 Deer Ridge Tr

City: Springfield

State: Virginia



Zip Code: 22150

Phone Number: 2408389761

E-mail Address: jftam@allstarimagination.org

Owner's Name: Jules TAM

Address: 1135 W Pine Meadows dr

City: Bloomington

State: ~~Virginia~~ INDIANA



Zip Code: 47403

Phone Number: 240-838-9761

E-mail Address: jftam@allstarimagination.org

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: 24-TV-36

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 unforeseen delay in the construction of the deck project. Despite meticulous planning and coordination, we have encountered unavoidable setbacks primarily due to adverse weather conditions and scheduling constraints with our contractors.

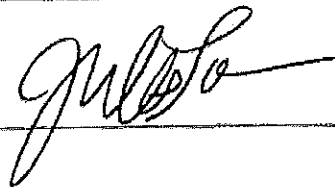
Firstly, inclement weather has been a significant factor affecting our construction timeline. Unpredictable Bloomington weather patterns, such as heavy rain, storms impede outdoor construction projects. These conditions not only compromise the safety of our workers but also hinder the progress of crucial tasks such as pouring concrete, securing materials, and ensuring structural integrity. Despite our best efforts to mitigate these challenges, the severity and frequency of weather disruptions have regrettably prolonged the construction process.

Furthermore, scheduling conflicts with our contractors have presented additional challenges. While we made every effort to secure a reliable and efficient team for this project, unforeseen circumstances, such as resource allocation issues and overlapping commitments, have arisen. Despite our proactive approach in coordinating schedules and ensuring timely completion, these factors have led to unavoidable delays in the execution of essential construction phases.

I would like to express our commitment to ensuring full compliance with all relevant regulations and standards governing property maintenance and safety. We take such matters seriously and strive to rectify any discrepancies promptly and effectively.

Text

Signature (Required):



MAY 2, 2024

Name (Print): Jules Tam

Date: 2/28/07

Important information regarding this application format:

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

Print Form



CYCLE INSPECTION REPORT

7106

Owner

Jules Tam
1135 W. Pine Meadows Dr.
Bloomington, IN 47403

Prop. Location: 1135 W. Pine Meadows Dr.
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 03/01/2024
Primary Heat Source: Electric
Property Zoning: R2
Number of Stories: 1
Landlord Has Affidavit: No

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 2006.
Minimum requirements for emergency egress windows at the time of construction.

Openable area required: 5.0 sq. ft. for grade floors, 5.7 sq. ft. for all other floors
Clear width required: 20"
Clear height required: 22"
Maximum Allowable Sill Height: 44" above finished floor

BASEMENT BEDROOM WINDOW WILL BE MEASURED AT THE REINSPECTION

Existing Egress Window Measurements in 2nd floor bedrooms (double-hung; both sashes removable):
Height: 56 inches
Width: 32 inches
Sill Height: 24 inches
Openable Area: 12.44 sq. ft.

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

INTERIOR:
Property was occupied at the inspection

NOTE: Conditions were noted during the cycle inspection that may indicate this property is over-occupied and in violation of the Bloomington Municipal Code (BMC) Title 20. This property shall be brought into compliance with Title 20 requirements within 60 days of the date of this inspection to avoid possible legal action by the City of Bloomington Legal Department.

MAIN LEVEL

Living Room (15-4 x 14-5), Kitchen (10-11 10-6), Garage (electric furnace), Half Bath:

No violations noted.

2ND FLOOR

Hall, Southwest Bedroom (10-11 x 9-10), Hall Bath, Northwest Bedroom (12-2 x 9-10), Laundry, Northeast Bedroom (13-0 x 11-11):

No violations noted.

Southeast (Master) Bedroom (13-0 x 11-11):

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

Master Bath:

Properly secure the tub and shower faucets and controls. BMC 16.04.060(c)

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

BASEMENT

¾ Bath:

Properly secure the shower drain cover. BMC 16.04.060 (c)

Family Room (being used as a bedroom) (14-7 x 14-0):

No violations noted.

Bedroom (12-9 x 11-0):

Rearrange furniture in a manner that does not block or hinder access to emergency egress window (loft beds blocking window). BMC 16.04.020(a)(3), 2014 IFC 1003.6, 1030

Ensure that the window functions as intended. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

EXTERIOR:

The wrap-around deck is damaged in several places and missing in others. Stairs to the basement family room door have been removed and not replaced. Properly repair /replace the deck. This work may require a building permit from the Monroe County Building Department. No rental permit shall be issued until all Monroe County building inspections have been completed and Certificate of Occupancy permits are issued. Please provide this office with copies of Certificate of Occupancy permit.

