

BUILDING DEPARTMENT MONTHLY REPORT SEPTEMBER 2012

INSPECTIONS:	CURRENT	LAST MONTH	LAST YEAR
BUILDING	425	790	665
ELECTRICAL	36	26	37
PLUMBING	17	27	19
MECHANICAL	34	48	26
WRECKING	5	0	4
COMPLAINT	62	105	125
HOUSING	231	139	113
BEER & LIQUOR INSP	2	4	3
TOTAL INSPECTIONS	812	1139	992

Electrical, Mechanical & Plumbing inspections performed that are part of a building project are recorded under the building permit and not the individual category.

PERMITS

ACTIVE DEPT PERMITS	3152	3065	2844
PERMITS ISSUED CURRENT	275	306	416
NEW SINGLE FAMILY	12	16	6
NEW MULTI-FAMILY	0 (0units)	1 (2 units)	2 (8 units)
COMMERCIAL PERMITS	07	07	08
REMODEL PERMITS	12	23	17
PERMITS ISSUED FYTD	871	596	1327

FINANCIAL

RECEIPTS CURRENT	36,237	40,189	50,020
RECEIPTS FYTD	108,765	72,528	149,764

CODE COMPLIANCE:

NEW COMPLAINTS	13	20	19
RESOLVED COMPLAINTS	09	27	17
ACTIVE COMPLAINTS	63	58	81

RENTAL HOUSING:

RENTAL HOUSING UNITS	3795	3787	3679
NEW UNITS REGISTERED	13	29	11
UNITS REMOVED	05	04	00
REGULAR INSPECTIONS	150	46	51
VIOLATION INSPECTIONS	34	37	29
OTHER CONTACTS	47	56	33

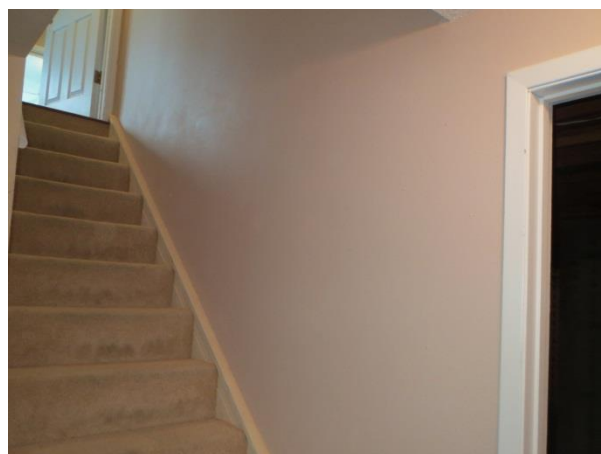
Highlighted Nuisance/Housing of the Month
(Neal Caraway)



This property was called to our attention by another agency – Neal arranged for a dumpster to be set at the property and the occupants are attempting to take care of the situation themselves. A junk car has been hauled away and a tarp has been placed over the roof until a new roof can be put on. See 1129 Washington under Nuisance Report below (Neal Caraway)

Inspection Highlights of the Month
(Mike Kortenkamp)

Housing Inspection



Guard rail on steps over 30" from floor and a continuous hand rail from bottom to top risers were missing and noted during this housing inspection.

Building Inspection



Deck boards can NOT span 36" without addition support in the middle of the stairs



Need hand rail on stairs over 30" in total rise



The support beam on the left is not supported by the 4 x 4 and was attached with nails. A 1/2" bolt through both support beams and the 4x4's are needed because if nails holding the beam fail the deck could fail.



Wires need vertical support every 4 1/2" because the weight pulling down on the wires can cause wires to fray by rubbing on the OSB plywood. In addition, horizontal support is required because if an arc in the electrical wire should occur, it will cause the wire to jump around creating a potential fire to spread.



DEPARTMENT INITIATIVES

Interviews began to find a replacement for, Jerry DePenning, Assistant Building Inspection Director. The field was narrowed from the 92 applications to a few very qualified individuals. Gary Hansen, former Linn County Building Inspection and resident of Marion has been offered and has accepted the position. He will begin his duties on Monday, October 15, 2012.

We continued entering the housing inspections on our MPS (Municipal Permit Systems) as we perform inspections and continue entering upcoming inspections. This will be a three year process. Housing Inspections have been recorded on a paper system in the past. Our goal is to have this information available on the website in the future but in the meantime, the data entry allows us to transition to a more automated system.

Continue working on a file of properties that we have evidence are rental properties but have never been registered. Many of these properties are left over from 2010 and are requiring a great deal of research. The progress is slow but steady.

