



BUILDING BOARD OF APPEALS - REGULAR SESSION
GOVERNMENT CENTER BOARDROOM, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
TUESDAY, JUNE 6, 2023, 1:30 PM

1. Call to Order

2. Roll Call

3. Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/register at least 5 minutes before the start of the meeting.

4. Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

A. Review and approval of the minutes of the December 7, 2021, regular meeting of the Building Board of Appeals, as requested by the Economic & Community Development Department. (Recommended Motion: Motion to accept the minutes, as presented)

5. Regular Session

A. Public hearing, review, and action on a request submitted by L. Dewayne Tremain on behalf of the Chateau Condominium Association seeking appeal of requirement to install fire alarm system at the building located at 111 Rust Road, Bloomington, IL 61701. PIN: 21-02-309-016, as requested by the Economic & Community Development Department. (Recommended Motion: Motion to deny the appeal, as presented.)

B. Public hearing, review, and action on a request submitted by Atty. James Schmidt on behalf of the Arbors at Eastland seeking appeal of requirements to make alterations at the building(s) located at 208 S. Prospect Road, Bloomington, IL 61704 (Primary Address). PIN: 21-02-407-005, as requested by the Economic & Community Development Department. (Recommended Motion: Motion to deny the appeal, as presented.)

6. New Business

A. Update and discussion on the implementation of OpenGOV permitting software., as requested by the Economic & Community Development Department and the Economic & Community Development Department. (Recommended Motion: No Action, discussion only.)

B. Update and discussion on proposed Building Code updates., as requested by the

Economic & Community Development Department and the Economic & Community Development Department. (Recommended Motion: No Action, discussion only.)

7. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.



BUILDING BOARD OF APPEALS
MEETING MINUTES

DATE: December 7, 2021

Staff present: Chris McAllister, Building Official, and Kimberly Smith, Assistant Director

Roll Call

John Meek, Chair
Jeffery Brown
Mark Holderby - absent
Jerry Kellerher
Michael Raikes
Larry Stevig
John Weber

Public Comment

None

Approval of Minutes

Chair asked Mr. McAllister to brief the Board on the previous minutes. Mr. McAllister summarized the minutes of September 20, 2020, and noted the focus was adoption of the building code, plumbing and other code updates.

Approved viva voce vote.

Update on State approval of City of Bloomington City Code Chapter 34 - Plumbing

Mr. McAllister summarized the plumbing code update process, and changes from the State review, which were minor in nature and primarily aligning definitions of the State Plumbing Code with that of our Ordinance.

Chairperson Meek asked if further Board action was required. Mr. McAllister clarified nothing at this time.

Update on Building Permit Application Procedures and Forms

Mr. McAllister reviewed updated process for accepting permit applications online.

Mr. McAllister explained new procedures for reviewing changes in use of existing building, including new application process for these changes in uses.

Chairperson Meek asked clarification questions regarding online applications. Mr. McAllister clarified the city will accept stamped/sealed drawings online, this process has already begun, and is going well thus far. He also noted the ultimate goal is online only.

Update on Department Staff Changes

Ms. Smith and Mr. McAllister gave an update on the newly combined department, and the staff changes.

Mr. Stevig asked for clarification on Community Enhancement on related to code enforcement, and difference with building enforcement. Mr. McAllister clarified code enforcement work falls under the Property Maintenance Code and the Property Maintenance Review Board. Building Safety Division focuses on Building, Fire Prevention, Construction, Changes of Use.

Chairperson Meek asked how Engineering fits into the process.

Mr. McAllister explained the process and coordination for approval. Point of contact, public interface is with the ECD. Information is then passed along to the Engineering Division of Public Works for review. He also explained the Project Review Group.

Chairperson Meek complimented the City for creating the weekly, face to face Plan Review Group meeting. The Board and Staff offered additional clarification.

Chairperson Meek asked how busy the City is for building permit applications.

Mr. McAllister noted the City has 50% more housing starts this year than last year, about 90. He also noted there is a big push for multifamily development. He noted the City is catching up with more staff on board.

Chairperson Meeks noted the members are commercial members, but felt that the residential developer side is not represented, as there are two vacancies. Mr. Kellerher noted he represents residential.

Chairperson Meeks noted he is on the Energy Code Advisory Council, and noted that Board is taking input and updated Energy Cod is anticipated.

Per discussion Ms. Smith noted Staff is happy to take suggestions to fill the two Building Board of Appeal and noted the Code for qualifications spelled out in Chapter 10 of the City Ordinance.

Per discussion, Mr. McAllister noted the City is obligated to enforce minimum requirements of the Illinois Energy Efficiency Code adopted by the State.

Adjourn

Moved by Mr. Raikes, seconded by Mr. Kellerher. Approved viva voce vote.

BUILDING BOARD OF APPEALS

TO: BUILDING BOARD OF APPEALS
FROM: Economic & Community Development Department
DATE: June 6, 2023
CASE: BBA-23-01, Appeal of 2018 International Fire Code (IFC) Requirements
REQUEST: Public hearing, review, and action on a request submitted by L. Dewayne Tremain on behalf of the Chateau Condominium Association seeking appeal of requirement to install fire alarm system at the building located at 111 Rust Road, Bloomington, IL 61701. PIN: 21-02-309-016

BACKGROUND

On November 1, 2022 a routine fire inspection was conducted at the subject address, which noted deficiencies including the absence of an approved fire alarm system, noted as a violation of 2018 IFC Section 1103.7.6. Additional formal correspondence regarding the specific code requirement was provided November 8, 2022. – Attachment BBA 23-01 Exhibit A

Appeal Request: The Petitioner requests relief from the requirement to install a fire alarm system at this location, on the basis that other existing building construction features provide a similar level of protection. Appeal Application and supporting documentation has been included – Attachment BBA 23-01 Exhibit B

ANALYSIS

This building, constructed in 1972 appears to have been in compliance with the applicable building code in effect at the time the building was completed. The 2018 International Fire Code adopted by the City of Bloomington includes provisions that are applied to existing buildings, with the purpose of establishing a minimum level of fire safety for the occupants of those existing buildings. This building is classified as an R-2 Occupancy – the language of the applicable IFC code section being appealed is below (staff comments in **RED**):

1103.7.6 Group R-2.

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in existing Group R-2 occupancies more than three stories in height or with more than 16 dwelling or sleeping units. **CRITERIA NOT MET**

Exceptions:

1. Where each living unit is separated from other contiguous living units by fire barriers having a fire-resistance rating of not less than 3/4 hour, and where each living unit has either its own independent exit or its own independent stairway or ramp discharging at grade. **CRITERIA NOT MET**

2. A separate fire alarm system is not required in buildings that are equipped throughout with an approved supervised automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and having a local alarm to notify all occupants. **CRITERIA NOT MET**

3. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units and are protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that

leads directly to the exits or are served by open-ended corridors designed in accordance with Section 1027.6, Exception 3. **CRITERIA NOT MET**

4.A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units, do not exceed three stories in height and comply with both of the following: **CRITERIA NOT MET**

4.1.Each dwelling unit is separated from other contiguous dwelling units by fire barriers having a fire-resistance rating of not less than 3/4 hour.

4.2.Each dwelling unit is provided with smoke alarms complying with the requirements of Section 907.2.10.

The petitioner asserts that the existence of firewalls separating portions of the building, the presence of fire extinguishers, basement sprinkler system, and smoke detectors provide an equally adequate level of protection as providing the fire alarm system. However, many of these components were/are separately required by Code at the time of construction – no equivalent additional method of protection has been proposed. Additionally, these are not features that meet the same intent or purpose of the code requirement cited – notification of all building occupants in the event of a fire.

STANDARDS FOR REVIEW

As indicated in City Code Chapter 10 – Building Code §10-212, the Building Board has the function to hear and decide all appeals from rulings or determinations made by the Director of Economic & Community Development or department staff pursuant to this chapter.

2018 International Fire Code Section 109.2 – Limitation on Authority, further establishes that an application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of protection or safety is proposed. The board shall not have authority to waive requirements of this code.

STAFF RECOMMENDATION

Staff recommends that the Building Board of Appeals deny the appeal of 2018 International Fire Code Section 1103.7.6, requiring that an approved manual pull fire alarm system be installed in a reasonable timeframe. The existing building construction and features itemized in the Petitioner's Appeal Application do not sufficiently meet the criteria of providing an alternative solution to the code requirement that provides an equivalent level of protection or safety as the code requirement itself.

BUILDING BOARD OF APPEALS

CASE: 23-01

EXHIBIT A

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection 11/1/22 (Date) 1st Re-inspection _____ (Date) 2nd Re-inspection _____ (Date) Special Inspection _____ (Date)

Address: 111 Rust Rd Unit: _____

Name of Business: CARDAMOM LIONS. COMMON HALLWAY

Business Phone: 36 UNITS Emergency Contact: _____

Email: _____

- 1 - Exit(s) shall have clear access
- 2 - Exit(s) shall not be locked/barred while the building is occupied
- 3 - Exit door(s) hard to open/broken
- 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- 5 - Emergency lighting shall be repaired
- 6 - Exit Signs (hardwired-battery backup) BY 207.
- 7 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test.
- 8 - Storage shall be kept 18" from sprinkler head/24" from ceiling
- 9 - Missing ceiling tile shall be replaced
- 10 - Holes in walls/ceiling/floor shall be repaired LAUNDRY ROOM
- 11 - Automatic door closure(s) shall be provided/repaired/replaced. 205. 202. 101. 105. 109. 112
- 12 - Swinging fire doors shall close and latch automatically. BY 306. 301. 308. 311. 212. 207.
- 13 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed. Install sign "Fire door-Keep closed." ALL
- 14 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- 15 - Electrical panel shall have 36" clearance from combustibles
- 16 - Extension cords shall not be a substitute for permanent wiring.
- 17 - Power taps shall be directly connected to a permanently installed receptacle.
- 18 - Fire Extinguisher(s) are past due for annual inspection 5/22
- 19 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged
- 20 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested 11/8/21. GARAGE ONLY
- 21 - Commercial Hood extinguishing systems shall be maintained/inspected/tested
- 22 - Fire Alarm system shall be maintained/inspected/tested
- 23 - Commercial cooking system shall be cleaned
- 24 - Mechanical room cannot be used for storage
- 25 - Storage of materials shall be orderly and stacks shall be stable.
- 26 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet
- 27 - Install Signage: Electrical Room/Sprinkler Room/FDC/FACP
- 28 - Other violations as noted: REMOVE HOLD OPEN DEVICES ON FIRE DOORS

NOTES: (7/31/23 ELEVATOR) GARAGE. BASEMENT FR. 1-3 RESERVE
4th FR. STORAGE

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY Jan 12/2/22 (Date)

Owner/Tenant - Print Name: Terry Holt Inspector: Karen Gubser



November 8, 2022

CHATEAU CONDOMINIUM ASSOCIATION
111 Rust Rd. Suite 109
Bloomington, IL 61701

RE: Routine Fire Inspection of the common hallways

In accordance with Chapter 17 of the Bloomington City Code, the Building Safety division is authorized to inspect buildings and structures to enforce provisions of the 2018 edition of the International group of codes. A fire inspection of the common areas of your building was conducted.

