

### MONTHLY REPORT

SEPTEMBER 2016

(Ama Bartlett)

INSPECTIONS	CURRENT		LAST MONTH		LAST YEAR	
ALL CONSTRUCTION	611		633		669	
WRECKING	0		8		0	
COMPLAINT	47		70		65	
HOUSING	263		139		245	
BEER & LIQUOR INSP	0		4		3	
<b>TOTAL INSPECTIONS</b>	<b>938</b>		<b>854</b>		<b>982</b>	
PERMITS	UNITS		UNITS		UNITS	
ACTIVE DEPT PERMITS	2,576		3,986		3,552	
PERMITS ISSUED	258		308		377	
PERMITS ISSUED FYTD	815		557		1,143	
NEW SINGLE FAMILY	15		16		14	
NEW MULTI-FAMILY	1	3	1	3	9	106
NEW COMMERCIAL	0		2		6	
REMODEL/ADD. COMMERCIAL	4					
FINANCIAL						
RECEIPTS CURRENT	49,576		45,688		99,501	
RECEIPTS FYTD	134,821		85,245		222,977	
CODE COMPLIANCE						
NEW COMPLAINTS	17		3		16	
RESOLVED COMPLAINTS	17		9		4	
ACTIVE COMPLAINTS	64		61		73	
RENTAL HOUSING						
RENTAL HOUSING UNITS	4,049		4,050		4,042	
REGULAR INSPECTIONS	232		258		126	
VIOLATION INSPECTIONS	31		93		83	

### DEPARTMENT INITIATIVES

The Building Department, as are all City Departments, is beginning work towards a proposed budget for Fiscal Year 17/18 to maintain the expected level of services for a fast growing community and planning for the future. Building Department services help to keep Marion the best place to live, work and raise a family by assuring the structures in which they live, work and play are safe and sustainable.

In observance of our 28E Agreement with surrounding communities, Gary Hansen and Mike Kortenkamp have been assisting the city of Springville with inspections on a major addition to their school building.

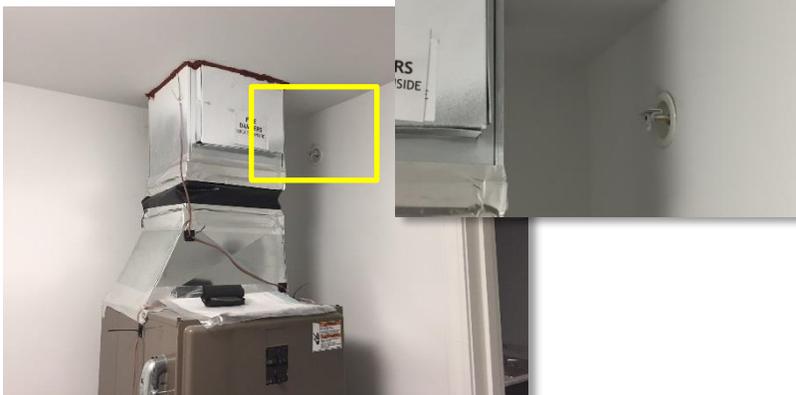
Three of our inspectors attended the Asset Management Training meeting in Cedar Rapids on the morning of September 27<sup>th</sup>, in preparation to assist with post-flood building inspections. Thankfully, damages were fewer than anticipated and our assistance was not required.

### DEPARTMENT EDUCATION

On September 8th and 9th, Matt Newhouse participated in the International Code Council's training classes on Advanced Legal Aspects and Inspector Skills, in Cedar Rapids, earning 12 contact hours of continuing education.

Michael Kortenkamp and Ron Hoover both attended the 2016 International Association of Electrical Inspector's Western Section meeting, in Altoona, Iowa, September 18-21. Each inspector earned 17 contact hours of continuing education for their attendance.

### BUILDING INSPECTIONS



Poor placement of sprinkler head, blocked by furnace.



Here is an awesome way to get a thermal break/insulation in a wall.

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**COMMERCIAL/INDUSTRIAL CONSTRUCTION ACTIVITY**

(Gary Hansen)



Before and after of the retaining wall at the Arbors at Blairs Ferry.



Marion Independent, Longfellow Elementary School

**NEW CONSTRUCTION PROJECTS:**

- Plans have been submitted for review for Terrace Glen, a skilled care facility at 3400 Alburnett Rd
- Plans have been submitted for review for The Views, a skilled care facility at (720 Oakbrook)
- Plans have been submitted for a Commercial basement Build-out for PDS Development at (1317<sup>th</sup> Ave.)

- Plans have been submitted for a remodel of the old Bill's Tap building. The new business is to be called Brick Alley Bar and is located at (1038 7<sup>th</sup> Ave.)
- Occasionally we do inspections for other communities thru our 28E agreements. We are doing so for a school addition at Springville. Plans have been submitted, reviewed and foundation work has started for a school addition at (400 Academy St, Springville, Ia.)