Remove the tree leaning against the west rail of the deck. All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e)

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

Replace the missing intermediates on the south deck. BMC 16.04.050(b)

Properly secure or terminate the faucet on the south side near the AC unit. 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)**

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)

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

7106

Owner

Jules Tam
1135 W. Pine Meadows Dr.
Bloomington, IN 47403

Prop. Location: 1135 W. Pine Meadows Dr.
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 03/01/2024
Primary Heat Source: Electric
Property Zoning: R2
Number of Stories: 1
Landlord Has Affidavit: No

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:
Property was occupied at the inspection

NOTE: Conditions were noted during the cycle inspection that may indicate this property is over-occupied and in violation of the Bloomington Municipal Code (BMC) Title 20. This property shall be brought into compliance with Title 20 requirements within 60 days of the date of this inspection to avoid possible legal action by the City of Bloomington Legal Department.

2ND FLOOR

Southeast (Master) Bedroom (13-0 x 11-11):

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

Master Bath:

Properly secure the tub and shower faucets and controls. BMC 16.04.060(c)

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

BASEMENT

¼ Bath:

Properly secure the shower drain cover. BMC 16.04.060 (c)

Bedroom (12-9 x 11-0):

Rearrange furniture in a manner that does not block or hinder access to emergency egress window (loft beds blocking window). BMC 16.04.020(a)(3), 2014 IFC 1003.6, 1030

Ensure that the window functions as intended. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

BASEMENT BEDROOM WINDOW WILL BE MEASURED AT THE REINSPECTION

EXTERIOR:

The wrap-around deck is damaged in several places and missing in others. Stairs to the basement family room door have been removed and not replaced. Properly repair /replace the deck. This work may require a building permit from the Monroe County Building Department. No rental permit shall be issued until all Monroe County building inspections have been completed and Certificate of Occupancy permits are issued. Please provide this office with copies of Certificate of Occupancy permit.

Remove the tree leaning against the west rail of the deck. All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e)

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

Replace the missing intermediates on the south deck. BMC 16.04.050(b)

Properly secure or terminate the faucet on the south side near the AC unit. BMC 16.04.050(a)

OTHER REQUIREMENTS:

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)

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:

- **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)

- **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 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**

BMC 16.03.025 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.

Permit

Search



Meadows DR Bloomington, IN 47403)

SEND RV REPORT



rentpro_7106 • Rental Property

\$ 20.00

Location	Project	Apply Date	Work Class	Permit Status
1135 W Pine Meadow s DR Bloomington, IN 47403		11/21/2024	Rental Property	In Review

PAY FEES

Recent Workflow Activity

- Last Completed Action: 74 days ago
Rental Cycle v.1 (Inspection)
 Scheduled For: 03/01/2024
 Assigned To: Jo Stong
 Status: Re-inspection required
 Completed On: 03/01/2024
- Confirm Paperwork Complete (Generic Action)**

Workflow Completion Summary

JT

- C
- Ir Owner

Tasks

Permit Description



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

Meeting Date: June 18, 2024

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

Petition Number: 24-TV-37

Address: 207 N Rogers St

Petitioner: Old Towne Apartments

Inspector: Rebecca Davis

Staff Report: January 19, 2024: Cycle inspection conducted.
March 4, 2024: Cycle report mailed.
May 2, 2024: BHQA application received.

Staff recommendation: Grant an extension for the replacement windows, electrical service upgrade, and structural repairs to Unit B.

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.

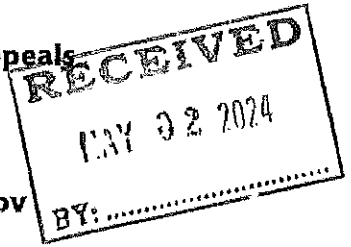
Compliance Deadline: July 12, 2024: Complete all life safety violation repairs with the exception of those detailed in the request.

August 18, 2024: Complete the repair of replacement windows, electrical service upgrade, and structural repairs to Unit B, and whichever Unit B violations remain.

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: 207 North Rogers Street, Bloomington, In 47403

Petitioner's Name: Old Towne Apartments

Address: 205 East 17th Street

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123339201

E-mail Address: wagg1r@hotmail.com

Owner's Name: Elizabeth Ferguson

Address: 3000 S Walnut Street Pike, 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 months agenda!

(Will be assigned by BHQA)

Petition Number: 24-TV-37

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.

We are requesting extra time for repairs. Most of the work is associated with unit B. Unit B has housekeeping issues that we are dealing with and there are multiple items listed in the report for this unit that we are not able to due at this time due to the condition of the unit.

We are also waiting on electrical upgrades to the property from the electrician and for window repair.

We appreciate your consideration in this matter.