Chapter 11 of the 2018 International Fire Code applies to existing buildings constructed prior to the adoption of this code. Section 1103.1 states *Existing buildings shall comply with not less than the minimum provisions specified in Table 1103.1 and as further enumerated in Sections 1103.2 through 1103.10.*

A manual fire alarm system that activates an occupant notification system in accordance with Section 907.5 shall be installed in existing Group R-2 occupancies more than three stories in height or with more than 16 dwelling or sleeping units. (2018 International Fire Code Section 1103.7.6)

A manual fire alarm system will need be installed in the building. We understand the cost of complying with this minimum code standard. The fire alarm will need to be installed no later than May 10, 2023.

Your licensed contractor will need to obtain a permit for this work. The application shall be submitted to Joe Fowler, fire protection inspector. You can contact him at (309) 434-2236.

Respectfully,
Kathryn Gruber
Kathryn Gruber
Fire Inspector

CC: Ron Lawson, 111 Rust Rd. Suite 111, Bloomington, IL 61701

APPEAL REQUIREMENTS

You may file an appeal of this Notice with the Economic and Community Development Department, 115 E. Washington St, Second Floor, Bloomington, Illinois. The filing fee is \$150 and must be paid at the time the appeal is filed. The appeal must be in writing and must be received by the Department no later than ten (10) days after the date this Notice was served. Appeals should be based on the grounds that: (a) the true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted; (b) the provisions of this code do not fully comply; (c) an equivalent method of protection or safety is proposed.

TRANSFER OF OWNERSHIP REQUIREMENTS

As provided by the International Property Maintenance Code Section 107.6, Transfer of Ownership, "It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

BUILDING BOARD OF APPEALS

CASE: 23-01

EXHIBIT B



BUILDING BOARD OF APPEALS APPLICATION

This appeal involves (circle at least one below)		
Erection of a new structure <u>N.A.</u>	Change of Occupancy from _____ to _____ <u>N.A.</u>	
Addition to an existing structure <u>N.A.</u>	Alteration of an existing structure	
Other (specify): _____	Reconsideration of Appeal ID # _____ <u>Grandfather</u>	
This appeal is for a determination on (circle one below)		
Interpretation	Applicability	Alternative to the requirements
Site Address: <u>111 Rust Road</u>	Unit #:	Office Use Only
Zoning:		
Use of Property:	Occupancy Group:	
Project Description: <u>N.A.</u>		
License Required? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Fire sprinkler system currently installed? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Application Number:
Fire alarm system currently installed? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Fee Paid:
Available Parking Spaces? <u>Yes</u>	Shared parking spaces? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Contacted: Phone Email
		Related Permit #
		Application Date:
		Anticipated Meeting Date:
		Certificate of Occupancy Issued:

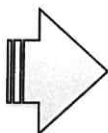
Contact Information: (List main contacts for each)

Owner of Property	Name: <u>The Chateau Condominium</u>	Email:
	Address: <u>111 Rust Road BLOOM. IL 61701</u>	Phone:
Applicant	Name: <u>RON LARSON, PRESIDENT OF ASSOCIATION</u>	Email:
	Address: <u>111 Rust Rd. # 110</u>	Phone:

Required Items to be Submitted by Applicant PRIOR TO ANY SCHEDULED MEETING

X	Floor plan with dimensions
X	Code Requirements Involved

Signature: [Handwritten Signature]



- PLEASE ATTACH PLANS / SKETCHES TO THIS APPLICATION.
- **NOTE: PERMITS MUST BE OBTAINED BEFORE WORK BEGINS.**
- SUBMISSION OF THIS FORM DOES NOT GUARANTEE OR GRANT APPROVAL TO START WORK.



Economic and Community Development Department

BUILDING SAFETY DIVISION

115 E. Washington St., PO BOX 3157

Bloomington, IL 61702-3157

Phone: 309-434-2226

comdev@cityblm.org

Guidelines for Appeals:

An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally or better form of construction is proposed. The Board shall not have the authority to waive requirements of this code. (2018 International Building Code, Section 113.2)

The petition for a determination on the interpretation, applicability or alternative from the requirement(s) of Chapter 10 (Building Code), Chapter 15 (Electrical Code), Chapter 34 (Plumbing Code) and the various codes adopted thereunder.

The following questions must be answered by the applicant. Either a determination of an incorrect interpretation of this Code by the Code Official, a determination that section of the Code is not applicable, or acceptance of an alternative form of construction shall not be granted by the Building Board of Appeals unless and until the findings of fact are submitted demonstrating all of the following:

Code Section being appealed:

(Example: International Building Code (IBC) Section 412.4.3)

2018 Int. FIRE CODE 1103.7.6

Regulation Requirement:

(Example: Smoke alarms shall be provided within hangar...)

HYDRANT FIRE ALARM SYSTEM

Code Modification or Alternate Requested:

Proposed Design: (Describe the alternate methods or materials of construction to be used or that exist. Be as specific as possible.)

- All units have fire et.
- All 1st Floor have direct exits
- Fire doors are all operable
- Fire EXTING ARE ALL CURRENT
- All FIRE EXITS ARE lighted.
- Sprinkler system is fully working

Reason for Alternate: (Describe why the alternate is required and how it will provide equivalent health, accessibility, structural capacity, energy conservation, life safety or fire protection to what the code requires).

* 2nd Floor and 3rd Floor all have direct exit paths

CHATEAU CONDOMINIUM ASSOCIATION

111 RUST RD, BLOOMINGTON, IL 61701

November 16, 2022

Dear Ms. Gruber:

Please accept this letter in response to your letter dated November 8, 2022 and notification of our intent to appeal your request for manual fire alarm system. Our check for \$150 is enclosed with this correspondence.

We are working to complete the corrections noted on the Fire Inspection Form. Our appeal is based on Fire Code, Chapter 11, Section 907.5 (c), which requests the installation of a Manual Fire Alarm System. All 36 units and all common areas are equipped with smoke detectors. The basement has a sprinkler system. There are fire doors and fire extinguishers throughout the building.

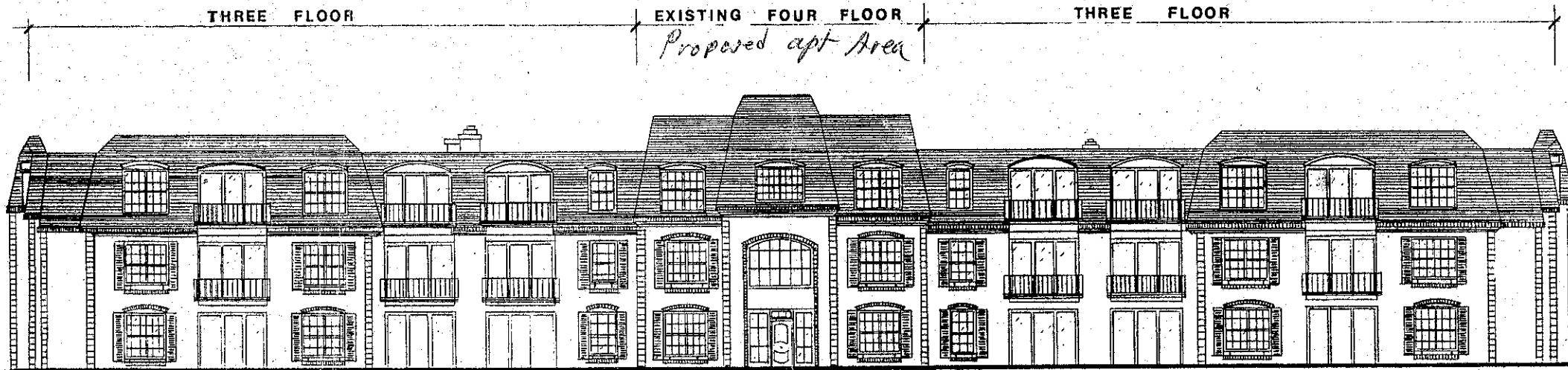
We feel these steps adequately protect our unit owners and our property. Therefore, we formally request that our appeal be granted.