### **ON-GOING CONSTRUCTION PROJECTS:**

- Work has started for the small remodel of the MMP Inc. (Martin-Gardner Architecture building) at (1090 7<sup>th</sup> Ave.)
- Work has begun on the build-out for Travel and Transport on the 2<sup>nd</sup> floor of the PDS investments building at (1317 7<sup>th</sup> Ave)
- Rough-in inspections have been completed and drywall work has started for the remodel at the corner of the Collins Road Mall for Party City's new location at (1420 Twixt Town Road)
- Phase I and II plans were submitted and then put on hold for revisions of the Unity Point existing building at (2996 7<sup>th</sup> Ave)
- Work has begun for Walmart's training/classroom remodel at (5491 Business Hwy 151)
- Work has started for the remodel of the old Irwin's building. Converting it to a Dentist office with office space and a proposed Art Gallery on the 2nd floor, at (1180 7<sup>th</sup> Ave.)
- A shell only permit has been issued and exterior walls and roof are being put up. No interior work has begun and at this time no Build-out plans for the tenant space have not been submitted for the Parks and Schmit Orthodontist portion of the building at (901 Tower Terrace Rd)
- Block walls are going up and floors are being poured and getting ready for roof work to begin, at Marion Independent's new Longfellow Elementary School at (2900 8<sup>th</sup> Ave.)
- A Temporary Occupancy has been granted with a short punch list remaining for a new coffee shop build-out at (905 29<sup>th</sup> Ave Suite 120)
- A Temporary Occupancy has been granted with a punch list remaining for Kepros Physical Therapy at (905 29<sup>th</sup> Ave. Suite 130)
- Rough-ins have been completed for the remodel of the Marion Used Car Superstore, this will be changed to a Volkswagen dealership, at (675 Blairs Ferry Rd)
- Foundations have been completed for 2 new duplex storage warehouses at (5605/5607 & 5606/5608 Business Lane)
- Work is nearly completed, and an occupancy will be coming soon for the new Lebeda Mattress retail store at (2525 7<sup>th</sup> Ave.)
- A Temporary Occupancy has been given for Linn Mar High School Kitchen Renovation (3111 10<sup>th</sup> St)
- Interior work is nearly complete for the LM Oak Ridge Middle School cafeteria expansion (4901 Alburnett Rd)
- Finish work is nearing completion and an occupancy will be coming soon for Fashion Par Kitchen's new location at (1246 7<sup>th</sup> Ave)
- A Temporary Occupancy has been given for the interior commercial build-out for Klingler's rental building at (4281 3<sup>rd</sup> Ave)
- A Temporary Occupancy has been granted with a 2 item punch list to be completed for a Final Occupancy at Electrical Specialties new building (6451 Partners Ave)

- A punch list has been given and work is continuing on all four floors, the parking lot and retaining wall are being completed with an Occupancy coming soon at the Arbor Trails Senior housing project at (1362 Blairs Ferry Rd)
- Temporary occupancies have been granted for all three buildings, Grading and landscaping will be completed soon, at (1286 Blairs Ferry Rd)
- The interior work is being completed and the concrete batch plant equipment is being tested for a new readi-mix plant at (600 49<sup>th</sup> St.)
- Framing continues on all floors and the exterior of this 60 unit senior housing building. Sub-contractors are continuing work with rough-in inspections coming soon at the Blairs Ferry Senior Housing building at (830 Blairs Ferry Rd.)
- Finish work has started, the parking lot is nearly complete and an occupancy will be coming soon at the new Hills Bank side of the Goodwill/Hills Bank project at (3204 7<sup>th</sup> Ave)
- The second rental warehouse is nearly complete with just an exterior punch list remaining at (570 44<sup>th</sup> St)
- Select Construction is completing drywall on their new warehouse/shop at (665 49<sup>th</sup> St)
- A Temporary Occupancy has been granted for the new office building for Linn Coop at (325 35<sup>th</sup> street)
- Integrity Homes has all of 3 buildings completed with the other two still being worked on as tenants are leasing and these are being built to suit, at (591 62<sup>nd</sup> St.)
- A Temporary Occupancy has been granted for the whole building, with the exception of the front stairs are not completed yet. Workers are completing the exterior concrete work and making a fire lane to the rear of Legacy Manufacturing's 130,000 plus sq. ft. building at (6509 Partners Ave.)
- Remodeling of the existing building continues. The new additions are completed and being occupied at Linn Mar High School at (3111 10<sup>th</sup> St.) Expected Completion date is December 2016
- Interior finish is being completed for a 4000 square foot warehouse of Joe Meyers at (3300 3<sup>rd</sup> Ave)
- Finish work being completed for an addition to the car wash at (1188 Grand Ave.)
- Snugs bar has been issued a Temporary Occupancy for the bar portion of the permit, final items that are needed are going to be completed after the art in the Alley project is completed at (760 11<sup>th</sup> street)
- 1204 7<sup>th</sup> Project. Preliminary electronic plans have been sent to the Building Department, via email. They are planning to go back to the 3 story building with a rooftop patio. The current Building permit has expired and a new one will need to be obtained before the work can continue. It is unknown at this time when reconstruction will begin at (1204 7<sup>th</sup> Ave).