Requesting 60 Days

Signature (Required): Woodington Mgt/M.A. Waggoner

Name (Print): Woodington Management/Mary Ann Waggoner

Date: 05-01-24

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

1669

Owner(s)

Betsy Ferguson / Woodington Management, LLC
 3000 S Walnut St Pike Ste F-6
 Bloomington, IN 47401

Agent

Woodington Management, LLC
 205 E 17th St
 Bloomington, IN 47408

Prop. Location: 207 N Rogers ST

Number of Units/Structures: 2/1

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

Date Inspected: 01/19/2024

Primary Heat Source: Gas

Property Zoning: R4

Number of Stories: 1

Inspector: Rebecca Davis

Foundation Type: Basement

Attic Access: N/A

Accessory Structure: none

Monroe County records show this structure was built in 1920. There were no minimum emergency egress requirements at the time of construction.

INTERIOR

NOTE: All life safety violations have been italicized for clarity.

Basement:

Inspector noted multiple violations regarding the state of the fuse boxes powering the structure.

Have the following electrical violations inspected and repairs made by a certified, licensed electrician and provide documentation of their work. BMC 16.04.060(h) BMC 16.04.020(a)(b)

Inspector noted multiple circuits being run off of one fuse. Separate the circuits provide each circuit with an individual overcurrent protection device. BMC 16.04.060(b)

Review the fuse amperages being utilized in the fuse box and confirm they are appropriate for the wire gauge utilized in the circuit. Inspector noted a 25 Amp fuse being used where only a 20 Amp fuse is appropriate. BMC 16.04.060(b)

Replace the missing fuse box panel cover. BMC 16.04.060(b)

Secure or eliminated the hanging junction/disconnect box near the west wall fuse boxes. BMC 16.04.060(b)

Replace broken/missing light switch cover plate under west wall fuse boxes. BMC 16.04.060(b)

Place a blank cover on the junction box to the left of the fuse box on the south wall. BMC 16.04.060(b)

Install a blank cover on the junction box to the right of the basement door. BMC 16.04.060(b)

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

Main Level:**207 A:****Entry:**

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

Kitchen:

The top surface of the stove top has rusted through and is no longer stable. Replace the stove. BMC 16.04.060(c)

North Bedroom:

Secure the loose outlet on the west wall (outlet sparking behind switch plate. Maintenance was shown and the tenant was asked to not utilize that outlet until it was repaired). BMC 16.04.060(c)

South Bedroom:

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed (under bay window).
BMC 16.04.060(f)

Secure the loose doorknob on the bedroom door. BMC 16.04.060(a)

Bathroom:

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

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

Unit 207 B:**Living Room/Bedroom (11-7 x 10-0):**

Inspector noted a failing foundation in issue on the southwest corner of this unit, which has caused the corner to shift opening up a hole in the corner of the floor to the outside. 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) **This violation will be noted under EXTERIOR as well, as it will require significant interior and exterior repairs.**

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

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles (one at the beginning of each circuit). If GFCI receptacles are installed, the GFCI receptacle must be labeled with the wording "no equipment ground." All receptacles supplied by the GFCI receptacle must be labeled "no equipment ground" and "GFCI protected." **(SOUTH WALL)** BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements

Repair or replace windows to be weather tight (inspector noted windows are extremely drafty). BMC 16.04.060(a)

Kitchen (11-6 x 9-9):

Replace deteriorated drip pans on stove top. BMC 16.04.060(c)

Replace missing/deteriorated burner elements. BMC 16.04.060(c)

Repair sagging ceiling tile. BMC 16.04.060(a)

Repair or replace carbon monoxide alarm to function as intended. BMC 16.04.060(b)

Secure the loose GFCI/switch box (left of sink). BMC 16.04.060(b)

Replace the broken GFCI/switch plate (left of sink). BMC 16.04.060(a)

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" (kitchen GFCI). BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements

Bathroom:

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

Repair the hot water pressure in the bathroom sink. BMC 16.04.060(a)

Replace stained ceiling tile. BMC 16.04.060(a)

EXTERIOR

The foundation of the southwest corner of the structure is significantly failing, resulting in buckled siding, slumping walls and significant interior damage as well. 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)

All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. Repair with like materials in a workmanlike manner (large gaps and cracks in the foundation south side of the structure. BMC 16.04.050(a)

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

Repair the broken glass storm window (south side bay window). BMC 16.04.060(a)

Secure the crawlspace hatch door shut (south side of building, east end). BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed (bay window). BMC 16.04.050(e)
This violation has a one-year deadline from the date of the Cycle Inspection.

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

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

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:

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

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.



**Board of Housing Quality Appeals
Staff Report: Petition for Variance to Title 16**

Meeting Date: June 18, 2024

Petition Type: A modification or variance to Title 16.

Petition request: Request for an exception to the requirement to replace broken bathroom floor tiles.

Petition Number: 24-V-38

Address: 455 N College Avenue

Petitioner: Alisha Russel

Inspectors: Kenny Liford, Mike Arnold, Rebecca Davis

Staff Report: During a cycle inspection of the above property, violations of the Housing Code were found. The petitioners are requesting a relief from the requirement to repair the floor covering in units #8124 and #6012 due to it being a cosmetic issue.