If you have any questions, please do not hesitate to contact us by calling Dewayne Tremain at 760 218-2311

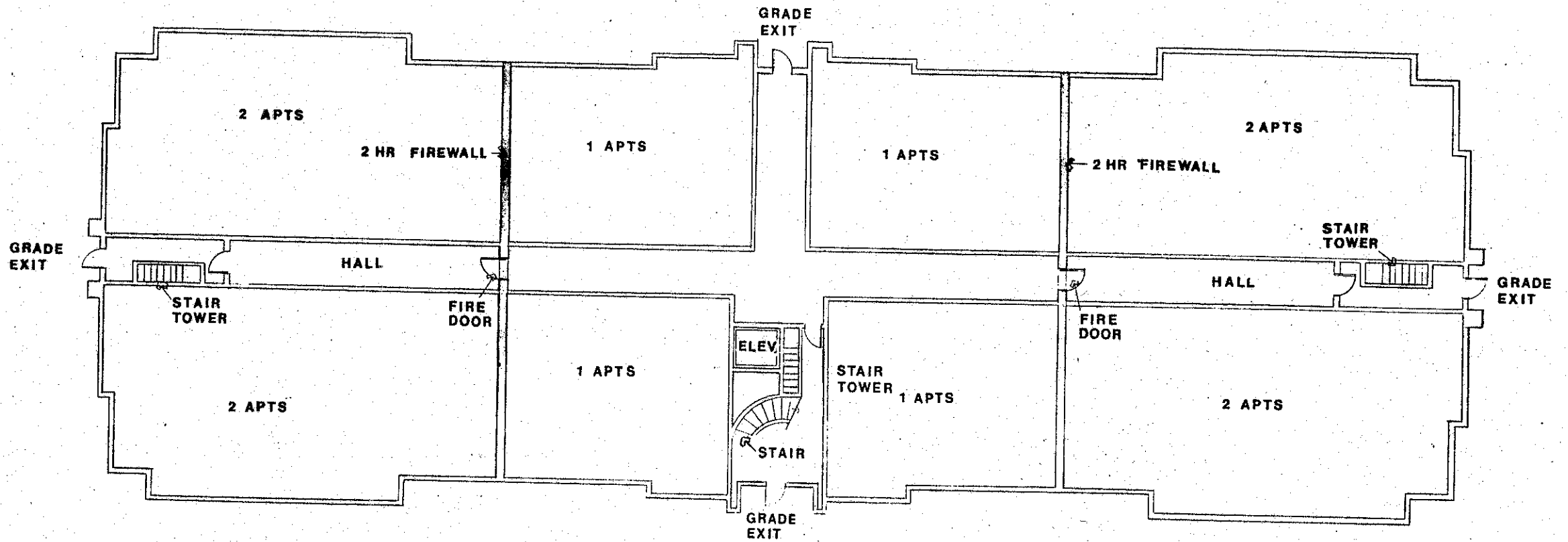
Sincerely,



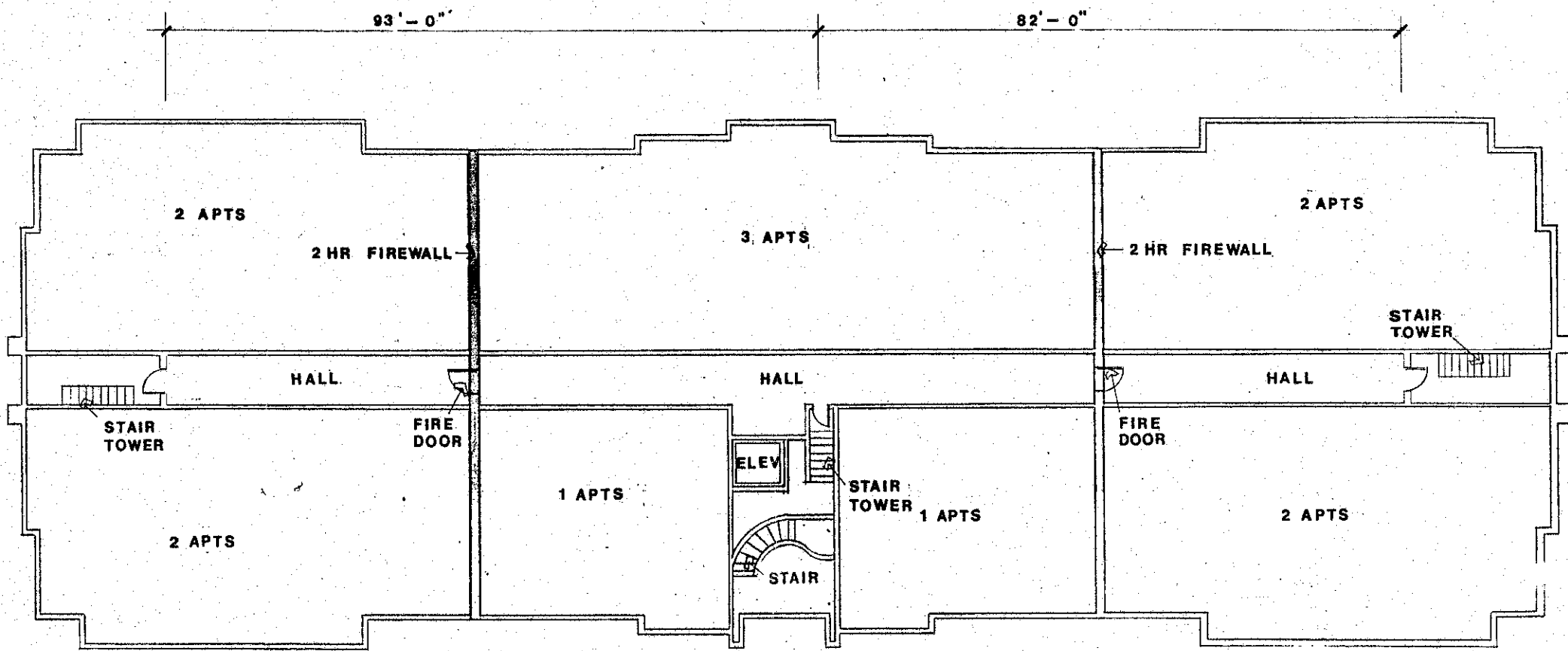
L. Dewayne Tremain
Secretary of the Board



