

**BUILDING DEPARTMENT  
MONTHLY REPORT  
January 2015  
(Tracey Bellach)**

| <b>INSPECTIONS:</b>      | <b>CURRENT</b> | <b>LAST MONTH</b> | <b>LAST YEAR</b> |
|--------------------------|----------------|-------------------|------------------|
| BUILDING                 | 331            | 380               | 460              |
| ELECTRICAL               | 15             | 24                | 57               |
| PLUMBING                 | 26             | 20                | 95               |
| MECHANICAL               | 23             | 30                | 277              |
| WRECKING                 | 1              | 0                 | 0                |
| COMPLAINT                | 39             | 93                | 53               |
| HOUSING                  | 320            | 200               | 318              |
| BEER & LIQUOR INSP       | 6              | 0                 | 1                |
| <b>TOTAL INSPECTIONS</b> | <b>761</b>     | <b>747</b>        | <b>1261</b>      |

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

**PERMITS**

|                        |              |              |             |
|------------------------|--------------|--------------|-------------|
| ACTIVE DEPT PERMITS    | 3464         | 3141         | 3325        |
| PERMITS ISSUED CURRENT | 171          | 222          | 177         |
| NEW SINGLE FAMILY      | 6            | 7            | 02          |
| NEW MULTI-FAMILY       | 01(02 units) | 00(00 units) | 1(02 units) |
| COMMERCIAL PERMITS     | 06           | 10           | 02          |
| REMODEL PERMITS        | 21           | 23           | 24          |
| PERMITS ISSUED FYTD    | 1800         | 1629         | 1826        |

**FINANCIAL**

|                  |         |         |         |
|------------------|---------|---------|---------|
| RECEIPTS CURRENT | 25,744  | 40,044  | 20,189  |
| RECEIPTS FYTD    | 277,417 | 251,673 | 299,088 |

**CODE COMPLIANCE:**

|                     |    |    |    |
|---------------------|----|----|----|
| NEW COMPLAINTS      | 10 | 15 | 08 |
| RESOLVED COMPLAINTS | 04 | 46 | 07 |
| ACTIVE COMPLAINTS   | 46 | 40 | 76 |

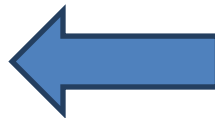
**RENTAL HOUSING:**

|                       |      |      |      |
|-----------------------|------|------|------|
| RENTAL HOUSING UNITS  | 4011 | 4014 | 3969 |
| NEW UNITS REGISTERED  | 8    | 1    | 09   |
| UNITS REMOVED         | 11   | 5    | 07   |
| REGULAR INSPECTIONS   | 104  | 84   | 131  |
| VIOLATION INSPECTIONS | 143  | 55   | 118  |
| OTHER CONTACTS        | 73   | 61   | 69   |

## Department Initiatives & Education

- The Building Department continues working on a matrix to keep track of the various projects the department is working on. The document will help to monitor the projects and give a weekly update on the progress.
- Researching options for the adoption of 2015 Property Maintenance Code.
- Continue researching permit software for our department either stand-alone or in conjunction with other departments
- Continue with the review of the Building Department Policies.
- Working with ICC to set up a training seminar for Permit Techs.
- Several inspectors are studying to take certification exams.
- Mike Kortenkamp, Matt Newhouse & Ron Hoover all attended the 2015 IRC Significant Changes Education Program by the International Code Council

## BUILDING INSPECTIONS (Michael Kortenkamp)



**Inspector discovered that the bearing points on the truss do not land on the wall. Requested an engineered correction.**



**Correction received from Engineer. Correction performed and approved.**

INTEGRITY / 326 BEN - T7)

4 2x4 SPF 1650F-1.5E :T1 2x4 SPF 2100F-1.8E:  
 and 2x4 SPF 1650F-1.5E :B2 2x4 SPF 2100F-1.8E:  
 Webs 2x3 SPF #1/#2 :T1 2x4 SPF #1/#2:  
 Wedge 2x3 SPF #1/#2: :Rt Wedge 2x3 SPF #1/#2:

0 mph wind, 15.00 ft mean hgt, ASCE 7-05, CLOSED bldg, Located anywhere in roof, CAT II, EXP C, wind TC DL=6.0 psf, wind BC DL=6.0 psf.

Wind loads and reactions based on MWFS with additional C&C member design.

In lieu of structural panels or rigid ceiling use purlins to laterally brace chords as follows:

| CHORD | SPACING(IN GC) | START(FT) | END(FT) |
|-------|----------------|-----------|---------|
| BC    | 75             | 0.00      | 34.00   |

Apply purlins to any chords above or below fillers at 24" OC unless shown otherwise above.

(a) Continuous lateral restraint equally spaced on member.  
 Left cantilever is exposed to wind

Bottom chord checked for 10.00 psf non-roof load applied per IRC-09 section 301.5.  
 Deflection meets L/360 live and L/240 tot factor for dead load is 1.50.

THE DRAWING IS FOR REPAIR INFORMATION ONLY DESIGN. SEE ORIGINAL DRAWING FOR TRUSS DE ON THIS DRAWING.