Continuing documentation & verifying information for each rental property on the housing spreadsheet to remove properties that aren't rental properties but have been recorded as such in the past. Many of these are vacant properties or properties that have been sold. We are also updating addresses & phone numbers for the landlords & adding email addresses for quick & easy contact of landlords for notices such as code or policy changes.

DEPARTMENT EDUCATION:

Eric Freese & Tracey Bellach attended a workshop on Iowa's Compliance Implementation & Evaluation of the Building Energy Codes by the US Dept of Energy.

Ron Hoover attended the Iowa Association of Building Officials education on Fire & Smoke Curtains, Smoke Guards, Code Interpretations, Installation Issues and New Systems

The Building Inspectors all attended a training session hosted by Sika. The session hosts presented information regarding the Sarnafil Décor Roof System. This roofing product is not prescriptive so the inspectors need to understand the installation so they can effectively perform their inspections.

Ron Hoover participated in a CCSC(Coalition for Current Safety Codes) webcast.

CONSTRUCTION ACTIVITY:

(Matt Newhouse)

NEW CONSTRUCTION PROJECTS:

- Preliminary plans for the Marion Police Station have been submitted. (Awaiting revisions prior to commencing the plan review process)
- Preliminary plans have been submitted for the Linn-Mar Aquatic Center.
- Plans for a new Kum & Go to be located at 3215 7th Ave have been submitted for review.
- Timberline Manufacturing have submitted plans for yet another addition to the rear of the building.
- Marion Mixers are to construct a product testing facility within an existing building featuring a 1million BTU burner used for drying products.
- Plans have been submitted and reviewed for 2 strip mall buildings to be constructed at the corner of 10th St. and 29th Ave. Parlor Ice Cream will be the 1st tenant.

ON-GOING CONSTRUCTION PROJECTS:

- Hilltop Coins is remodeling the building located at 695 So. 11th Street.
- An interior remodel is being done at 1090 7th Avenue, Suite 100.
- Windows are being upgraded at the Indian Creek School located 2900 Indian Creek Road.
- Community Life Church located at 275 W. 29th Avenue is remodeling a portion of the church.
- A new building for University of Iowa Credit Union is being constructed at 727 Oakbrook Drive.
- Linn Area Credit Union is constructing a new building at 3375 7th Avenue.
- The First Presbyterian Church is adding an elevator at 802 12th Street.
- Linn Mar Schools continues work on a new varsity baseball and softball complex at 4901 Alburnett Road.
- Marion Independent Schools continues construction of a new school at 1301 5th Avenue.

COMPLETED BUILDING PROJECTS:

- CVS will be opening the completed building located at 3499 7th Avenue.
- Marion Independent Schools replaced the home bleachers at the football field located at 125 3rd Avenue.
- A new ramp, stairs, and ADA restroom have constructed at the McGowan House at 510 10th Street.
- State Farm Insurance has moved into their new building at 790 25th Street.
- Care Chiropractic has completed remodeling the building at 1260 35th Street.
- St. Paul's Lutheran Church has completed the installation of a pitched roof over a portion of their existing church located at 915 27th Street.
- Take the Cake at 3475 Dyer Ave is now open for business.
- Marion Mixers has completed the expansion of their business at 3575 3rd Avenue.
- My Chiro completed the internal remodel located at 503 7th Ave.

CODE COMPLIANCE

(Neal Caraway)

EXISTING COMPLAINTS OF INTEREST:

Prairie Hill Pavilion. David Hamm. Property needs maintenance (shingles curled, siding issue on north side, improper outside storage. . Municipal infraction issued, settlement agreement was drafted and signed with a multi-tiered completion schedule. *Permit was issued for reroof. and proposal from contractor submitted. Work to initiate by November 1 and completed by November 30.*

Extension of settlement deadline from September 31 to November 30 was submitted to court.

230 11th Street. Mark Anderson. Property maintenance issues with debris, junk vehicle, detached garage(s) maintenance. Owner has cleaned out the back yard. The bad section of fencing has been torn down. New garage is done except for some final grading. ***Have granted 60 day extension to allow new garage to be completed and put into use in order to remove remaining violations on property. Owner is going to make alterations and repairs to former garage converting it into a garden shed with small porch awning on existing concrete slab.***

260 11th Street. Tony Hsu. Property maintenance, painting. . *Owner is currently working on the remaining areas.*

4640 Vasey Avenue Heather Cook owner. 4 plex rental. Have been in contact with Heather about exterior repairs to this property. It has holes in the exterior walls, siding is severely rotted, windows and exterior door in terrible condition. Heather obtained a permit for this work 18 months ago which has expired and she renewed. Windows all replaced now, Siding is about 80% completed.