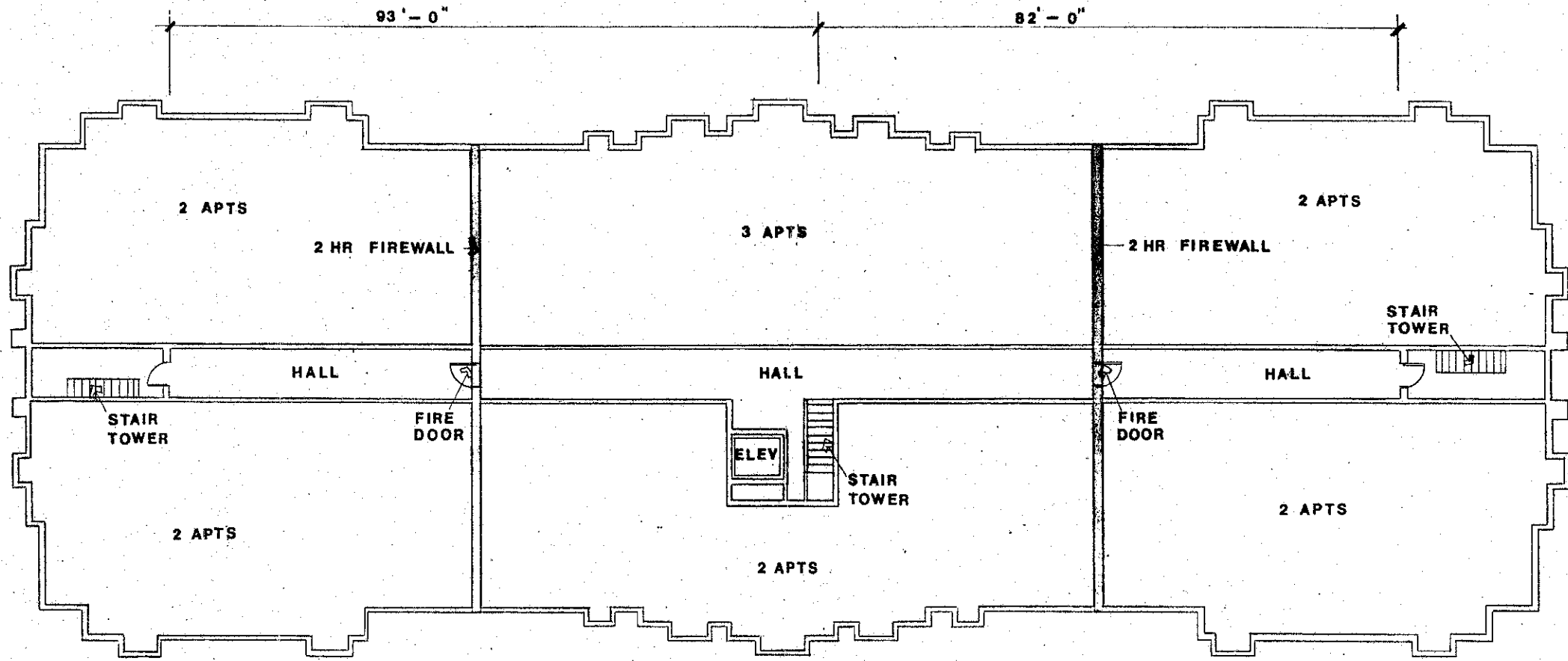
FRONT ELEVATION



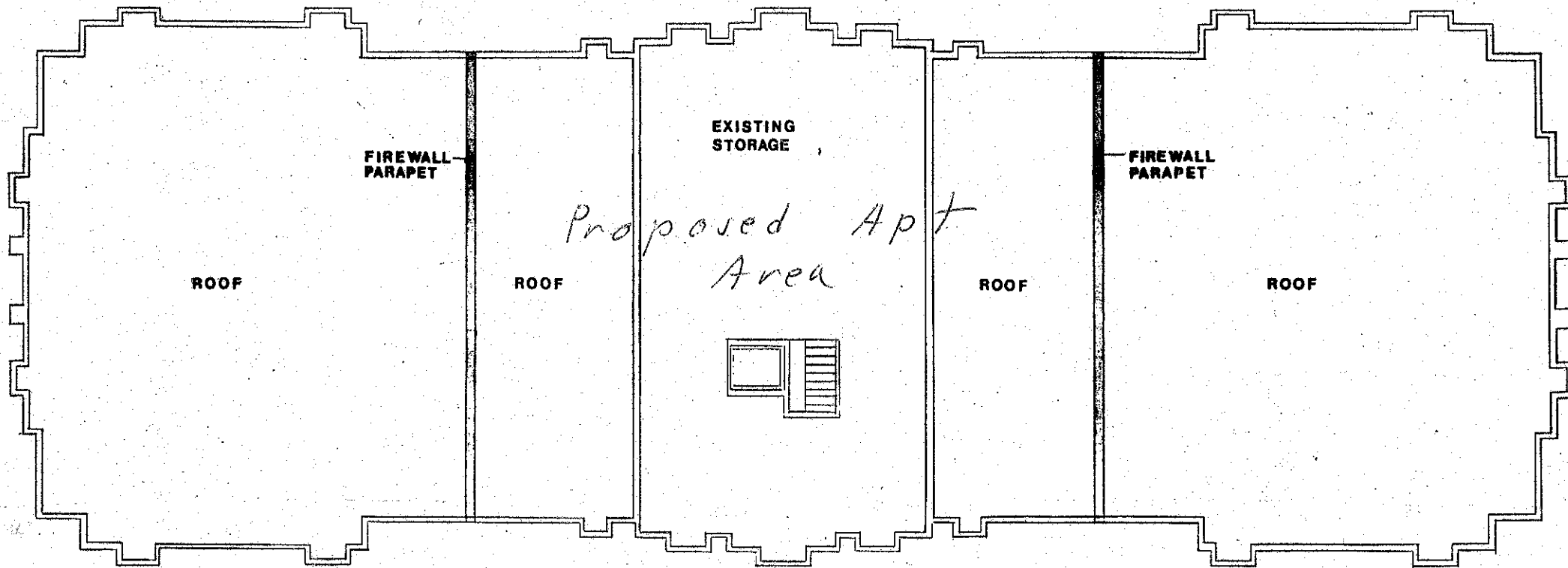
FIRST FLOOR



SECOND FLOOR

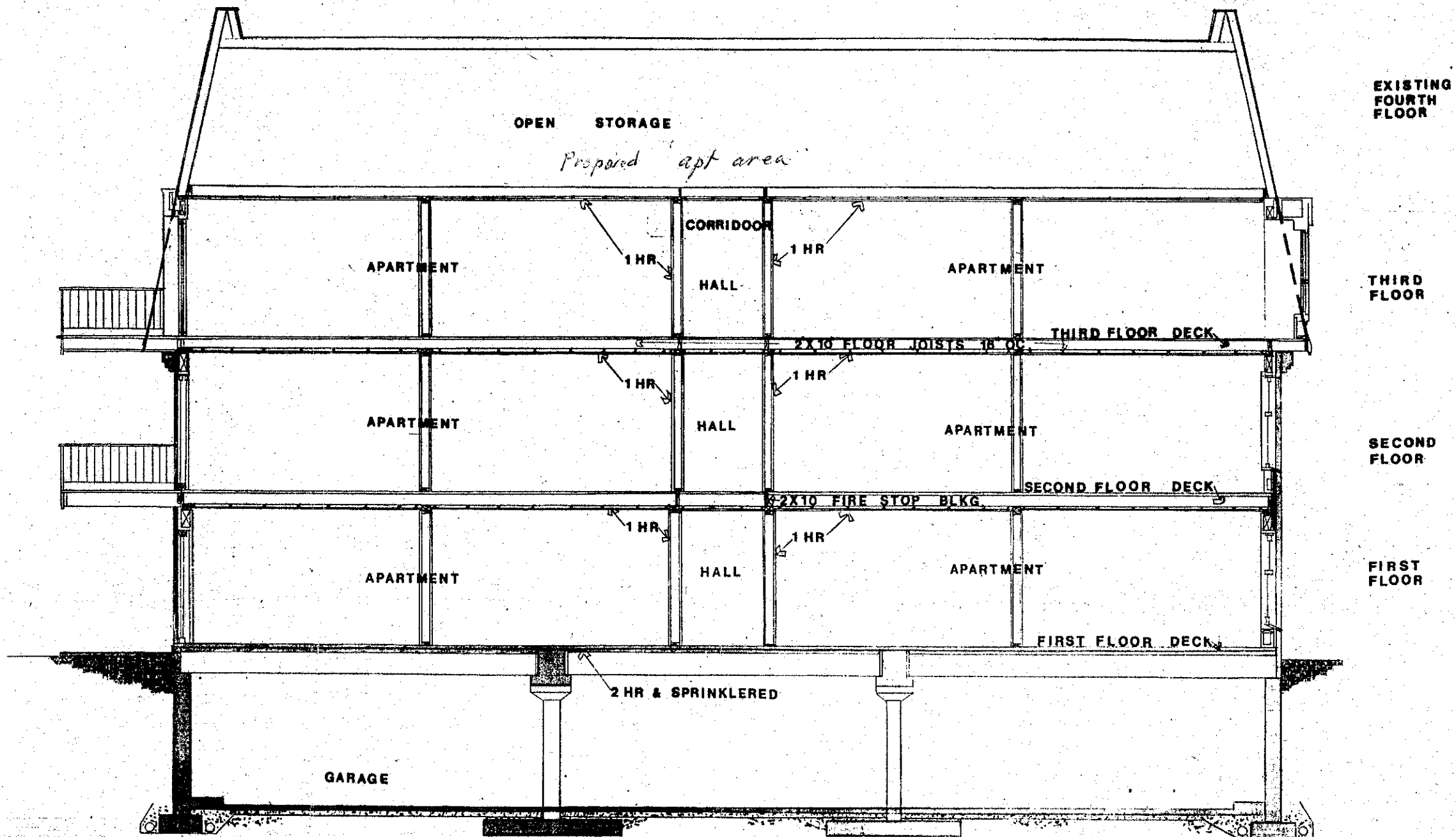


THIRD FLOOR



FOURTH FLOOR

Type 4A



BUILDING BOARD OF APPEALS

TO: BUILDING BOARD OF APPEALS
FROM: Economic & Community Development Department
DATE: June 6, 2023
CASE: BBA-23-02, Appeal of 2018 International Fire Code (IFC) Requirements
REQUEST: Public hearing, review, and action on a request submitted by Atty. James Schmidt on behalf of the Arbors at Eastland seeking appeal of requirements to make alterations at the building(s) located at 208 S. Prospect Road, Bloomington, IL 61704 (Primary Address). PIN: 21-02-407-005

BACKGROUND

In August, 2022 routine fire inspection(s) were conducted in common areas at multiple buildings at the apartment complex known as The Arbors at Eastland located at the primary subject address above, which noted deficiencies including items related to exit signage and the enclosure of exit stairs. Additional formal correspondence regarding the specific code requirement(s) was provided August 26, 2022. – Attachment BBA 23-02 Exhibit A

Appeal Request: The Petitioner requests relief from the requirement to install fire rated exit enclosures and make corrections to exit signage at buildings at this apartment complex, on the basis that the 2018 International Fire Code has been misinterpreted and that it does not apply to existing buildings. Appeal Application, letter from the legal consul representing The Arbors at Eastland further describing the basis of their argument has been included – Attachment BBA 23-02 Exhibit B

These buildings are classified as R-2 Occupancy – the language of the IFC code sections cited as being in violation are below.

Note that the basis of the appeal is primarily on the applicability of Chapter 11 of the IFC, not the specific violations noted immediately below and is discussed later in the analysis:

1008.2.1 Illumination level under normal power.

The means of egress illumination level shall be not less than 1 footcandle (11 lux) at the walking surface.

Exception: For auditoriums, theaters, concert or opera halls and similar assembly occupancies, the illumination at the walking surface is permitted to be reduced during performances by one of the following methods provided that the required illumination is automatically restored upon activation of a premises' fire alarm system:

1. Externally illuminated walking surfaces shall be permitted to be illuminated to not less than 0.2 footcandle (2.15 lux).

2. Steps, landings and the sides of ramps shall be permitted to be marked with self-luminous materials in accordance with Sections 1025.2.1, 1025.2.2 and 1025.2.4 by systems listed in accordance with UL 1994.

1103.4.8 Occupancies other than Groups I-2 and I-3.

In other than Group I-2 and I-3 occupancies, floor openings containing exit access stairways or ramps that do not comply with one of the conditions listed in this section shall be protected by 1-hour fire-resistance-rated construction.

- 1.Exit access stairways and ramps that serve, or atmospherically communicate between, only two stories. Such interconnected stories shall not be open to other stories.
- 2.In Group R-1, R-2 or R-3 occupancies, exit access stairways and ramps connecting four stories or less serving and contained within an individual dwelling unit or sleeping unit or live/work unit.
- 3.Exit access stairways and ramps in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, where the area of the vertical opening between stories does not exceed twice the horizontal projected area of the stairway or ramp, and the opening is protected by a draft curtain and closely spaced sprinklers in accordance with NFPA 13. In other than Group B and M occupancies, this provision is limited to openings that do not connect more than four stories.
- 4.Exit access stairways and ramps within an atrium complying with the provisions of Section 404 of the International Building Code.
- 5.Exit access stairways and ramps in open parking garages that serve only the parking garage.
- 6.Exit access stairways and ramps serving open-air seating complying with the exit access travel distance requirements of Section 1029.7 of the International Building Code.
- 7.Exit access stairways and ramps serving the balcony, gallery or press box and the main assembly floor in occupancies such as theaters, places of religious worship, auditoriums and sports facilities.

1104.3 Exit sign illumination.

Exit signs shall be internally or externally illuminated. The face of an exit sign illuminated from an external source shall have an intensity of not less than 5 foot-candles (54 lux). Internally illuminated signs shall provide equivalent luminance and be listed for the purpose.

Exception: Approved self-luminous signs that provide evenly illuminated letters shall have a minimum luminance of 0.06 foot-lamberts (0.21 cd/m²).

1104.5.1 Emergency power duration and installation.

Emergency power for means of egress illumination shall be provided in accordance with Section 1203. In other than Group I-2, emergency power shall be provided for not less than 60 minutes for systems requiring emergency power.

STAFF ANALYSIS

These buildings appear to have been in general compliance with the applicable building code in effect at the time the building was completed. The 2018 International Fire Code adopted by the City of Bloomington includes provisions that are applied to existing buildings, with the purpose of establishing a minimum level of fire and life safety for the occupancy of those existing buildings.

