

MONTHLY REPORT

MARCH 2015
(Ama Bartlett)

INSPECTIONS:	CURRENT		LAST MONTH		LAST YEAR	
BUILDING	430		294		344	
ELECTRICAL	108		18		21	
PLUMBING	19		41		22	
MECHANICAL	25		49		21	
WRECKING	2		3		0	
COMPLAINT	108		84		59	
HOUSING	116		324		634	
BEER & LIQUOR INSP	6		4		7	
TOTAL INSPECTIONS	719		817		1,108	
Electrical, Mechanical & Plumbing inspections performed with building projects are not recorded in individual category.						
PERMITS		UNITS		UNITS		UNITS
ACTIVE DEPT PERMITS	3672		3534		3432	
PERMITS ISSUED CURRENT	323		200		283	
NEW SINGLE FAMILY	22		9		20	
NEW MULTI-FAMILY	4	12	1	2	3	6
COMMERCIAL PERMITS	12		8		4	
REMODEL PERMITS	26		25		28	
PERMITS ISSUED FYTD	2,626		2,303		2243	
FINANCIAL						
RECEIPTS CURRENT	61,689		32,791		118,774	
RECEIPTS FYTD	521,939		451,250		442,951	
CODE COMPLIANCE:						
NEW COMPLAINTS	12		12		13	
RESOLVED COMPLAINTS	6		6		6	
ACTIVE COMPLAINTS	71		71		52	
RENTAL HOUSING:						
RENTAL HOUSING UNITS	4,046		4,051		4,037	
NEW UNITS REGISTERED	2		3		49	
UNITS REMOVED	11		4		20	
REGULAR INSPECTIONS	116		234		223	
VIOLATION INSPECTIONS	128		30		298	
OTHER CONTACTS	36		60		113	

DEPARTMENT INITIATIVES

We have begun the search for an Inspector and a Permit Tech. The Civil Service Exam was given on April 1st. Interviews for the Inspector position will begin the week of April 11th.

BUILDING INSPECTIONS



A water heater flue pipe is required to be at least 10 feet away and 2 feet above any roof line. This one is about 18" away and way below the gable.



This foundation is cracking, starting to tip outward and pulling away from rest of foundation. If this continues the structural integrity of the framing will be compromised.



While the chandelier above this tub may look elegant, it does not meet safety requirements. Any fixture cannot be within 8 feet vertically from the bathtub rim or shower stall threshold.

COMMERCIAL/INDUSTRIAL CONSTRUCTION ACTIVITY
(Gary Hansen)



APC Emmert's new building



Electrical Specialty Manufacturing's new building



Legacy Manufacturing's new building

NEW CONSTRUCTION PROJECTS:

- New plans have been submitted for a new Dunkin Donuts at (584 7th Ave)
- New building plans to be submitted, to go along with the site plan that has been approved for storage garages on (4150 3rd Ave.)

ON-GOING CONSTRUCTION PROJECTS:

- The finish is nearly completed for a dog groomer build-out going into the Heartland Animal Hospital at (1003 50th St)
- Plans have been received Linn Mar High School Kitchen Renovation (3111 10th St)

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- Plans have been received LM Oak Ridge Middle School cafeteria expansion (4901 Alburnett Rd)
 - Interior remodel has started for Fashion Par Kitchen's new location at (1246 7th Ave)
 - Framing is being completed for an interior commercial build-out at (4281 3rd Ave)
 - The building is nearly completed for a new airplane hangar at (1690 Marion Airport Road)
 - Framing is completed and painters have started inside finish for APC Emmert's new building at (4155 3rd Ave)
 - Interior work is nearly completed 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 and subs have started, for Electrical Specialties new building at (6451 Partners Ave)
 - Framing is well underway and all subs have started for a 70 unit Arbor Trails Senior housing project at (1362 Blairs Ferry Rd)
 - The first 2 units of 3 Self-storage units, has been issued a temporary occupancy 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 has 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)
 - Final items are being completed, with a CO coming soon for the Goodwill side of the Goodwill/Hills Bank project at (3202 7th Ave)
 - 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 being completed for Gary Moose at (570 44th St)
 - Knutson Construction is completing the 3rd and 4th, 12 unit apartments, and garages. All other buildings, the 3 - 5 unit, and 2 other 12 unit apartments have been grant Occupancies. at the Shadow Ridge complex on Prairie Hill Dr.
 - Select Construction is completing rough-ins on their new warehouse/shop at (665 49th St)
 - Drywall has been completed and finish work is underway for the new office building for Linn Coop at (325 35th street)
 - Integrity Homes has all 5 buildings being completed as they are being occupied at (591 62nd St.)
 - Drywall and office finish are being completed, and Occupancy for the warehouse and shipping area coming soon for Legacy Manufacturing's 130,000 plus sq. ft. building at (6509 Partners Ave.)
 - Remodeling of the existing building continues, while the new additions are being drywalled and trim for finish 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.)
- Interior work is being completed to the Hupp Electric building addition at (500 57th St.)
- 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).
- 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

- A Final CO has been issued to Elplast Mfg. at (795 Enterprise Dr.)
- The Long Branch Best Western has been issued a Final CO at (90 Twixt Town Rd)
- Work has been completed at the Owen-Block building (AKA the Maidrite bldg.) by Capital Commercial at (1000 & 1030 7th Ave)
- A final CO has been issued for an addition to Novak Orthodontic at (960 Barrington)

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.**
- **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.**

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.**

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. **An abatement notice has been sent to all property owners and contact has been made with the DOT.**

2595 5th Ave. (James Turner) **This structure has been vacant for a very long time. The property has continued to deteriorate from the lack of maintenance and Jim was contacted several times by Neal. An abatement notice was sent to Jim recently and it appears that it has given the Turners ambition to sell the property.**

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. **Both foundations have been knocked in and covered. Ken called to inform me it was completely done. Again, Ken continues**

to ignore the items in the purchase agreement and needed to be reminded again of the items he needs to get done to meet the April 1st deadline.

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 16 new complaints and 5 complaints were closed making a total of 79 active complaints at this time.

16 of these are property maintenance code issues, 24 are housing code issues.

There were 96 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.