

MONTHLY REPORT

FEBRUARY 2015
(Ama Bartlett)

INSPECTIONS:	CURRENT		LAST MONTH		LAST YEAR	
BUILDING	294		288		257	
ELECTRICAL	18		16		6	
PLUMBING	41		22		12	
MECHANICAL	49		32		21	
WRECKING	3		16		0	
COMPLAINT	84		38		31	
HOUSING	324		535		307	
BEER & LIQUOR INSP	4		6		0	
TOTAL INSPECTIONS	817		953		634	
Electrical, Mechanical & Plumbing inspections performed with building projects are not recorded in individual category.						
PERMITS		UNITS		UNITS		UNITS
ACTIVE DEPT PERMITS	3534		3,503		3311	
PERMITS ISSUED CURRENT	200		171		160	
NEW SINGLE FAMILY	9		4		1	
NEW MULTI-FAMILY	1	2	4	14	1	4
COMMERCIAL PERMITS	8		5		6	
REMODEL PERMITS	25		20		24	
PERMITS ISSUED FYTD	2,303		2,103		1960	
FINANCIAL						
RECEIPTS CURRENT	32,791		29,110		46,760	
RECEIPTS FYTD	451,250		418,459		324,177	
CODE COMPLIANCE:						
NEW COMPLAINTS	12		6		4	
RESOLVED COMPLAINTS	6		2		2	
ACTIVE COMPLAINTS	71		75		45	
RENTAL HOUSING:						
RENTAL HOUSING UNITS	4,051		4,052		4,008	
NEW UNITS REGISTERED	3		3		10	
UNITS REMOVED	4		2		13	
REGULAR INSPECTIONS	234		248		198	
VIOLATION INSPECTIONS	30		281		26	
OTHER CONTACTS	60		6		83	

DEPARTMENT INITIATIVES

The Building Department has had some personnel changes recently. Tracey Bellach will be moving into the position of Administrative Assistant for the Planning Department, so her last day with Building will be March 24th. Matt Newhouse has taken on the role of Code Compliance Coordinator. Finally, a new face, Ama Bartlett came on board as an Administrative Clerk.



Tracey Bellach



Matt Newhouse



Ama Bartlett

DEPARTMENT EDUCATION

Ron Hoover attended the International Code Council's 2015 IBC Essentials class.
Matt Newhouse attended the International Code Council's 2015 IBC Essentials and 2015 IRC Essentials classes.

BUILDING INSPECTIONS



This conduit needs to be schedule 80, not 40. Corrected by putting in an elbow so it could be buried 6" underground and be protected from physical damage.



This is a 3 wire single phase service. The grounded conductors (neutrals) and the equipment grounding conductors shall be landed on the same ground bar. Here they have the grounds and neutrals separated and they should not be separated.



Improper use of fittings removed from a poorly performed bathroom remodel.



This is an open junction box in the basement of a restaurant. It sits below the commercial stove and fryer in the kitchen. Dark color to left is grease, very flammable. (B & L Inspection)

COMMERCIAL/INDUSTRIAL CONSTRUCTION ACTIVITY
(Gary Hansen)



APC Emmert New Building



Prairie Hill Platinum Site

NEW CONSTRUCTION PROJECTS:

- Plans have been received Linn Mar High School Kitchen Renovation (3111 10th St)
- Plans have been received LM Oak Ridge Middle School cafeteria expansion (4901 Alburnett Rd)
- Plans have been approved and framing is underway for a dog groomer build-out going into the Heartland Animal Hospital at (1003 50th St)
- Site, and building plans have been submitted for storage garages on (4150 3rd Ave.)
- Interior remodel has started for Fashion Par Kitchen's new location at (1246 7th Ave)

ON-GOING CONSTRUCTION PROJECTS:

- Framing is being completed for an interior commercial build-out at (4281 3rd Ave)
- Framing is nearly completed for a new airplane hangar at (1690 Marion Airport Road)
- Framing is nearly completed and sub-contractors have started for APC Emmert's new building at (4155 3rd Ave)
- Interior work has started for the new airport office building at (1690 Marion Airport Rd)
- A remodel permit has been applied for, and waiting on plans to be submitted for the old Sorg Pharmacy building at (1138 7th Ave)
- Framing is continuing for Electrical Specialties new building at (6451 Partners Ave)
- Framing is well underway and all subs have started for a 70 unit Senior housing project at (1362 Blairs Ferry Rd)
- The first unit of 3 Self-storage units, has been issued a temporary occupancy and the second of 3 has been framed and is waiting for doors and the electrician to get started at (1286 Blairs Ferry Rd)
- The steel structure is nearly complete and steel siding is being installed for a new readi-mix plant at (600 49th St.)
- A permit has been issued, and site work will have started for a 60 unit senior housing at (830 Blairs Ferry Rd.)
- The interior work continues and is almost completed for Victory Gymnastics building on (North Gateway Dr.)
- Collins Road Theater has applied for and the permit is ready to issue for a build-out of a Bistro at (1460 Twixt Town Rd)
- Exterior is being completed and interior paint is going on for the Goodwill side of the Goodwill/Hills Bank project at (3202 7th Ave)
- A Temporary Occupancy has been issued for an addition to Novak Orthodontic at (960 Barrington)
- A Temporary Occupancy has been given to Star Appliance for their new location, at (600 44th street)
- Framing for the second rental warehouse is nearly complete with interior work to start soon for Gary Moose at (570 44th St)
- Knutson Construction is completing the framing of the 4th, 12 unit apartment, the rough-ins for the 3rd, 12 unit have been completed with drywall starting soon. The 3rd, 5 unit complex is being trimmed out and ready for an occupancy in a few weeks. The 2nd 5 unit has the finishing touches being completed. The 1st, 5 unit building and the 1st & 2nd 12 unit buildings are being occupied at, at the Shadow Ridge complex on Prairie Hill Dr.
- Select Construction is completing rough-ins on their new warehouse/shop at (665 49th St)