Repair Specifications:  
 The left end cantilever changed to 5-4-0  
 (W1) New 2x4 SPF #1/#2 or better members. Scribe to cut for tight fit. Attach to T

Fasten members using 3/4" 48/24 APA Rated nailed to both faces of truss. Size gusset Use Bd Box or Gun nails (0.113"x2.5") 2 r Nail into all members contacted by gusset be notched for hangers as necessary.

Design Crit: IRC2009/TP1-2007(STD)  
 FT/RT-05(05)/D(G) 14.02.018

ALPINE AN IRV COMPANY  
 1234 Labeled Dr  
 Bldg, MD 2103

FOR MORE INFORMATION SEE THIS JOB'S GENERAL NOTES PAGE AND CHECK WITH US!  
 ALPINE: www.alpineinc.com TP1: www.tp1.com 410.426.4400 FAX: www.alpineinc.com 410.426.4400

01/25/2015

TC LL  
 TC DL  
 BC DL  
 BC LL  
 TOT LL  
 DUR FF  
 SPAC 18



**COMMERCIAL/INDUSTRIAL CONSTRUCTION ACTIVITY:**  
(Gary Hansen)



*Elplast Construction Site ~ 795 Enterprise Drive*

*Dairy Queen Construction Site ~ 2100 7<sup>th</sup> Ave*



*Heartland Animal Hospital Construction Site ~ 1003 50<sup>th</sup> Street*

# **CONSTRUCTION ACTIVITY:**

## **NEW CONSTRUCTION PROJECTS:**

- An Occupancy has been granted for an addition for Freund Vector at (675 44<sup>th</sup> Street)
- Above ceiling work is being completed and a February completion is expected for a gym addition to Linn Mar's Oak Ridge middle school at (4901 Alburnett Rd).
- Interior finish is being completed on two new self-storage units at (5185 8<sup>th</sup> Ave.)
- A temporary occupancy has been issued at Marion Iron's new steel bldg. at (4000 3<sup>rd</sup> Ave.)
- Exterior work has been completed for Hupp Electric's building addition at (500 57<sup>th</sup> St.)
- A Temporary Occupancy has been granted for Unity Point Clinic in Marion office expansion at (2996 7<sup>th</sup> Ave)
- Framing has started for a new Dairy Queen at (2100 7<sup>th</sup> Ave.)
- Foundation is done for Heartland Animal Hospital at (1003 50<sup>th</sup> St.)
- Legacy Manufacturing has started the foundation, a complete set of building plans have not been submitted yet for a new building at (6509 Partners Ave.)
- Steel work has begun for Elplast Manufacturing at (795 Enterprise Dr.)
- Integrity Homes has started site work for a warehouse complex at (591 62<sup>nd</sup> St.)
- Linn Mar has submitted plans, for new bleachers at the High School gym. (3111 10<sup>th</sup> st)
- New plans have been submitted for 2 new Klinger Paint buildings at (4281 & 4289 3<sup>rd</sup> Ave)

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

- A Temporary Occupancy has been issued for Giving Tree Theater at (752 10<sup>th</sup> St)
- Remodel work has started on the Marion Tire building at (3270 7<sup>th</sup> Ave.)
- Rough-ins have been completed and trim work has started for a new Chiropractic office build-out at (127 Marion Blvd.)
- Rough-ins have been done for a build-out for Lumber Liquidators at (1418 Twixt Town Rd)
- Remodel work has started for the re-location of Ace Hardware at (999 44<sup>th</sup> St.)
- Waiting for an agreement of a land purchase before permit can be issued for Rogers Concrete plant shop addition at (3790 3<sup>rd</sup> Ave)
- A punch list work is being completed for Urban Vintage Studio at (1317 7<sup>th</sup> Ave)
- The Long Branch best Western's plans have been approved for an interior remodel at (90 Twixt Town Rd)
- Calvin Ehlts has exterior concrete work to complete at his warehouse at (4650 8<sup>th</sup> Ave.)
- Footings have been approved for an addition to the car wash at (1188 Grand Ave.)
- Cornerstone Church has been granted a Temporary Occupancy for phase two of 3 phases of their church remodel at (925 Blairs Ferry Rd.)
- Capital Comm. has gone back to the architect to redesign the building at (1204 7<sup>th</sup> Ave).
- An office build-out has new plans for an insurance office at (955 29<sup>th</sup> St. Suite B)
- Work for a new canopy is being finished up at Gospel Light Baptist Church (305 2<sup>nd</sup> Ave)
- Lower level remodel for Art Gallery and Bar have started at Memorial Hall (760 11<sup>th</sup> street)
- Temporary Occupancy has been granted for two new warehouse buildings built at (5600 & 5602 REC Drive)
- A Temporary Occupancy has been granted for Platinum Development's 12 plex. Apartment at (2710 10<sup>th</sup> Street). Waiting for a Permanent Guardrail to be installed.
- Q-Dogs BBQ's Smoker shed is nearly completed at (895 Blairs Ferry Rd)

## **COMPLETED BUILDING PROJECTS:**

- Work has been completed at Marion Iron's old steel building at (3986 3<sup>rd</sup> Ave.)
- A final Certificate of Occupancy has been issued for a warehouse at (695 51<sup>st</sup> St.)
- Final Occupancy has been granted to for La Cantina at (3217 7<sup>th</sup> Ave)
- Second floor remodel, Residence of Memorial Hall has been completed, (760 11<sup>th</sup> St)

# NUISANCE ACTIVITY

(Neal Caraway)

We do not have a report this month from Neal due to illness. The attached report is from last month most of which continue to be active. If you have any specific questions, please feel free to give us a call and we'll get what information we can for you.