The Petitioner's primary assertion that Chapter 11 does not apply to existing buildings unless construction is being performed on them is not correct. Key factors demonstrating this for consideration are:

- The assertion is made based on word placement in the title of the chapter, rather than the use of the words in the code sections that describe the scope and intent of the chapter. The purpose of the words has similarly been misinterpreted by the Petitioner.
- The preface of the IFC describes the consolidation of retroactive requirements from previous editions of the Code. Review of those previous editions clearly show the intent of those sections to be applied to existing buildings, not only applied when alterations are to be performed in existing buildings.
- The assertion is made that Chapter 11 only applies when alterations are made to existing buildings. Chapter 11 is not used for this purpose – the scoping requirements for alterations to existing buildings are made in a separate code – the 2018 International Existing Building Code.

Code Sections regarding the wording of the Chapter 11 title, scope, and intent (staff comments in RED):

IFC Section 102 – Applicability

From the published “2018 IFC Code and Commentary”:

*"Item 3 refers to Chapter 11, “Construction Requirements for Existing Buildings”, which was added in the 2009 edition of the code to assemble in a single location all of the construction and design code requirements that **specifically target existing structures, facilities and conditions for retroactive application...** “*

IFC Chapter 2 – Definitions

EXISTING - Buildings, facilities or conditions that are already in existence, constructed or officially authorized prior to the adoption of this code.

IFC Chapter 11 - Construction Requirements for Existing Buildings

From the published “2018 IFC Code and Commentary”:

*"Purpose: The purpose of this chapter are to provide minimum construction requirements for existing buildings and to provide them in one place. Many newer buildings may already meet these requirements and no further action will be necessary. Those that do not meet these minimum construction requirements will need to address those deficiencies. “ **No reference to alterations being performed being a prerequisite for the application of the Chapter. This describes the purpose as to address deficiencies in existing buildings.***

IFC 1101.1 Scope.

The provisions of this chapter shall apply to existing buildings constructed prior to the adoption of this code. **No reference to alterations being performed being a prerequisite for the application of the Chapter.**

From the published “2018 IFC Code and Commentary”:

"This section introduces Chapter 11 and indicates that is it applicable to all buildings constructed prior to the code's date of adoption.”

IFC 1101.2 Intent

The intent of this chapter is to provide a minimum degree of fire and life safety to persons occupying existing buildings by providing minimum construction requirements where such existing buildings do not comply with the minimum requirements of the International Building Code. **Note that the intent is to provide a minimum degree of safety to persons occupying existing buildings. This protection is accomplished by requiring construction as described in Section 1103.1.**

From the published “2018 IFC Code and Commentary”:

"This chapter provides a single location for such requirements. Included is a quick-reference table to determine where there are any requirements that would be applicable as the inspector is conducting the inspection. Each provision in the code that refers to retroactive requirements now has a reference in this Chapter.”

IFC 1103.1 Required construction

Existing buildings shall comply with not less than the minimum provisions specified in Table 1103.1 and as further enumerated in Sections 1103.2 through 1103.10. **No reference to alterations being performed being a prerequisite for the application of this section.**

From the published “2018 IFC Code and Commentary”:

1103.4 Vertical openings.

Vertical openings that are not properly protected can act as a chimney for smoke, hot gases and products of combustion. Unprotected floor openings have been a major contributing factor in many large loss-of-life fires. This section retroactively requires the enclosure of vertical openings between floors with approved fire barriers. The intent is to increase the level of safety in all buildings by enclosing unprotected floor openings and, thus, removing the avenue for unimpeded fire and smoke spread. In particular, the code is intended to ensure that means of egress in existing multiple-story buildings are given a reasonable level of protection.

IFC SECTION 1104 – MEANS OF EGRESS FOR EXISTING BUILDINGS

IFC 1104.1 General.

Means of egress in existing buildings shall comply with the minimum egress requirements where specified in Table 1103.1 as further enumerated in Sections 1104.2 through 1104.25, and the building code that applied at the time of construction. Where the provisions of this chapter conflict with the building code that applied at the time of construction, the most restrictive provision shall apply. Existing buildings that were not required to comply with a building code at the time of construction shall comply with the minimum egress requirements where specified in Table 1103.1 as further enumerated in Sections 1104.2 through 1104.25.

Code Sections from current 2018 International Fire Code and previous code editions referencing retroactive requirements (staff comments in RED):

2018 IFC – EFFECTIVE USE OF THE INTERNATIONAL FIRE CODE

Arrangement and Format of the 2018 IFC

Chapter 10 Means of Egress. The general criteria set forth in Chapter 10 regulating the design of the means of egress are established as the primary method for protection of people in buildings by allowing timely relocation or evacuation of building occupants. Both prescriptive and performance language is utilized in this chapter to provide for a basic approach in the determination of a safe exiting system for all occupancies. It addresses all portions of the egress system (i.e., exit access, exits and exit discharge) and includes design requirements as well as provisions regulating individual components. The requirements detail the size, arrangement, number and protection of means of egress components. Functional and operational characteristics also are specified for the components that will permit their safe use without special knowledge or effort. The means of egress protection requirements work in coordination with other sections of the code, such as protection of vertical openings (see Chapter 7), interior finish (see Chapter 8), fire suppression and detection systems (see Chapter 9) and numerous others, all having an impact on life safety. Sections 1002 through 1030 duplicate text from Chapter 10 of the IBC; however, the IFC contains an additional Section 1031 on maintenance of the means of egress system in existing buildings. Retroactive minimum means of egress requirements for existing buildings are found in Chapter 11.

Chapter 11 Construction Requirements for Existing Buildings. Chapter 11 applies to existing buildings constructed prior to the adoption of the code and intends to provide a minimum degree of fire and life safety to persons occupying existing buildings by providing for alterations to such buildings that do not comply with the minimum requirements of the International Building Code. Prior to the 2009 edition, its content existed in the IFC but in a random manner that was neither efficient nor user-friendly. In the 2007/2008 code development cycle, a code change (F294-07/08) was approved that consolidated the retroactive elements of IFC/2006 Sections 607, 701, 704, 903, 905, 907 and 3406 (then 2506) and all of then-Section 1027 (Means of Egress for Existing Buildings) into a single chapter for easier and more efficient reference and application to existing buildings. The provisions address general fire safety features such as requirements for fire alarm systems, CO detection and automatic sprinkler systems in some existing buildings, general means of egress, and finally, the chapter contains a section dedicated to existing Group I-2 occupancies. As with other chapters of the International Fire Code, Section 1102 contains a list of terms that are defined in Chapter 2 and are applicable to the chapter contents.

**2006 INTERNATIONAL FIRE CODE
CHAPTER 10 – MEANS OF EGRESS
SECTION 1000 – ADMINISTRATION**

1001.1 – General. Buildings or portions thereof shall be provided with a means of egress system as required by this chapter. The provisions of this chapter shall control the design, construction and arrangement of means of egress components required to provide an approved means of egress from structures and portions thereof. Sections 1003 through 1026 shall apply to new construction. Sections 1027 and 1028 shall apply to existing buildings. This section demonstrates the intent of previous code editions to apply to existing buildings, and makes no requirement for new work occurring in order for the section to be applied.

**SECTION 1027
MEANS OF EGRESS FOR EXISTING BUILDINGS**

1027.1 General. Means of egress in existing buildings shall comply with Sections 1003 through 1026, except as amended in Section 1027. This section demonstrates the intent of previous code editions to apply to existing means of egress in existing buildings. Specific requirements to be met are below.

Exception: Means of egress conforming to the requirements of the building code under which they were constructed shall be considered as complying means of egress if, in the opinion of the fire code official, they do not constitute a distinct hazard to life.

1020.1 Enclosures required. Interior exit stairways and interior exit ramps shall be enclosed with fire barriers constructed in accordance with Section 706 of the International Building Code or horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both. Exit enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories. The number of stories connected by the exit enclosure shall include any basements but not any mezzanines. An exit enclosure shall not be used for any purpose other than means of egress.

1027.3 Exit sign illumination. Exit signs shall be internally or externally illuminated. The face of an exit sign illuminated from an external source, shall have an intensity of not less than 5 foot-candles (54 lux). Internally illuminated signs shall provide equivalent luminance and be listed for the purpose.

Code Sections from current 2018 International Fire Code and 2018 International Existing Building Code comparing the intended scope of each code (staff comments in RED):

2018 International Fire Code (IFC) - 101.2 Scope.

This code establishes regulations affecting or relating to structures, processes, premises and safeguards regarding all of the following:

1. The hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices.
2. Conditions hazardous to life, property or public welfare in the occupancy of structures or premises.
3. Fire hazards in the structure or on the premises from occupancy or operation.
4. Matters related to the construction, extension, repair, alteration or removal of fire suppression or alarm systems.
5. Conditions affecting the safety of fire fighters and emergency responders during emergency operations.

2018 International Existing Building Code (IEBC) – 101.2 Scope.

The provisions of this code shall apply to the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

IEBC 101.4 Applicability.

This code shall apply to the repair, alteration, change of occupancy, addition and relocation of existing buildings, regardless of occupancy, subject to the criteria of Sections 101.4.1 and 101.4.2.

Note that the scoping requirements for alterations are located in the Existing Building Code.

STANDARDS FOR REVIEW

As indicated in City Code Chapter 10 – Building Code §10-212, the Building Board has the function to hear and decide all appeals from rulings or determinations made by the Director of Economic & Community Development or department staff pursuant to this chapter.

2018 International Fire Code Section 109.2 – Limitation on Authority, further establishes that an application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of protection or safety is proposed. The board shall not have authority to waive requirements of this code.

STAFF RECOMMENDATION

Staff recommends that the Building Board of Appeals deny the appeal, requiring that corrections to the exit signage and emergency lighting be made and that fire rated exit stair enclosures be installed at the subject buildings in a reasonable timeframe. Chapter 11 of the IFC provides the minimum requirements for fire and life safety features for existing buildings located within the City of Bloomington and are the standard to which Fire Prevention inspections in the City are conducted. Chapter 11 is the primary tool for providing a minimum standard of fire and life safety in the occupancy of existing buildings.