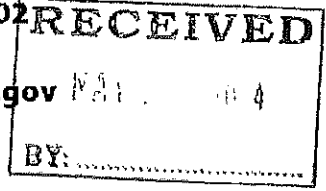
Staff Recommendation: Deny the variance.

Conditions: Have the flooring repaired and a reinspection scheduled by July 18th 2024.

X^u



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: 455 N College Avenue Bloomington IN

Petitioner's Name: Alisha Russell

Address: 455 N College Avenue

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8127783336

E-mail Address: manager.avenue@pepdm.com

Owner's Name: Pierce Education Properties

Address: 8880 Rio San Diego Dr

City: San Diego

State: California



Zip Code: 92108

Phone Number: 6192970400

E-mail Address:

Occupants:

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

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

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

Variance Type: A modification or exception to the Housing Property Maintenance Code. (Petition Type: V)



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: 24-TV-38

KL

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

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

A modification or exception to the Housing Property Maintenance Code. (Petition type: V)

1. Specify the code reference number you are appealing. - BMC 16.04.060 (a)
2. Detail why you are requesting the variance.- Cosmetic issue
3. Specify the modifications and or alterations you are suggesting - N/A

Signature (Required) *Alisha Russell*

Name (Print): Alisha Russell

Date: 5/20/24

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



REMAINING VIOLATIONS INSPECTION REPORT

7223

APR 29 2024

Owner(s)

Rar2 - Smallwood Plaza Propco. Llc
8880 Rio San Diego Dr. Suite 750
San Diego, CA 92108

Agent

Smallwood Plaza, Llc
455 College Avenue
Bloomington, IN 47404

Prop. Location: 455 N College AVE

Number of Units/Structures: 223/1

Units/Bedrooms/Max # of Occupants: Bld 1: 70/2/5 49/3/5 104/4/5

Date Inspected: 11/17/2023

Primary Heat Source: Gas

Property Zoning: MD-DC

Number of Stories: 8

Inspector: Liford/Davis/Arnold

Foundation Type: Other

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.

8th LevelUnit 8114Bathroom C

- C The outlet in this room was noted as not being a gfci outlet. Install a gfci outlet in this location. BMC 16.04.060(b)

Unit 8124Kitchen

- C Repair the broken door handle under sink. (Right side) BMC 16.04.060(a)

Jack and Jill bath

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

BHQA ?

7th Level7007 M:

- C Patch and surface coat the holes in both layers of drywall. Repair shall meet the fire rating standard of existing drywall. BMC 16.04.060(a) BMC 16.04.020(a)(b)

Unit 7120:Right Second Bedroom:

- C Secure loose electrical receptacle (near media outlets). BMC 16.04.060(b)

Right Bathroom:

- C 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 7121:Bedroom B:

- C Secure loose electrical receptacle (near media outlets). BMC 16.04.060(b)

Jack and Jill Bathroom:

- C Secure loose connection of neutral wire in GFCI (left of sink). BMC 16.04.060(b)

Right Bathroom:

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

Unit 7126:Right First Bedroom:

- C Secure loose electrical receptacle (north wall). BMC 16.04.060(b)

Unit 7127:Right Bathroom:

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

Unit 7032:**Left First Bedroom:**

Secure loose electrical receptacle (near media outlets). BMC 16.04.060(b)

Unit 7033:**Second Left Bedroom:**

Secure loose electrical receptacle (east wall). BMC 16.04.060(b)

6th Level**Unit 6103****Bedroom A**

Replace the damaged outlet. BMC 16.04.060(b) (ground prong broken off in outlet) (right wall)

Unit 6106

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

Unit 6110**Kitchen**

Repair the outlet to be wired correctly. BMC 16.04.060(b) (tests as hot/neutral reverse wired)(left of the stove)

Unit 6012**Right Bathroom**

Replace the broken floor tile. BMC 16.04.060(a)

Unit 6119**Left Bathroom**

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 6124**Left Bathroom**

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

5th Level**Unit 5034****Kitchen**

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

4th Level**4018 M:**

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 4018:**Kitchen:**

Repair dishwasher to function as intended (tenant reports it cycles all day and does not drain). BMC 16.04.060(c) (per tenant it still does not function correctly)

4123 MB:

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 4025:**Right Bathroom:**

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

OTHER REQUIREMENTS**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)

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

This is the end of this report.



**Board of Housing Quality Appeals
Staff Report: Petition to Rescind Variance**

Meeting Date: June 18, 2024

Petition Type: Rescind a variance

Petition Number: 24-RV-39

Address: 600 W 12th St

Petitioner: HAND

Inspector: Rebecca Davis

Staff Report: This property (built in 1930) was previously granted a variance to the ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ventilation requirement and the Building Code in place at the time of construction did not address ventilation; therefore we are asking the Board of Housing Quality Appeals to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None





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: 600 ^W 12th ST

Petitioner's Name: HAND DEPARTMENT

Address: 401 N MORTON

City: BLGTON State: IN Zip Code: 47404

Phone Number: _____ E-mail Address: _____

Owner's Name: TJ & MIKE FINK

Address: 112 E 12th ST.

