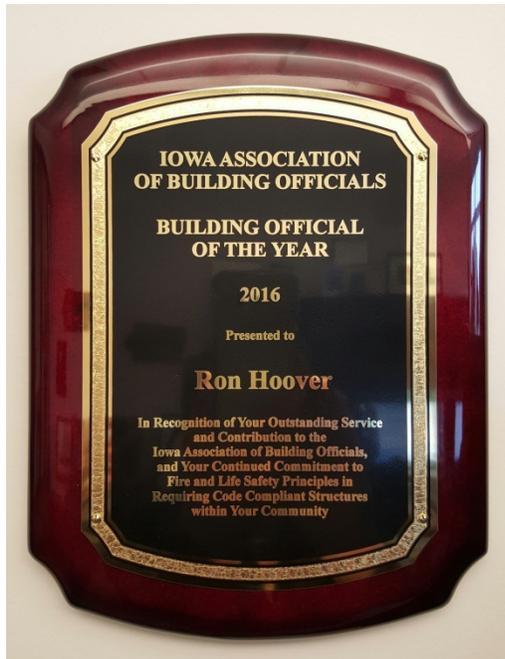


**MONTHLY REPORT**  
**JANUARY 2015**  
 (Tracey Bellach)

<b>INSPECTIONS:</b>	<b>CURRENT</b>		<b>LAST MONTH</b>		<b>LAST YEAR</b>	
BUILDING	288		406		331	
ELECTRICAL	16		18		15	
PLUMBING	22		22		26	
MECHANICAL	32		44		23	
WRECKING	16		2		1	
COMPLAINT	38		35		39	
HOUSING	535		578		320	
BEER & LIQUOR INSP	6		4		6	
<b>TOTAL INSPECTIONS</b>	<b>953</b>		<b>1,109</b>		<b>761</b>	
Electrical, Mechanical & Plumbing inspections performed with building projects are not recorded in individual category.						
<b>PERMITS</b>		<b>UNITS</b>		<b>UNITS</b>		<b>UNITS</b>
ACTIVE DEPT PERMITS	3,503		3,509		3464	
PERMITS ISSUED CURRENT	171		214		171	
NEW SINGLE FAMILY	4		9		6	
NEW MULTI-FAMILY	4	14	1	2	1	2
COMMERCIAL PERMITS	5		4		6	
REMODEL PERMITS	20		16		21	
PERMITS ISSUED FYTD	2,103		1,932		1800	
<b>FINANCIAL</b>						
RECEIPTS CURRENT	29,110		30,449		25,744	
RECEIPTS FYTD	418,459		389,349		277,417	
<b>CODE COMPLIANCE:</b>						
NEW COMPLAINTS	6		9		10	
RESOLVED COMPLAINTS	2		11		4	
ACTIVE COMPLAINTS	75		71		51	
<b>RENTAL HOUSING:</b>						
RENTAL HOUSING UNITS	4,052		4,053		4011	
NEW UNITS REGISTERED	3		8		8	
UNITS REMOVED	2		9		11	
REGULAR INSPECTIONS	248		245		104	
VIOLATION INSPECTIONS	281		155		143	
OTHER CONTACTS	6		178		73	



**In recognition of his outstanding service and contributions to the Iowa Association of Building Officials, Ron Hoover was honored as the recipient of Building Official of the Year 2016**



**It is with a heavy heart that we bid farewell to Neal Caraway, Code Compliance Coordinator. Neal started his duties with the City of Marion in 2001 as a Building Inspector. The position of Code Compliance Coordinator evolved over the years and included not only regular building inspections but he handled the bulk of the nuisance complaints and violations of the Property Maintenance Code. Neal had a unique way of dealing with people and had patience beyond measure. His moto was "Progress, no matter how small, is still progress." So while others would run out of patience working with violators of the Property Maintenance Code, Neal would typically just encourage and even go so far as to help them during off hours. On Sunday, January 31, 2016, Neal lost his battle with cancer. It was an awful disease but he faced it with a positive attitude and faith that he could persevere. Neal continued to work throughout treatments and many rough days over the last few years and was still trying to wrap up loose ends just a few weeks ago. He was truly one of a kind and will be dearly missed.**

**RESIDENTIAL INSPECTIONS**

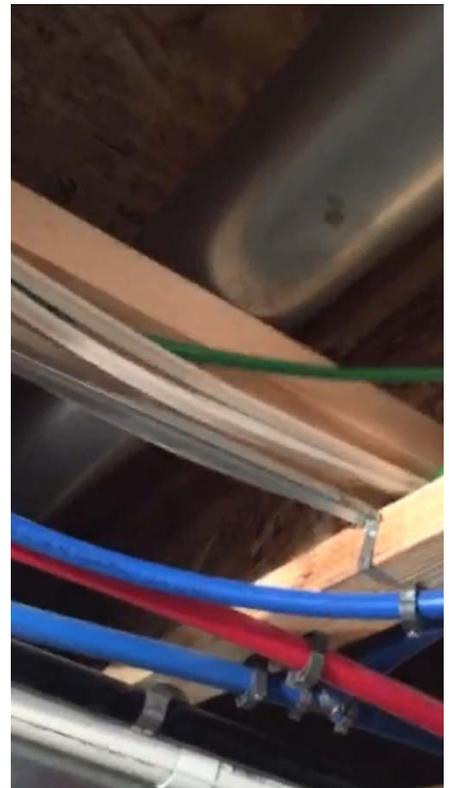
(Michael Kortenkamp)



The red sheathing in the photo to the left indicates that it is fire-rated and used for separation of multi-units. The integrity of the separation was compromised. There can be no penetrations. The penetration should have been through the brown OSB board noted at the top of the photo.