BUILDING BOARD OF APPEALS

CASE: 23-02

EXHIBIT A

August 26, 2022

Arbors at Eastland
208 S. Prospect Rd.
Bloomington, IL 61704

RE: Routine Fire Inspections of the common hallways of apartment buildings

In accordance with Chapter 17 of the Bloomington City Code, the Building Safety division is authorized to inspect buildings and structures to enforce provisions of the 2018 edition of the International group of codes. A fire inspection of the common areas of your apartment building was conducted the week of August 22, 2022.

It was noticed that apartment and common hallway doors have been replaced. As a reminder, those doors must be replaced with either solid wood doors not less than 1.75 inches thick or insulated steel doors. All doors must have closures.

Chapter 11 of the 2018 International Fire Code applies to existing buildings constructed prior to the adoption of this code. Section 1103.1 states Existing buildings shall comply with not less than the minimum provisions specified in Table 1103.1 and as further enumerated in Sections 1103.2 through 1103.9.

1. Emergency lighting and EXIT signs will need to be installed in the common hallways of all buildings. Emergency lighting has already been installed in these locations; 2616 and 2613 Mahogany, 109 and 215 Hemlock, 213 Catalpa, 7 Pine Cone Court, 11 and 5 Sequoia Court.

2018 International Fire Code, Section 1104.3 - An EXIT sign illuminated from an external source shall have an intensity of not less than 5-foot candles. Internally illuminated signs shall provide equivalent luminance and be listed for the purpose

2018 International Fire Code, Section 1104.5.1 - In the event of power supply failure, illumination shall be automatically provided from an emergency system (Section 1104.5). The emergency power system for the EXIT signs shall provide power for not less than 60 minutes.

2018 International Fire Code, Section 1008.2.1 - Emergency lighting shall provide no less than 1 footcandle at the walking surface. The means of egress...shall be illuminated at all times the building space...is occupied.

2. 1 hour fire separation will need to be constructed near the exit access stairwells at 2610, 2606, 2608 Hall Court and 2611 Mahogany.

2018 International Fire Code, Section 1103.4.8 - Floor openings containing exit access stairways...shall be protected by 1-hour fire-resistance-rated assemblies.

Emergency lighting shall be installed no later than October 28, 2022. A remedy and timetable for completion of the walls shall be submitted no later than September 9, 2022. Permits will need to be issued prior to the work being completed.

The City of Bloomington appreciates your attention to life safety matters in your building. We take the safety of our citizens and visitors seriously, as I am sure you do as well. We would like to help you meet the city fire codes in your building, so please do not hesitate to contact me with any questions you may have.

Respectfully,



Kathryn Grubel
Fire Inspector

APPEAL REQUIREMENTS

You may file an appeal of this Violation Notice with the Community Development Department, 115 E. Washington St, Second Floor, Bloomington, Illinois. The filing fee is \$150 and must be paid at the time the appeal is filed. The appeal must be in writing and must be received by the Department no later than ten (10) days after the date this Notice was served. Appeals should be based on the grounds that: (a) the true intent of the Code or the rules legally adopted thereunder have been incorrectly interpreted; (b) the requirements of this Code are fully satisfied by other means.

TRANSFER OF OWNERSHIP REQUIREMENTS

As provided by the International Property Maintenance Code Section 107.6, Transfer of Ownership, "It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

CHRIS MCALLISTER - BUILDING OFFICIAL

434.2226

115 E. WASHINGTON ST. BLOOMINGTON, IL 61702-3157

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ (Date) 1st Re-inspection _____ (Date) 2nd Re-inspection _____ (Date) Special Inspection 9/27/22 (Date)

Address: 2 BRIMMINGTON Unit: _____

Name of Business: DRBORS AT EASTLAND - COMMON HALLWAY

Business Phone: UNITS 39-50 Emergency Contact: _____

Email: _____ 663.7348

- 1 - Exit(s) shall have clear access _____
- 2 - Exit(s) shall not be locked/barred while the building is occupied _____
- 3 - Exit door(s) hard to open/broken EXTERNAL. DISK MARK
- 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup) _____
- 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test. _____
- 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling _____
- 8 - Missing ceiling tile shall be replaced _____
- 9 - Holes in walls/ceiling/floor shall be repaired _____
- 10 - Automatic door closure(s) shall be provided/repaired/replaced. _____
- 11 - Swinging fire doors shall close and latch automatically. 46.50.44
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed _____
- 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- 14 - Electrical panel shall have 36" clearance from combustibles _____
- 15 - Extension cords shall not be a substitute for permanent wiring. _____
- 16 - Power taps shall be directly connected to a permanently installed receptacle. _____
- 17 - Fire Extinguisher(s) are past due for annual inspection _____
- 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged _____
- 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested _____
- 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested _____
- 21 - Fire Alarm system shall be maintained/inspected/tested _____
- 22 - Commercial cooking system shall be cleaned _____
- 23 - Mechanical room cannot be used for storage _____
- 24 - Storage of materials shall be orderly and stacks shall be stable. _____
- 25 - Address - Clearly visible from street/suite number/rear door _____
- 26 - Gas cylinders shall be secured to prevent them from being knocked over _____
- 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet _____
- 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP _____
- 29 - Knox box needed/keys checked _____
- 30 - Other violations as noted: MISSING SMOKE ALARM AT TOP OF STAIRS BY 44

NOTES _____

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY _____ (Date) 9/27/22

Stephanie Tubott
Owner/Tenant - Print Name

[Signature]
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ 1st Re-inspection _____ 2nd Re-inspection _____ Special Inspection 8/23/22
(Date) (Date) (Date) (Date)

Address: 211 Hemlock Dr Unit: _____

Name of Business: ARBORES AT EASTLAND - COUNTRYSIDE HALLWAY

Business Phone: Unit 5 311-128 Emergency Contact: _____

Email: _____

- ___ 1 - Exit(s) shall have clear access
- ___ 2 - Exit(s) shall not be locked/barred while the building is occupied
- ___ 3 - Exit door(s) hard to open/broken
- ___ 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- ___ 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup)
- ___ 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test.
- ___ 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling
- ___ 8 - Missing ceiling tile shall be replaced
- ___ 9 - Holes in walls/ceiling/floor shall be repaired
- ___ 10 - Automatic door closure(s) shall be provided/repaired/replaced
- 11 - Swinging fire doors shall close and latch automatically 120, 122, 124, 126, 128
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed laundry room
- ___ 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- ___ 14 - Electrical panel shall have 36" clearance from combustibles
- ___ 15 - Extension cords shall not be a substitute for permanent wiring.
- 16 - Power taps shall be directly connected to a permanently installed receptacle.
- 17 - Fire Extinguisher(s) are past due for annual inspection 4/22
- ___ 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged
- 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested laundry room
- ___ 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested
- 21 - Fire Alarm system shall be maintained/inspected/tested
- 22 - Commercial cooking system shall be cleaned
- ___ 23 - Mechanical room cannot be used for storage
- ___ 24 - Storage of materials shall be orderly and stacks shall be stable.
- ___ 25 - Address - Clearly visible from street/suite number/rear door
- ___ 26 - Gas cylinders shall be secured to prevent them from being knocked over
- ___ 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet
- ___ 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP
- ___ 29 - Knox box needed/keys checked
- ___ 30 - Other violations as noted:

Panel B of 14 - Smoke Alarms must be operable

NOTES Repair interior wall lights

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY 9/27/22

Stephanie Jacob
Owner/Tenant - Print Name

Karen Chisler
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ (Date) 1st Re-inspection _____ (Date) 2nd Re-inspection _____ (Date) Special Inspection 12/3/22 (Date)

Address: 2616 MADHOGAN Unit: _____

Name of Business: ARBORES AT EASTLAND - COMMON HALLWAY

Business Phone: 63.80 Emergency Contact: _____

Email: _____

- 1 - Exit(s) shall have clear access
- 2 - Exit(s) shall not be locked/barred while the building is occupied
- 3 - Exit door(s) hard to open/broken
- 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup) 12/74, 65, 68, 77, STAIRWELL 80, 71, (ALL)
- 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test.
- 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling
- 8 - Missing ceiling tile shall be replaced
- 9 - Holes in walls/ceiling/floor shall be repaired
- 10 - Automatic door closure(s) shall be provided/repaired/replaced.
- 11 - Swinging fire doors shall close and latch automatically. 13/12, 63, 78
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed
- 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- 14 - Electrical panel shall have 36" clearance from combustibles
- 15 - Extension cords shall not be a substitute for permanent wiring.
- 16 - Power taps shall be directly connected to a permanently installed receptacle.
- 17 - Fire Extinguisher(s) are past due for annual inspection
- 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged
- 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested
- 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested
- 21 - Fire Alarm system shall be maintained/inspected/tested
- 22 - Commercial cooking system shall be cleaned
- 23 - Mechanical room cannot be used for storage
- 24 - Storage of materials shall be orderly and stacks shall be stable.
- 25 - Address - Clearly visible from street/suite number/rear door
- 26 - Gas cylinders shall be secured to prevent them from being knocked over
- 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet
- 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP
- 29 - Knox box needed/keys checked

30 - Other violations as noted:
SMOKE ALARM AT TOP OF STAIRS
NEEDS ADDRESSED

NOTES _____

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY 9/27/22 (Date)

Stephanie Sabat
Owner/Tenant - Print Name

[Signature]
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ 1st Re-inspection _____ 2nd Re-inspection _____ Special Inspection _____
(Date) (Date) (Date) (Date)