City: BLGTON State: IN Zip Code: 47404

Phone Number: (812) 269-1022 E-mail Address: tjandmike@AOL.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: RV

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: 24-RV-39

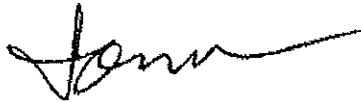
JH

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

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

THE VARIANCE GRANTED BY BHPQA ON 04/FEB/21
NEEDS TO BE RESCINDED.

Signature (Required):



Name (Print):

John Hunsicker

Date:

4/29/24

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



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

Meeting Date: June 18, 2024

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

Petition Number: 24-TV-40

Address: 1403 W. 6th Street

Petitioner: All Natural Properties

Inspector: Jo Stong

Staff Report: March 26, 2024: Conducted cycle inspection
April 10, 2024: Mailed inspection report
May 23, 2024: Received appeal

During an inspection of the above property violations of the Housing Code were noted, including a window that had been replaced with a non-code-compliant window. The petitioner is seeking an extension of time to secure a variance from the State for this window.

Staff recommendation: Grant an extension of time.

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

Compliance Deadline: August 18, 2024

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: 1403 W. 6th Street Bloomington,IN 47403

Petitioner's Name: All Natural Properties

Address: 4217 E. Third Street

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8126501053

E-mail Address: donbakerdds@yahoo.com

Owner's Name: All Natural Properties

Address: 4217 E. Third Street

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8126501053

E-mail Address: donbakerdds@yahoo.com

Occupants: Marquisha Wright

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)

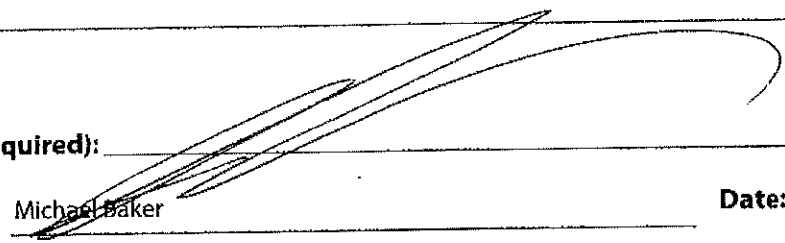
Petition Number: 24-TV-40

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

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

A window was replaced in the Northeast Bedroom. The window went right into the manufacture's opening. Now the inspector Jo Strong says it is not the correct window.

Signature (Required):



Name (Print): Michael Baker

Date:

5/23/24

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



Rental Inspection Information

APR 10 2024

Owner

Palmer Avenue Properties
4217 E. 3rd Street
Bloomington IN 47401

Representative

Michael Baker
1284 S. College Mall Road
Bloomington IN 47401

Re: 1403 W 6th ST

We have recently completed an inspection at **1403 W 6th ST**. Please find the enclosed inspection report which contains important information about the property. All noted violations and recommendations are listed on the enclosed report, please spend some time reviewing this report fully. All violation corrections should be completed no later than **6/9/2024**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 6/9/2024** to schedule a re-inspection. You do have the right to appeal any violation of the Bloomington Municipal Code Title 16 noted on the 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 the interior and exterior violations have been corrected and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles must be in compliance before a permit can be issued. Please be advised that non-compliance by **6/9/2024** may limit the permit period.

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 online 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 made available.

If you have any questions regarding the permit process, you may call 812-349-3420 8:00am-5:00pm, Monday through Friday.

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,



CYCLE INSPECTION REPORT

6881

Owner
Palmer Avenue Properties
4217 E. 3rd Street
Bloomington, IN 47401

Agent
Michael Baker
1284 S. College Mall Rd.
Bloomington, IN 47401

Prop. Location: 1403 W 6th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 03/26/2024
Primary Heat Source: Electric
Property Zoning: R3
Number of Stories: 1
Landlord Has Affidavit: No

Inspector: Jo Stong
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

Monroe County records show this structure was built in 2002. The minimum emergency egress requirements at the time of construction were as follows:

- Height: 22 inches
- Width: 20 inches
- Sill Height: 44 inches
- Openable Area: 5.7 sq. ft. (5.0 grade level)

INTERIOR:

Living Room (18-2 x 14-4), Kitchen/Dining Room (12-0 x 10-3), Water Heater Room, West Entry:
No violations noted.