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- Framing is completed and subcontractors are working on the interior of a new office building for Linn Coop at (325 35th street)
 - Integrity Homes has completed 2 of the 5 buildings, with only build-outs left to be done on those. While they are finishing the other 3 buildings at (591 62nd St.)
 - Interior framing is being completed while the subcontractors are working on all areas for Legacy Manufacturing's 130,000 plus sq. ft. building at (6509 Partners Ave.)
 - Remodeling of existing and steel framing on the north new addition continues, while the south addition is being trimmed for occupancy, at Linn Mar High School at (3111 10th St.)
 - Interior finish is being completed for a 4000 square foot warehouse of Joe Meyers at (3300 3rd Ave)
 - A Temporary Occupancy has been granted for a warehouse/plumbing shop at (4598 Commercial Dr.)
 - Manufacturing machinery install is going to be started in the next few weeks, a punch list for occupancy has been given to the contractor for Elplast Mfg. at (795 Enterprise Dr.)
 - Interior work is being completed to the Hupp Electric building addition at (500 57th St.)
 - The Long Branch Best Western's Phase IV remodel is being completed at (90 Twixt Town Rd)
 - Framing work being completed for an addition to the car wash at (1188 Grand Ave.)
 - Demolition work has been completed and new structural plans have been received, reconstruction will begin soon at (1204 7th Ave).
 - Work is continuing on the Owen-Block building (AKA the Maidrite bldg.) by Capital Commercial at (1000 & 1030 7th Ave)
 - The Art Gallery at Memorial Hall has been completed, with the bar portion of the permit continuing to be worked on at (760 11th street)
 - A Temporary Occupancy has been issued for two new Self storage units at (5185 8th Ave.)

BUILDING PROJECTS: COMPLETED

- The building and the build-out have been completed for Heartland Animal hospital at (1003 50th Street.)

CODE COMPLIANCE DEPARTMENT

Compiled by Matt Newhouse - Code Compliance Coordinator

Overview:

The assessment of the current state of all existing nuisances has begun by Matt Newhouse, the new Code Compliance Coordinator, and is off to a promising start. A few of the ongoing cases have been closed and a few more look like they are heading in a very encouraging direction. New complaints are being handled in a timely manner and we are looking forward to continuing the prompt and courteous response to any and all concerns voiced to all involved staff.

Existing Complaints of Interest:

5010 Winslow Road Sam Nemer.

Property remains in compliance for an A1 zoning. There are still building materials on site for the 2 garage expansion and re-roofing permits. Mr. Nemer has yet to pay the +7000.00 fines imposed by the court when he was granted a 30 day extension in June and a motion by Mr. Nemer to set aside the fines was recently denied. Anne E. H. Kruse continues to work on obtaining the fines and Code compliance will monitor for any future activity which violates Marion Code and would place Mr. Nemer in contempt. **At this time there has been no new activity on the construction of garage additions which had expired and were renewed in July.**

Trailers in the Marion Village Mobile Home Park with complaints concerning hoarding and poor living conditions.