### **BUILDING PROJECTS: COMPLETED**

- A final certificate of occupancy has been issued for the Menards out building addition at (200 Menards Lane)
- A final certificate of occupancy has been issued for APC Emmert's new building at (4155 3<sup>rd</sup> Ave)

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### CODE COMPLIANCE DEPARTMENT

Compiled by Matt Newhouse - Code Compliance Coordinator

#### **OVERVIEW:**

Old and outstanding complaint are being review and many have been closed due to compliance. A few are still going to require staff to pursue further. 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. *Contact has been made with Sam about getting his garage finished. He still is dragging his feet and recent told me he would have it done asap after get was released from the Mayo Clinic.*

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

- **334 Neta Drive (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.***
- **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. By-weekly inspection have been instituted and so far there has been progress in cleaning of the home. The tenants have made strides towards the home being cleaner. Pets within the home are a large contributing factor to the unsanitary conditions.

**New floors have been installed in the living room and the front bathroom. Conditions have steadily improved. The master bedroom is the next area that will be addressed.**

- **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 10/1/2016 this property remains posted and unoccupied.**

**2595 5<sup>th</sup> 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. The lawn has been maintained but nothing has changed on the condition of the property. There were rumors of Ken Spence tearing the house down for them but nothing has materialized. The Turner's have made a couple trips to see me here at City Hall to discuss the actions or lack thereof on their property. They are still actively pursuing the sale of the home but have yet to secure a buyer. If it comes down to it they will be tearing the home down themselves. The Turner's continue to make trips to City Hall to update me on what is going on. I've made a few phone calls myself to try and secure a buyer for them.

- **Pat Turner has notified me that they have sold the property but have not closed on it yet.**
- **The property has been sold and a wrecking permit has been issued. The house still remains as of 10/1/2016.**

### **NEW OR ITEMS OF INTEREST:**

**2783 24<sup>th</sup> Street (Ken Spence)** Many hours have been spent consulting and for a lack of a better term, babysitting this project. Ken's Ineptitude and incompetence are really the only way to describe why this project has ended up the way it did. There were 33 corrections noted during an occupancy inspection recently. Some were minor but most are major issues like structural deficiencies on the sunroom, zoning issues on attached and detached structures and foundation anchorage. Ken was informed early on when the house was first being moved that the anchor bolts were not code compliant yet he ignored our multiple attempts to correct this issue before the project nears completion. Now that the project is nearing completion he is combative and non-responsive to my solution to the problem(s). Another issue has arisen recently with the placement of a sunroom that was not on the original site plan that Dave Hockett spent multiple hours with Ken.

It was discovered that after myself questioning him multiple times if the sun room will fit on the lot that it was not located correctly. Ken was question at the following stages in the project:

- When it was perched precariously on blocks on the original lot (3501 29<sup>th</sup> Ave.).
- When it was finally moved because of myself badgering him on the unsafe condition it was left in and the need to complete all the items left on his purchase agreement.

- When he left the structure parked on the street at the new location blocking the neighbor's driveway for an entire night.
- When the neighbors at the new location called expressing their concern of the placement of the sunroom in relationship to their property.
- When I questioned Ken if he has located the property pins after he parked the trailer supporting the sunroom on the lot.
- When I told Ken to contact Dave Hockett each time before he moved it any closer to the house, before he removed enough material (which he illegally dumped on the 3495 29<sup>th</sup> Ave. lot and had to be called about), before he re-attached it to the dwelling and when he was all done to insure that the sunroom was not located closer than the minimum of 7' as required by the zoning code.

Ken completed most of the items needed to be granted a temporary. Before these items were completed he demanded a certificate while at city hall and staged a sit-in until he got what he wanted. Ken requested and was granted a permit to modify the garden shed so to be compliant with the zoning code even though he had made application for a variance on this structure. An application for a variance on the placement of the sunroom remains and will be acted on June 21<sup>st</sup>. Ken's request for a variance on the sunroom was denied however Planning Department staff offered a way that the structure could stay. Ken performed these items and requested a re-inspection without addressing any items noted on the temporary occupancy list.

- **Not much has been done within the last month on this project. My personal involvement has subsided as we seem to be getting a better response out of Ken when Amal communicates with him.**
- **Ken has completed the home and has since rented it under the Section 8 Housing.**

### **CITY OWNED PROPERTY UPDATES:**

**1543 6th Avenue.** 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 17 new complaints and 17 complaints were closed making a total of 64 active complaints at this time.
- 19 of these are property maintenance code issues, 14 are housing code issues.
- There were 47 notes on nuisance inspections and communications recorded this month.

### **NUISANCE BOARD NOTES:**

Next meeting will be the 1<sup>st</sup> Tuesday of December.

Items slated to be on the agenda are:

- New board member will be introduced. (Matt Milburn)
- Starting the review process of a Crime free housing program in surrounding communities.
- Hoarding condition at 988 14<sup>th</sup> Street.