Northeast Bedroom (11-10 x 10-0):
Clean the register on the ceiling so that it may function as intended. BMC 16.04.060(c)

The emergency egress window **does not meet the minimum requirements** for a one and two family dwelling/multi-unit structure built in 2002:

Openable area required:	5.7 sq. ft. (5.0 grade level)	Existing area: 4.01 sq. ft. (single-hung)
Clear width required:	20 inches	Existing width: 27.5 inches
Clear height required:	22 inches	Existing height: 21 inches
Maximum sill height:	44 inches	Existing sill: 32.5 inches

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the **window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance** with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

1/4

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Bath:

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

Southwest (Master) Bedroom (14-0 x 12-6), Master Bath, Southeast Bedroom (11-9 x 10-0):

No violations noted.

Existing Egress Window Measurements:

- Height: 23 inches
- Width: 36.5 inches
- Sill Height: 30 inches
- Openable Area: 5.83 sq. ft.

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

EXTERIOR:

Properly level the stair to the front (north) porch on the west end of the porch. BMC 16.04.050(b)

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)**

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)

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.



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

Meeting Date: June 18, 2024

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

Petition Number: 24-TV-41

Address: 620 N College Ave

Petitioner: Chickering Rentals / Lyndsi Thompson

Inspector: Rebecca Davis

Staff Report: October 31, 2023: Cycle inspection conducted.
December 11, 2023: Cycle report mailed.
February 13, 2024: Re-inspection conducted. Remaining violations.
March 13, 2024: Remaining violations report mailed.
March 20, 2024: Re-inspection scheduled for May 3, 2024
May 3, 2024: Re-inspection rescheduled for May 31, 2024
May 29, 2024: BHQA application for appeal received.
May 31, 2024: Re-inspection conducted. Remaining violations.

Staff recommendation: At the May 31 re-inspection, there were remaining exterior carpentry repairs that were not complied. The petitioner indicated that those repairs would be performed at the time of the exterior painting, which has a completion deadline of 10/31/2024. The petitioner requested that these exterior carpentry repairs be including in their appeal for an extension of time, in addition to the interior painting repair. Grant the extension of time for both the repair of the bedroom ceiling, and the exterior carpentry repair.

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

Compliance Deadline: August 10, 2024: Complete ceiling repairs and schedule re-inspection.
October 31, 2024: Complete all exterior carpentry and painting repairs.

Attachments: Cycle Report, First Remaining Violation Report, Second Remaining Violation Report. BIIQA Application

RECEIVED
MAY 29 2011
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: 620 N Colloge Ave

Petitioner's Name: Chickering Rentals/ Lyndsi Thompson

Address: 214 N Rogers Street

City: Bloomington State: Indiana Zip Code: 47404

Phone Number: 812-360-19 E-mail Address: info@chickeringrentals.com

Owner's Name: John Simpson

Address: 533 N Lower Birdie Galyan

City: Bloomington State: Indiana Zip Code: 47408

Phone Number: 812-327-07 E-mail Address: wirtindixie808@gmail.com

Occupants: Listed on the lease

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: 24-TV-41

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. Revoke a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

Good afternoon.

We are asking for more time to complete the interior painting requested at 620 N College Ave. There is currently a tenant living in the room where the ceiling needs scraped and painted and she does not want us invading her space. Additionally my painter is worried about containing the debris as he scrapes the ceiling and does repairs. The tenant has mentioned that she plans to move out early, and as soon as she has moved out we will make the requested repairs. We are requesting this be delayed until August 10th at the latest

Please let us know if you have any further questions.

* AT REINSPECTED ON 5/31/24 THE PETITIONER ASKED TO INCLUDE EXTERIOR CARPENTRY REPAIRS TO THIS REQUEST FOR EXTENSION OF TIME. SEE NOTE IN STMPR REPORT. - REBECCA DAVIS

Signature (Required)

Name (Print):

Lyndsi Thompson

Date:

5/29/24

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

1419

Owners

Chickering Rentals C/O Lyndsi Brown
214 N Rogers St
Bloomington, IN 47404

Prop. Location: 620 N College AVE

Number of Units/Structures: 3/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/Eff/5 1/1/5 1/5/5

Date Inspected: 10/31/2023

Inspector: Rebecca Davis

Primary Heat Source: Gas and 7171 Electric (2nd floor)

Foundation Type: Basement

Property Zoning: MD-DG

Attic Access: No

Number of Stories: 3

Accessory Structure: carport, deck

Monroe County Assessor's records indicate this structure was built in 1908. There were no requirements for emergency egress at the time of construction.

INTERIOR:

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

General Note:

Multiple rooms were noted to have multiple smoke detectors. There should be one smoke detector per room location and it should be a hardwired interconnected smoke detector that is less than 10 years old. BMC 16.04.060(a) 16.04.060(b), IC 22-11-18-3.5

UNIT #1

Main Floor

Entry Hall:

No violations noted.

Northwest Room (bed):

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 31 inches

Width: 25 inches

Sill Height: 20 inches

Openable Area: 5.38 sq. ft.

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

North Center Room (bed):

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 31 inches

Width: 26.5 inches

Sill Height: 21 inches

Openable Area: 5.70 sq. ft.