A Class "B" water flue pipe like the one pictured below requires a 1" clearance from combustible materials. It was noted to be touching the electrical cords during an inspection.

During the re-inspection, a 2 x 4 was placed between the pipe and electrical cord. It did not meet the requirement either. Final solution was to wrap it with a metal, non-combustible bracket.





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



**Pouring Cement in  
February at The Arbors –  
1362 Blairs Ferry Road**

**NEW CONSTRUCTION PROJECTS:**

- Plans have been received for an interior commercial build-out at (4281 3<sup>rd</sup> Ave)
- A site Plan has been submitted for storage garages on (3<sup>rd</sup> Ave.)
- Interior remodel has started for Fashion Par Kitchen's new location at (1246 7<sup>th</sup> Ave)
- A permit has been applied for, to construct a new airplane hangar at (1690 Marion Airport Road)
- Framing has started for APC Emmert's new building at (4155 3<sup>rd</sup> Ave)
- Framing Inspections have been approved for the shell of 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 7<sup>th</sup> Ave)
- Finishing touches are being completed at the Heartland Animal hospital at (1003 50<sup>th</sup> Street.)
- The foundation has been completed and the framing is being done for the Electrical Specialties new building at (6451 Partners Ave)
- Foundation work has been completed and framing has begun for a 70 unit Senior housing project at (1362 Blairs Ferry Rd)
- The first unit of 3 Self-storage units, is being completed and the second of 3 has been 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 49<sup>th</sup> St.)
- A permit has been issued, and site work will has started for a 60 unit senior housing at (830 Blairs Ferry Rd.)
- Steel framing and the roofing has been completed, while interior work continues 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)

**ON-GOING CONSTRUCTION PROJECTS:**

- Exterior masonry has been completed, and interior framing work is well underway for a remodel of space for Hills Bank/Goodwill, at (3202 7<sup>th</sup> Ave)
- A Temporary Occupancy has been issued for an addition to Novak Orthodontic at (960 Barrington)
- Occupancy has been given to Star Appliance for their new location, at (600 44<sup>th</sup> street)
- Framing for the second rental warehouse has started for Gary Moose at (570 44<sup>th</sup> St)
- Knutson Construction is completing the framing of the 3<sup>rd</sup> 12 unit apartment, while the subcontractors are finishing the rough-ins for the 3<sup>rd</sup> 5 unit. The 2<sup>nd</sup> 5 unit is being painted, while the 1<sup>st</sup> 5 unit is having its finishing touches completed. The first 2, 12 unit apartments are ready to be occupied, at the Shadow Ridge complex on Prairie Hill Dr.
- Select Construction is completing rough-ins on their new warehouse/shop at (665 49<sup>th</sup> St)

- 
- Framing is completed and subcontractors are working on the interior of a new office building for Linn Coop at (325 35<sup>th</sup> 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 62<sup>nd</sup> 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 10<sup>th</sup> St.)
  - Interior finish is being completed for a 4000 square foot warehouse of Joe Meyers at (3300 3<sup>rd</sup> Ave)
  - Finish work is being completed for a warehouse/plumbing shop at (4598 Commercial Dr.)
  - Above the ceiling work has been completed and finish trim and machinery is being installed for Elplast Mfg. at (795 Enterprise Dr.)
  - Interior work is being completed to the Hupp Electric building addition at (500 57<sup>th</sup> 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 7<sup>th</sup> Ave).
  - Work is continuing on the Owen-Block building (AKA the Maidrite bldg.) by Capital Commercial at (1000 & 1030 7<sup>th</sup> Ave)
  - The Art Gallery at Memorial Hall has been completed, with the bar portion of the permit continuing to be worked on at (760 11<sup>th</sup> street)
  - A Temporary Occupancy has been issued for two new Self storage units at (5185 8<sup>th</sup> Ave.)

#### **BUILDING PROJECTS: COMPLETED**

- A building addition has been completed, for Rogers Concrete plant shop at (3790 3rd Ave)
- Cornerstone Church has completed the remodel of their church remodel at (925 Blairs Ferry Rd.)

#### **Code Compliance**

Compiled by Matt Newhouse – Building Inspector  
For Neal Caraway - Code Enforcement Official

**An assessment of the current state of all nuisances (both new and ongoing) will be performed within the next few months. All new complaints are being handled promptly by all building department staff. The addition of duties do not lend much time to actively pursue old complaints but deadlines and additional complaints on current issues are being given the due diligence deserved. A new staff member will be added within the coming months. This will allow for more time and efforts to pursue the completion of the nuisances and complaints as started by Mr. Caraway.**

**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.

**City owned property updates:**

**29<sup>th</sup> and 35<sup>th</sup> properties.** There have been a few 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. 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 7 new complaints and 1 was closed making a total of 75 active complaints at this time. 11 of these are property maintenance code issues, 29 are housing code issues. There were 38 notes on nuisance inspections and communications recorded this month.

**Nuisance Board notes**

Next meeting not scheduled at this time.

Board was notified of the current status on 16 Ash Dr. on 1/27/16 by Matt Newhouse.



# Month End Report

## January 2016

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