Address: 215 WENLOCK DR Unit: _____

Name of Business: ARBORES EASTLAND. COMMON HALLWAYS

Business Phone: 81-92 Emergency Contact: _____

Email: _____ 663-7348

- 1 - Exit(s) shall have clear access _____
- 2 - Exit(s) shall not be locked/barred while the building is occupied _____
- 3 - Exit door(s) hard to open/broken _____
- 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup)
10/8/23 STANWELL
- 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test. _____
- 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling _____
- 8 - Missing ceiling tile shall be replaced _____
- 9 - Holes in walls/ceiling/floor shall be repaired _____
- 10 - Automatic door closure(s) shall be provided/repaired/replaced _____
- 11 - Swinging fire doors shall close and latch automatically By 10/23
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed _____
- 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- 14 - Electrical panel shall have 36" clearance from combustibles _____
- 15 - Extension cords shall not be a substitute for permanent wiring. _____
- 16 - Power taps shall be directly connected to a permanently installed receptacle. _____
- 17 - Fire Extinguisher(s) are past due for annual inspection _____
- 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged _____
- 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested _____
- 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested _____
- 21 - Fire Alarm system shall be maintained/inspected/tested _____
- 22 - Commercial cooking system shall be cleaned _____
- 23 - Mechanical room cannot be used for storage _____
- 24 - Storage of materials shall be orderly and stacks shall be stable _____
- 25 - Address - Clearly visible from street/suite number/rear door 81
- 26 - Gas cylinders shall be secured to prevent them from being knocked over _____
- 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet _____
- 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP _____
- 29 - Knox box needed/keys checked _____
- 30 - Other violations as noted: Repair window by 8/2
Repair rear concrete patio
Repair exterior spire

NOTES _____

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY _____ (Date) 9/27/22

Stephanie Tubitt
Owner/Tenant - Print Name

[Signature]
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ 1st Re-inspection _____ 2nd Re-inspection _____ Special Inspection 9/27/22
(Date) (Date) (Date) (Date)

Address: 213 WENLOCK Unit: _____

Name of Business: ARBORES AT EASTLAND - CORRIDOR HALLWAY

Business Phone: 63.110 Emergency Contact: _____

Email: _____ 63.7348

- ___ 1 - Exit(s) shall have clear access _____
- ___ 2 - Exit(s) shall not be locked/barred while the building is occupied _____
- ___ 3 - Exit door(s) hard to open/broken _____
- ___ 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- ___ 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup) _____
- ___ 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test. _____
- ___ 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling _____
- ___ 8 - Missing ceiling tile shall be replaced _____
- ___ 9 - Holes in walls/ceiling/floor shall be repaired _____
- ___ 10 - Automatic door closure(s) shall be provided/repaired/replaced. _____
- 11 - Swinging fire doors shall close and latch automatically. By 93. STARWELL, 96, 108
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed. By 99
- ___ 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- ___ 14 - Electrical panel shall have 36" clearance from combustibles _____
- ___ 15 - Extension cords shall not be a substitute for permanent wiring. _____
- ___ 16 - Power taps shall be directly connected to a permanently installed receptacle. _____
- ___ 17 - Fire Extinguisher(s) are past due for annual inspection _____
- ___ 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged _____
- ___ 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested _____
- 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested _____
- 21 - Fire Alarm system shall be maintained/inspected/tested _____
- ___ 22 - Commercial cooking system shall be cleaned _____
- ___ 23 - Mechanical room cannot be used for storage _____
- ___ 24 - Storage of materials shall be orderly and stacks shall be stable. _____
- ___ 25 - Address - Clearly visible from street/suite number/rear door _____
- ___ 26 - Gas cylinders shall be secured to prevent them from being knocked over _____
- ___ 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet _____
- ___ 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP _____
- ___ 29 - Knox box needed/keys checked _____
- ___ 30 - Other violations as noted: SMOKE ALARMS MUST BE OPERABLE BY 103

NOTES EXTERIOR STAIRS IN NEED OF REPAIR

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY _____ 9/27/22
(Date)

Stephanie Joubert
Owner/Tenant - Print Name

[Signature]
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ 1st Re-inspection _____ 2nd Re-inspection _____ Special Inspection 12/3/22
(Date) (Date) (Date) (Date)

Address: 2613 Maloga Rd Unit: _____

Name of Business: ARMS BY EASTLAND. CAPITAL HALLWAY

Business Phone: _____ Emergency Contact: _____

Email: _____ 663-7348

- 1 - Exit(s) shall have clear access _____
- 2 - Exit(s) shall not be locked/barred while the building is occupied _____
- 3 - Exit door(s) hard to open/broken _____
- 4 - Door Hardware shall be repaired/replaced/removed. Location: NORTHEAST STAIRWELL
- 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup) NORTHEAST EXIT
NORTHEAST EXIT. BY 6.14.11, 3, 9, 17
- 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test.
- 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling _____
- 8 - Missing ceiling tile shall be replaced _____
- 9 - Holes in walls/ceiling/floor shall be repaired _____
- 10 - Automatic door closure(s) shall be provided/repaired/replaced. BY 1.7
- 11 - Swinging fire doors shall close and latch automatically. BY 1.13
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed _____
- 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- 14 - Electrical panel shall have 36" clearance from combustibles _____
- 15 - Extension cords shall not be a substitute for permanent wiring. _____
- 16 - Power taps shall be directly connected to a permanently installed receptacle. _____
- 17 - Fire Extinguisher(s) are past due for annual inspection _____
- 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged _____
- 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested _____
- 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested _____
- 21 - Fire Alarm system shall be maintained/inspected/tested _____
- 22 - Commercial cooking system shall be cleaned _____
- 23 - Mechanical room cannot be used for storage _____
- 24 - Storage of materials shall be orderly and stacks shall be stable. _____
- 25 - Address - Clearly visible from street/suite number/rear door _____
- 26 - Gas cylinders shall be secured to prevent them from being knocked over _____
- 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet _____
- 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP _____
- 29 - Knox box needed/keys checked _____
- 30 - Other violations as noted:
SMOKE ALARMS SHALL BE OPERABLE - TOP OF STAIRWELL

NOTES
Stair/Deck Flooring Needs Attention

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY _____ 12/7/22
(Date)

Stephanie Jabott
Owner/Tenant - Print Name

Kenneth Gibson
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ 1st Re-inspection _____ 2nd Re-inspection _____ Special Inspection 9/23/22
(Date) (Date) (Date) (Date)

Address: 2601 MALCOLM DR Unit: _____

Name of Business: ARBORES AT EASTLAND - COMMERCIAL HALLWAY

Business Phone: _____ Emergency Contact: _____

Email: _____

- ___ 1 - Exit(s) shall have clear access
- ___ 2 - Exit(s) shall not be locked/barred while the building is occupied
- ___ 3 - Exit door(s) hard to open/broken
- ___ 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- ___ 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup)
- ___ 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test.
- ___ 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling
- ___ 8 - Missing ceiling tile shall be replaced
- ___ 9 - Holes in walls/ceiling/floor shall be repaired
- ___ 10 - Automatic door closure(s) shall be provided/repaired/replaced.
- ___ 11 - Swinging fire doors shall close and latch automatically.
- ___ 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed
- ___ 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- ___ 14 - Electrical panel shall have 36" clearance from combustibles
- ___ 15 - Extension cords shall not be a substitute for permanent wiring.
- ___ 16 - Power taps shall be directly connected to a permanently installed receptacle.
- ___ 17 - Fire Extinguisher(s) are past due for annual inspection
- ___ 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged
- ___ 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested
- ___ 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested
- ___ 21 - Fire Alarm system shall be maintained/inspected/tested
- ___ 22 - Commercial cooking system shall be cleaned
- ___ 23 - Mechanical room cannot be used for storage
- ___ 24 - Storage of materials shall be orderly and stacks shall be stable.
- ___ 25 - Address - Clearly visible from street/suite number/rear door
- ___ 26 - Gas cylinders shall be secured to prevent them from being knocked over
- ___ 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet
- ___ 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP
- ___ 29 - Knox box needed/keys checked
- ___ 30 - Other violations as noted:

NOTES (SEE ATTACHED LETTER) - NO SEPARATION -

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY 9/27/22

Stephanie Sabatt
Owner/Tenant - Print Name

Kathy G. Nason
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ 1st Re-inspection _____ 2nd Re-inspection _____ Special Inspection 8/23/22
(Date) (Date) (Date) (Date)

Address: 2609 MALOCANY DR Unit: _____

Name of Business: ALCOYS AT EASTLAND - CATHAL HALLWAYS

Business Phone: #18-29 Emergency Contact: _____

Email: _____ 603.7348

- ___ 1 - Exit(s) shall have clear access _____
- ___ 2 - Exit(s) shall not be locked/barred while the building is occupied _____
- ___ 3 - Exit door(s) hard to open/broken _____
- ___ 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- ___ 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup) _____
- ___ 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test. _____
- ___ 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling _____
- ___ 8 - Missing ceiling tile shall be replaced _____
- ___ 9 - Holes in walls/ceiling/floor shall be repaired _____
- ___ 10 - Automatic door closure(s) shall be provided/repaired/replaced. _____
- 11 - Swinging fire doors shall close and latch automatically. 18.20 _____
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed _____
- ___ 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- ___ 14 - Electrical panel shall have 36" clearance from combustibles _____
- ___ 15 - Extension cords shall not be a substitute for permanent wiring. _____
- ___ 16 - Power taps shall be directly connected to a permanently installed receptacle. _____
- ___ 17 - Fire Extinguisher(s) are past due for annual inspection _____
- ___ 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged _____
- ___ 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested _____
- 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested _____
- 21 - Fire Alarm system shall be maintained/inspected/tested _____
- ___ 22 - Commercial cooking system shall be cleaned _____
- ___ 23 - Mechanical room cannot be used for storage _____
- ___ 24 - Storage of materials shall be orderly and stacks shall be stable. _____
- ___ 25 - Address - Clearly visible from street/suite number/rear door _____
- ___ 26 - Gas cylinders shall be secured to prevent them from being knocked over _____
- ___ 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet _____
- ___ 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP _____
- ___ 29 - Knox box needed/keys checked _____
- ___ 30 - Other violations as noted: REPAIR BROKEN LIGHT BY 22 STARNELL
REPLACE LIGHT BY 29 STARNELL