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

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

East Hall, Half Bath, Butler's Pantry:

No violations noted.

Kitchen:

Cover the open electrical junction box (right of sink). BMC 16.04.060(b)

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

Laundry Room:

Install stress relief clamp on dryer power cord. BMC 16.04.060(c)

Replace dryer exhaust vent duct with a rigid vent duct. BMC 16.04.060(c)

Properly repair floor (behind the dryer surrounding the vent penetration) to provide adequate support. 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 broken/missing outlet cover plate for the GFCI (north wall). BMC 16.04.060(b)

East Family Room:

Repair to function as intended, replace, or remove the gas heating "woodstove" unit. BMC 16.04.060(e)

Second Floor¾ Bath:

No violations noted.

Furnace Closet (electric furnace here):

Insulate the power service wire entering furnace to cover the individual conductors all the way through the cable clamp. BMC 16.04.060(c)

Cap the unused washer drain line. BMC 16.04.060(c)

Cap/eliminate unused dryer vent line. BMC 16.04.060(c)

North Central Bedroom:

Repair ceiling tile to sit as intended within its track. BMC 16.04.060(a)

South 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

Northwest 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

West Walk-In Closet:

No violations noted.

UNIT #2

Northeast Bedroom (UNIT 2):

Note: A door leading directly to the exterior serves as the emergency egress for this sleeping room.

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

Third Floor (attic area)

Main Room (bed):

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 Window Measurements (double-hung):

Height: 9.5 inches

Width: 25.5 inches

Sill Height: 31 inches

Openable Area: 1.68 sq. ft.

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

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

¾ Bath, North Alcove, South Alcove, West Alcove (closet):

No violations noted.

Basement**UNIT 3****West Central Room:**

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

Water Heater Closet (gas):

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 in a manner that meets the above mentioned criteria. BMC 16.04.060(c)

Northwest Bedroom:

No violations noted.

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

¾ Bath:

Repair/replace damaged drop ceiling tiles and provide adequate tile track support. BMC 16.04.060(a)

Furnace Room (gas furnace here):

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

EXTERIOR:

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

Properly repair or replace damaged or deteriorated siding in a manner that leaves the structure weather tight (south side of building). This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

The exposed, unsecured 12-2 yellow jacket electrical wire running behind the bench and up the post to serve the light on the porch partition wall (south west side of wall) needs to be inside of approved outdoor electrical conduit which is securely fastened to the porch framing. BMC 16.04.050(c)

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

Secure the switch plate cover on the carport post on the southwest side of carport leading into porch area. BMC 16.04.050(a)

This violation has a one-year deadline from the date of the Cycle Inspection:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed (window sills of second floor windows above porch roof, bare wood above basement entrance arch, and replacement siding). BMC 16.04.050(e)

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 shnt 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.



CYCLE INSPECTION REPORT

1419

Owners

Chickering Rentals C/O Lyndsi Brown
214 N Rogers St
Bloomington, IN 47404

Prop. Location: 620 N College AVE

Number of Units/Structures: 3/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/1/5 1/1/5 1/5/5

Date Inspected: 10/31/2023

Inspector: Rebecca Davis

Primary Heat Source: Gas and 7171 Electric (2nd floor)

Foundation Type: Basement

Property Zoning: MD-DG

Attic Access: No

Number of Stories: 3

Accessory Structure: carport, deck

Monroe County Assessor's records indicate this structure was built in 1908. There were no requirements for emergency egress at the time of construction.

INTERIOR:

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

General Note:

Multiple rooms were noted to have multiple smoke detectors. There should be one smoke detector per room location and it should be a hardwired interconnected smoke detector that is less than 10 years old. BMC 16.04.060(a) 16.04.060(b), IC 22-11-18-3.5

UNIT #1

Main Floor

Entry Hall:

No violations noted.

Northwest Room (bed):

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 31 inches

Width: 25 inches

Sill Height: 20 inches

Openable Area: 5.38 sq. ft.

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

North Center Room (bed):

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 31 inches

Width: 26.5 inches

Sill Height: 21 inches

Openable Area: 5.70 sq. ft.

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

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

East Hall, Half Bath, Butler's Pantry:

No violations noted.

Kitchen:

Cover the open electrical junction box (right of sink). BMC 16.04.060(b)

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

Laundry Room:

Install stress relief clamp on dryer power cord. BMC 16.04.060(c)

Replace dryer exhaust vent duct with a rigid vent duct. BMC 16.04.060(c)

Properly repair floor (behind the dryer surrounding the vent penetration) to provide adequate support. 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 broken/missing outlet cover plate for the GFCI (north wall). BMC 16.04.060(b)

East Family Room:

Repair to function as intended, replace, or remove the gas heating "woodstove" unit. BMC 16.04.060(e)

Second Floor¾ Bath:

No violations noted.