These photos were taken while out on a complaint regarding property maintenance. A woman and her children were living in this home at the time of the photographs. The Marion Police and the Department of Human Services are involved in the case.



## Existing Complaints of Interest:

**5010 Winslow Road Sam Nemer.** Rule to show cause filed for violation of previous court order about junk and debris on the property. A settlement agreement had been drafted and signed giving till **April 15, 2013** to have all debris removed from exterior storage. Owner has obtained permits to attach garage to house and an addition to existing detached garage. Footings completed but weather prevented further progress at this time.. Court hearing on June 14th. the judge found Mr. Nemer in contempt of court and imposed fines of 2250.00 but then gave him 60 days to purge his contempt (that would be August 13th). We (the city) agreed that if he were to achieve compliance by that time we would request dismissal of the fines (added incentive) with Nemer still paying court costs. Deadline came and property was still not in compliance. ***Municipal infraction drafted and filed to abate debris on the property. Mr. Nemer has been served. Mr. Nemer filed his response and a hearing is scheduled for March 4-5 2015. There was a deposition of Mr. Nemer on Nov. 25. To date Mr. Nemer has failed to provide any of the items requested for discovery.***

**1875 29th street Robert Ray.** Steve Passmore Property has been sold and new roof has been installed. Fencing and old pool to be removed and yard re-graded. According to contractor there is substantial interior work to be done which will require additional permits. ***There have been no interior inspections of the work at this property and it has since changed hands. New owner has been notified to set up final inspections but response yet.***

**6 trailers in the Marion Village Mobile Home Park** with complaints. 4 concern hoarding and poor living conditions, one includes hoarding of stuff and animals, and one has to do with animal smells that extend outside of the home. Marion Police have done welfare checks on the addresses and confirmed a couple but were not allowed entry into 2 others. ***Work on these will take some time... Have been working with DHS on a couple of the newest ones. One has been vacated until repairs are completed, one the owners were given a notice to vacate if they didn't meet minimum living conditions. They made the first level but have a long way to go. Will continue weekly inspections until full compliance is achieved. (their children are not able to live there until that time, either per DHS)***

**1240 G Ave. Scott Huebener.** Complaint about fence height of over 6 feet. ***Owner was contacted several months ago by Code compliance and he lowered the fence but put it back up to 8 feet again shortly after. Planning Dept has sent him a letter of non-compliance since this is actually a Zoning violation.***

### **New or items of interest:**

**Staff has prepared and mailed informational letters out to commercial property owners and tenants in the 49th and 51st street industrial area. Coordinating with Planning, Engineering, as well as Fire Department in this initiative to shape up the appearance, compliance, and safety of these properties. Several calls have been fielded concerning the letters (mostly from properties who are in compliance). The plan is to do thorough inspections off all properties in the spring and send out violation notices as needed.**

### **City owned property updates:**

**Bids were received for demolition of the 3 properties at 7th street and 7th Ave. intersection. Awaiting transfer of ownership to the City on 2 of those yet. Demolition work will begin as soon as the council has formally accepted the bid from Koelker.**

**4541 Vasey Avenue Mary Chalus** City of Marion. The City of Marion took title to this abandoned and dilapidated property in District Court August 30th. Contractor hired to trash out the building and clean up yard. Property listed with realtor and an offer was accepted within 4 days (56,500.00). Council holding hearing on the property sale this Thursday (6-5-14) after which sale process may be completed and deed transferred. ***Sale process has been delayed by discovery of a mechanics lien. Case has supposedly been reopened to resolve. Purchase offer has been extended three times now***

*as well as deadline to comply. . Just received notice from legal staff that the lien issue has been resolved. An extension of the purchase agreement is being drafted at this time. Hopefully the abstract will be sent to purchaser for review within the month.*

**1543 6th Ave.** City of Marion purchased property. Parks Dept is maintaining.

#### **GENERAL INFORMATION**

There were 15 new complaints and 46 were closed making a total of 40 active complaints at this time. 9 of these are property maintenance code issues, 15 are housing code issues. There were 93 notes on nuisance inspections and communications recorded this month.

#### **Nuisance Board notes**

Last board meeting took place October 7 at 6:05 PM

Discussion the trailer home complaints and request from legal staff regarding liability in relation to potential personal injuries of occupants in substandard living conditions.

Next meeting scheduled for 6:00pm April 7, 2015

New board member James Hoth will replace Grant Hagan