4541 Vasey Avenue Mary Chalus(owner/occupant). This is a 4 plex but is currently only occupied by the owner. She continues her plans to fix it all up but has not been following through very well. She has begun work, removed old siding, installed extruded foam sheathing, and replaced windows but no work has been done in the last 6 months. ***Last discussion with Mary is that she has a farm for sale in another county and when it is sold she will have the money to complete this project, but not before. No changes since last month, or the one before, or the one before.....***

1190 6th Street Joe Greene. Property maintenance, junk vehicles, and debris issues (Rod Hilleshiem is the new owner of this property. He has removed over 4 trailer loads of debris from the interior of the building! Rod intends to rehabilitate the property over the winter. Complaint will be closed once permits are issued for repairs.

1621 6th Avenue Jon Hall (APC Emmert) is the new owner of this property. He has cleaned up the exterior and removed fencing on the east but will not be removing house and buildings until his work load has slowed down (late fall, winter). This area is to be used as an extension of his adjacent parking lot and new driveway access.

1290 10th street Mark Dingman. Property has been vacant and overgrown for several years Mark inherited it from his parents. ***Roof on house and garage have been completed. Property looking much better and currently in compliance. Complaint closed***

501 Tama Street Rausch Properties Trust. This property has been the subject for several complaints starting in 2005. Most dealt with the vacant structure not being secured and was being entered illegally by unauthorized persons (mostly kids). ***No change***

1129 Washington Carl Carlson. Property maintenance items (roof, peeling paint, junk car, debris in yard, overgrown vegetation) and personal safety issues with no egress pathways through house and egress doors unable to open fully because of excessive "stuff". Met with field agent for Aging Services to view this property. Have workout out priority list, had conversations in person and several via e-mail. Carl has a friend helping him on the weekends with the trash, has contractors lined up for roofing and siding as well as mud jacking the front entry stoop and walk. Junk car has been removed and overgrowth around the house has been substantially cut back. This is going to be a long term project due to mental and physical issues. ***Slow progress continues. 70.00 check received from Linn County Aging services to cover portion of dumpster costs. Balance will be billed to owner when it has been picked up.***

1285 Lincoln drive Teresa Gerard. Property maintenance items (exterior and interior debris, lack of sanitary facilities such as working bathroom or kitchen sinks, lacking clear paths of egress throughout the dwelling, wall paper being peeled off the walls in a multitude of places by cats) This will be another long term project due to health and money issues. ***Slow progress, exterior areas improved.***

1000 Indian Creek Road City of Marion This building has had a bad roof for years and was supposed to be torn down after the July 2012 budget kicked in. It was used for storage by the Parks Department but I don't know if they have emptied it out yet. Parks did clean up around the building a lot last winter. ***The building remains, no demolition permit issued nor permit to repair roof. E-mail sent to Parks Department for current plans.***

New or items of interest:

391 18th street Calvin Busch. Property vacant for over a year with multiple exterior property maintenance issues and interior work initiated without permit and incomplete. Property in foreclosure. Anne has initiated 657 A proceeding which prompted lender response. Now working with Ohnward Back to clean up exterior and met an officer of the bank there last week.

310 34th ave Lisa Jones . Property vacant for over a year, shingles blowing off the roof and large area without shingles on north side of roof. Posted house for no occupancy. No luck getting lender to repair roof. Anne has initiated 657 A procedure.

690 3rd ave Donna Thomas. Multiple property maintenance and debris issues. Agreement has been drafted, signed, and filed with the court. Owner is making progress on exterior peeling paint issue, debris, downed/dead tree, fence repairs, and weeds. Contractor lined up to re-roof before winter

1066 5th street Raymond Merry III. Severe peeling paint and minor siding deterioration. Owner has a friend doing the painting as he is too busy taking care of his wife who had a stroke recently. Will monitor.

385 18th street Shelly Keller. Roof coverings on house and garage are in severe failure, portion of garage overhang is falling off. Property is in the midst of foreclosure, owners are in the midst of divorce and bankruptcy refuse to do any maintenance until they are forced to move out. City has filed a municipal infraction against all parties with an interest. Court hearing scheduled for October 2nd.

957 12th street James Gittings. Fire damaged garage has been removed. No contact from owner about future plans since initial meeting. Complaint closed

Nuisance Board Meeting notes

Minor change to nuisance board ordinance which sets term length and staggering is up for consideration by City Council at this time. Mayor is scheduled to reappoint board members at the November 1 council meeting.

The Nuisance and Property Maintenance Board meeting scheduled for September 4, 2012 at 6:00 pm was canceled due to the holiday weekend and the lack of pressing issues to discuss. Next regular meeting to take place December 4th, 2012 at 6:00 pm