Furnace Closet (electric furnace here):

Insulate the power service wire entering furnace to cover the individual conductors all the way through the cable clamp. BMC 16.04.060(c)

Cap the unused washer drain line. BMC 16.04.060(c)

Cap/eliminate unused dryer vent line. BMC 16.04.060(c)

North Central Bedroom:

Repair ceiling tile to sit as intended within its track. BMC 16.04.060(a)

South 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

Northwest 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

West Walk-In Closet:

No violations noted.

UNIT #2

Northeast Bedroom (UNIT 2):

Note: A door leading directly to the exterior serves as the emergency egress for this sleeping room.

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

Third Floor (attic area)

Main Room (bed):

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 Window Measurements (double-hung):

Height: 9.5 inches

Width: 25.5 inches

Sill Height: 31 inches

Openable Area: 1.68 sq. ft.

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

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

¾ Bath, North Alcove, South Alcove, West Alcove (closet):

No violations noted.

Basement**UNIT 3****West Central Room:**

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

Water Heater Closet (gas):

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 in a manner that meets the above mentioned criteria. BMC 16.04.060(c)

Northwest Bedroom:

No violations noted.

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

¾ Bath:

Repair/replace damaged drop ceiling tiles and provide adequate tile track support. BMC 16.04.060(a)

Furnace Room (gas furnace here):

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

EXTERIOR:

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

Properly repair or replace damaged or deteriorated siding in a manner that leaves the structure weather tight (south side of building). This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

The exposed, unsecured 12-2 yellow jacket electrical wire running behind the bench and up the post to serve the light on the porch partition wall (south west side of wall) needs to be inside of approved outdoor electrical conduit which is securely fastened to the porch framing. BMC 16.04.050(c)

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

Secure the switch plate cover on the carport post on the southwest side of carport leading into porch area. BMC 16.04.050(a)

This violation has a one-year deadline from the date of the Cycle Inspection:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed (window sills of second floor windows above porch roof, bare wood above basement entrance arch, and replacement siding). BMC 16.04.050(e)

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

The re-inspection took place on 02/13/2024

1419

Owners

Chickering Rentals C/O Lyndsi Brown
214 N Rogers St
Bloomington, IN 47404

Prop. Location: 620 N College AVE

Number of Units/Structures: 3/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5 1/1/5 1/5/5

Date Inspected: 10/31/2023	Inspector: Rebecca Davis
Primary Heat Source: Gas and Electric	Foundation Type: Basement
Property Zoning: MD-DG	Attic Access: No
Number of Stories: 3	Accessory Structure: carport, deck
Landlord Has Affidavit: Yes	

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.

Note: This property has been designated as 3 separate units. During the cycle inspection, conditions were noted that indicate that this property may be in violation of Bloomington Municipal Code Title 20 with regard to operating the property as one single unit.

This property needs to be brought into compliance with Title 20 to avoid possible legal action by the City of Bloomington Legal Department. *The City's Planning Department will be the Department which decides whether or not a violation of Title 20 has occurred and whether or not any violation of Title 20 has been remedied.* For more information, please contact the Planning Department at (812)349-3423. *Please note that the City of Bloomington Housing and Neighborhood Development Department will not issue a residential rental occupancy permit for any property that is not compliance with Title 20 of the Bloomington Municipal Code.*

INTERIOR:**UNIT #1****Second Floor****Furnace Closet (electric furnace here):**

Insulate the power service wire entering furnace to cover the individual conductors all the way through the cable clamp. BMC 16.04.060(c)

UNIT #2**Northeast Bedroom (UNIT 2):**

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

UNIT #3**Basement****Water Heater Closet (gas):**

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 in a manner that meets the above mentioned criteria. BMC 16.04.060(c)

EXTERIOR:

Properly repair or replace damaged or deteriorated siding in a manner that leaves the structure weather tight (south side of building). This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

The exposed, unsecured 12-2 yellow jacket electrical wire running behind the bench and up the post to serve the light on the porch partition wall (south west side of wall) needs to be inside of approved outdoor electrical conduit which is securely fastened to the porch framing. BMC 16.04.050(c)

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

Secure the switch plate cover on the carport post on the southwest side of carport leading into porch area. BMC 16.04.050(a)

This violation has a one-year deadline from the date of the Cycle Inspection:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed (window sills of second floor windows above porch roof, bare wood above basement entrance arch, and replacement siding). BMC 16.04.050(e)

OTHER REQUIREMENTS:

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)

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Units/Bedrooms/Max # of Occupants: Bld 1: 1/Eff/5 1/1/5 1/5/5

Date Inspected: 10/31/2023

Primary Heat Source: Gas and Electric

Property Zoning: MD-DG

Number of Stories: 3

Landlord Has Affidavit: Yes

Inspector: Rebecca Davis

Foundation Type: Basement

Attic Access: No

Accessory Structure: carport, dock

REINSPECTION REQUIRED

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