- **334 Neta (Patricia Carter).** Posted for no occupancy after the owner was taken in for mental and physical assessment by DHS. Severe hording, lack of egress pathways and access, severely leaking roof, multiple property maintenance issues. The manager of the mobile home court has advised that there is nobody currently living there and they are actively pursuing the removal of the mobile home. **We will continue to monitor this address.**
- **16 Ash Drive (Nancy Findlay)** +2 years ongoing complaint concerning smells from originally 30 cats. **Nancy has made significant steps towards reoccupying her home. Her front room has been painted with an odor and stain covering paint and should be starting to lay a floor other than carpet shortly. A plumber was hired and an anticipated time frame of the last week of February was given on the installation of a new shower, toilet and faucet in Nancy's bathroom. Only a couple cats have been observed within the dwelling and cat pans present were observed as clean. Nancy remains on a by-weekly schedule with the nuisance department and will continue until all items are deemed satisfactory.**
- **174 Derick Drive (Heidi Knapp-Hilmer)** **This mobile home has been removed from the court and no longer needs pursued. The court continues to actively help with the nuisance properties located within their property.**
- **435 Erin Drive (Claudia Feuss)** Code Compliance was called to property to review living conditions by the DHS. DHS was removing the children from the residence. Conditions were deplorable. 4 dogs and 4 cats in residence and it appears they defecated and urinated wherever they felt like it. Children's bedroom was full of debris and bathroom at the front was a mess, Could not see kitchen counters of floors, smell was terrible, Sink piled high with dirty dishes, appliances were black with food residue. Master bedroom has a pile of clothing 15ft in diameter by 7ft tall in one corner. Unable to see the floor in master bedroom. Master bathroom was not ideal but usable. Gave owner's daughter and son in law 1 week to make huge improvement or the property would be placarded (Claudia is bedridden and stays on the couch in the living room all the time). Requested floor egress be opened up, counter cleared, floors cleared and a path through the house with nothing on it. Also spoke to trailer court manager about getting extra trash containers on site for a while. They agreed and brought down 4 additional containers. Inspection a week later found improvement but also further issues as the counters and floors were disgusting with stuck on food and animal feces. Carpets were severely stained and also shredded by animals. Followed up on weekly

basis and eventually children (teenagers) were allowed to return. Property is still far from compliance but being monitored. They have since added one more dog and it may be necessary to have the animals removed from the property as they seem to be causing much of the cleanup issues. *Will continue checking in with this.*

1960 1st Ave. (Claudia Leslie). Property was posted for no occupancy for lack of utilities May 4th. Multiple other violations exist on the property. Owner and her son have started working on getting it back into compliance and will hopefully complete the exterior items over the next few months. Abatement notice sent to owner and her son to motivate them into getting the property exterior cleaned up sooner. They have since removed most of yard debris and are keeping the grass mowed. Code Compliance inspected the property and approved it for occupancy (all utilities back on and minimum requirements for occupancy met). Continuing to monitor progress on garage repairs. They are using special trash pick-ups to manage debris as they clean. Junk car has been removed. Claudia passed away several weeks ago so now her son Tom is responsible for the house. A large pile of debris in the drive near the curb has been there for 2 months now and needs to be removed but I can't get Tom to answer his phone. *A new number for Tom has been found and contact with him has been recent. A pile of garbage has been left at the curb for some time now. Tom plans on having a special pick up scheduled to remove these items.*

241 Normandy Drive. Raymond and Marcia Scott. Call from MPD and MFD to inspect trailer where there had been a medical call. Trailer had extensive deterioration of entry floor area and portion of the wall is even detached from the flooring. Broken spots in other flooring areas along with very poor sanitary conditions, debris blocking egress openings, and bathrooms inaccessible were cause for the residence to be posted for no occupancy. Family members say the owners will not be returning. Based on health issues with both owners this is a good choice. Property will remain posted until it either passes inspection or is demolished. *As of 3/1/2016 this property remains posted and unoccupied.*

New or items of interest:

1885 Jackson Dr. (Shannon Moyer) A hoarding condition was discovered by the Marion PD during a domestic dispute response. The mobile home was noted as having "a lot of stuff". Although there is a lot of stuff there is no pet issue and no pest or vermin issue noted. Just a lot of stuff blocking pathways and egress doors and windows. An abatement letter was sent noting several items that needed to be completed on a graduated time frame. *A few of these items have already been met and we are actively working on getting the remaining items completed. Inspection are being performed on a bi-weekly schedule currently.*

4821 & 4831 Tama Street *A complaint was received from a neighboring property owner about brush, trees and overgrowth behind this property. This property presents an unusual case as it butts up to the city owned ROW and DOT property. Coordination between the property owners, Parks Department, Alliant Energy (trees grown into power lines) and IDOT needs to happen in order to gain compliance on these properties. I do not anticipate this complaint being closed anytime in the near future.*

City owned property updates:

29th and 35th properties. There have been multiple complaints received and addressed on the conditions of the properties being worked on by Mr. Spence. Both houses have been moved and only one of the foundations have been filled in and only because of several phone calls and email to Mr. Spence. We are currently monitoring the situations and addressing issues as they arise. **Ken continues to ignore aspects of the purchase agreement and needs to be reminded quite often. The deadline for completion of work on City property is April 1, 2016**

1543 6th Ave. City of Marion purchased property. Council has sent this to Historical Board for review. Parks Dept is maintaining.

525 11TH Street (old Urban Vintage Salon). Parks Department has winterized, secured exterior doors, removed junk, and cleaned up overgrowth from around the property. Looks much better. Decision still needs to be made on the future of this building.

General Information:

There were 12 new complaints and 6 complaints were closed making a total of 71 active complaints at this time.

12 of these are property maintenance code issues, 25 are housing code issues.

There were 84 notes on nuisance inspections and communications recorded this month.

Nuisance Board notes:

Next meeting not scheduled at this time.

Board was notified of the need to complete the Ethics Acknowledgement forms and returned.