NOTES _____

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY 9/27/22

Stephanie Joubert
Owner/Tenant - Print Name

[Signature]
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ 1st Re-inspection _____ 2nd Re-inspection _____ Special Inspection 9/27/22
(Date) (Date) (Date) (Date)

Address: 2603 HALL COURT Unit: _____

Name of Business: ARBORES AT EASTLAND - COMMON HALLWAYS

Business Phone: 309-434-7348 Emergency Contact: _____

Email: _____

- 1 - Exit(s) shall have clear access _____
- 2 - Exit(s) shall not be locked/barred while the building is occupied _____
- 3 - Exit door(s) hard to open/broken _____
- 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup) _____
- 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test. _____
- 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling _____
- 8 - Missing ceiling tile shall be replaced _____
- 9 - Holes in walls/ceiling/floor shall be repaired _____
- 10 - Automatic door closure(s) shall be provided/repaired/replaced. _____
- 11 - Swinging fire doors shall close and latch automatically. _____
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed _____
- 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- 14 - Electrical panel shall have 36" clearance from combustibles _____
- 15 - Extension cords shall not be a substitute for permanent wiring. _____
- 16 - Power taps shall be directly connected to a permanently installed receptacle. _____
- 17 - Fire Extinguisher(s) are past due for annual inspection _____
- 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged _____
- 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested _____
- 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested _____
- 21 - Fire Alarm system shall be maintained/inspected/tested _____
- 22 - Commercial cooking system shall be cleaned _____
- 23 - Mechanical room cannot be used for storage _____
- 24 - Storage of materials shall be orderly and stacks shall be stable. _____
- 25 - Address - Clearly visible from street/suite number/rear door _____
- 26 - Gas cylinders shall be secured to prevent them from being knocked over _____
- 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet _____
- 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP _____
- 29 - Knox box needed/keys checked _____
- 30 - Other violations as noted: _____

NOTES: (SEE ATTACHED LETTER) NO OPERATIONAL -

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY _____ (Date) 9/27/22

Stephanie Jaubott
Owner/Tenant - Print Name

[Signature]
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ 1st Re-inspection _____ 2nd Re-inspection _____ Special Inspection 9/23/22
(Date) (Date) (Date) (Date)

Address: 214 CATALPA Unit: _____

Name of Business: ARBORS AT EASTLAND - COMMONS HALLWAY

Business Phone: _____ Emergency Contact: 663-7348

Email: _____

- 1 - Exit(s) shall have clear access _____
- 2 - Exit(s) shall not be locked/barred while the building is occupied _____
- 3 - Exit door(s) hard to open/broken _____
- 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup) _____
- 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test. _____
- 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling _____
- 8 - Missing ceiling tile shall be replaced _____
- 9 - Holes in walls/ceiling/floor shall be repaired _____
- 10 - Automatic door closure(s) shall be provided/repaired/replaced _____
- 11 - Swinging fire doors shall close and latch automatically. 6.75.26
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed _____
- 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- 14 - Electrical panel shall have 36" clearance from combustibles _____
- 15 - Extension cords shall not be a substitute for permanent wiring. _____
- 16 - Power taps shall be directly connected to a permanently installed receptacle. _____
- 17 - Fire Extinguisher(s) are past due for annual inspection _____
- 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged _____
- 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested _____
- 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested _____
- 21 - Fire Alarm system shall be maintained/inspected/tested _____
- 22 - Commercial cooking system shall be cleaned _____
- 23 - Mechanical room cannot be used for storage _____
- 24 - Storage of materials shall be orderly and stacks shall be stable. _____
- 25 - Address - Clearly visible from street/suite number/rear door _____
- 26 - Gas cylinders shall be secured to prevent them from being knocked over _____
- 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet _____
- 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP _____
- 29 - Knox box needed/keys checked _____
- 30 - Other violations as noted:
REPLACE Attic Access B1 26

NOTES _____

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY 9/27/22
(Date)

Stephanie Sabott
Owner/Tenant - Print Name

[Signature]
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ (Date) 1st Re-inspection _____ (Date) 2nd Re-inspection _____ (Date) Special Inspection 8/23/22 (Date)

Address: 2006 KELL COURT Unit: _____

Name of Business: APRONS AT EASTLAND - COMMON HALLWAY

Business Phone: APR. 6-17 Emergency Contact: _____

Email: _____ 663.7348

- ___ 1 - Exit(s) shall have clear access _____
- ___ 2 - Exit(s) shall not be locked/barred while the building is occupied _____
- ___ 3 - Exit door(s) hard to open/broken _____
- ___ 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- ___ 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup) _____
- ___ 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test. _____
- ___ 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling _____
- ___ 8 - Missing ceiling tile shall be replaced _____
- ___ 9 - Holes in walls/ceiling/floor shall be repaired _____
- ___ 10 - Automatic door closure(s) shall be provided/repaired/replaced. _____
- ___ 11 - Swinging fire doors shall close and latch automatically. _____
- ___ 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed _____
- ___ 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- ___ 14 - Electrical panel shall have 36" clearance from combustibles _____
- ___ 15 - Extension cords shall not be a substitute for permanent wiring. _____
- ___ 16 - Power taps shall be directly connected to a permanently installed receptacle. _____
- ___ 17 - Fire Extinguisher(s) are past due for annual inspection _____
- ___ 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged _____
- ___ 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested _____
- ___ 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested _____
- ___ 21 - Fire Alarm system shall be maintained/inspected/tested _____
- ___ 22 - Commercial cooking system shall be cleaned _____
- ___ 23 - Mechanical room cannot be used for storage _____
- ___ 24 - Storage of materials shall be orderly and stacks shall be stable. _____
- ___ 25 - Address - Clearly visible from street/suite number/rear door _____
- ___ 26 - Gas cylinders shall be secured to prevent them from being knocked over _____
- ___ 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet _____
- ___ 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP _____
- ___ 29 - Knox box needed/keys checked _____
- ___ 30 - Other violations as noted: SMOKE ALARMS MUST BE OPERABLE BY 12.

NOTES: (SEE ATTACHED LETTER) - NO SEPARATION

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY _____ (Date) 9/27/22

Stephanie Tubott
Owner/Tenant - Print Name

[Signature]
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

9/23/22

Routine Inspection _____ 1st Re-inspection _____ 2nd Re-inspection _____ Special Inspection _____
(Date) (Date) (Date) (Date)

Address: 211 CATALPA Unit: _____

Name of Business: ARBORES AT EASTLAND - COMMON HALLWAY

Business Phone: 94.205 Emergency Contact: _____

Email: _____

- 1 - Exit(s) shall have clear access _____
- 2 - Exit(s) shall not be locked/barred while the building is occupied _____
- 3 - Exit door(s) hard to open/broken _____
- 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup) _____
- 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test. _____
- 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling _____
- 8 - Missing ceiling tile shall be replaced _____
- 9 - Holes in walls/ceiling/floor shall be repaired B/204
- 10 - Automatic door closure(s) shall be provided/repaired/replaced B/202
- 11 - Swinging fire doors shall close and latch automatically. 202
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed _____
- 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- 14 - Electrical panel shall have 36" clearance from combustibles _____
- 15 - Extension cords shall not be a substitute for permanent wiring. _____
- 16 - Power taps shall be directly connected to a permanently installed receptacle. _____
- 17 - Fire Extinguisher(s) are past due for annual inspection _____
- 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged _____
- 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested _____
- 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested _____
- 21 - Fire Alarm system shall be maintained/inspected/tested _____
- 22 - Commercial cooking system shall be cleaned _____
- 23 - Mechanical room cannot be used for storage _____
- 24 - Storage of materials shall be orderly and stacks shall be stable. _____
- 25 - Address - Clearly visible from street/suite number/rear door _____
- 26 - Gas cylinders shall be secured to prevent them from being knocked over _____
- 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet _____
- 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP _____
- 29 - Knox box needed/keys checked _____
- 30 - Other violations as noted: SMOKE ALARM IN SARKELL
B/202 LEADS TO BE OPERATIONAL
AND 205

NOTES _____

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY 9/27/22
(Date)

Stephani Sabott
Owner/Tenant - Print Name

[Signature]
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ 1st Re-inspection _____ 2nd Re-inspection _____ Special Inspection 9/23/22
(Date) (Date) (Date) (Date)

Address: 213 CATALPA Unit: _____

Name of Business: ARBORES AT EASTLAND - COMMON HALLWAY

Business Phone: 206-217 Emergency Contact: _____

Email: _____ 6634348

- 1 - Exit(s) shall have clear access
- 2 - Exit(s) shall not be locked/barred while the building is occupied
- 3 - Exit door(s) hard to open/broken
- 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup)
EGS EXIT TOP OF STAIR BY 217 + 214
- 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test.
- 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling
- 8 - Missing ceiling tile shall be replaced
- 9 - Holes in walls/ceiling/floor shall be repaired
- 10 - Automatic door closure(s) shall be provided/repaired/replaced.
- 11 - Swinging fire doors shall close and latch automatically. BY 207-210-213-214
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed
- 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- 14 - Electrical panel shall have 36" clearance from combustibles
- 15 - Extension cords shall not be a substitute for permanent wiring.
- 16 - Power taps shall be directly connected to a permanently installed receptacle.
- 17 - Fire Extinguisher(s) are past due for annual inspection
- 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged
- 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested
- 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested
- 21 - Fire Alarm system shall be maintained/inspected/tested
- 22 - Commercial cooking system shall be cleaned
- 23 - Mechanical room cannot be used for storage
- 24 - Storage of materials shall be orderly and stacks shall be stable.
- 25 - Address - Clearly visible from street/suite number/rear door
- 26 - Gas cylinders shall be secured to prevent them from being knocked over
- 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet
- 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP
- 29 - Knox box needed/keys checked
- 30 - Other violations as noted: _____

NOTES _____

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY 9/23/22
(Date)

Stephanie Jabott
Owner/Tenant - Print Name

Kathryn Gher
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

9/23/22
(Date)

Routine Inspection _____ 1st Re-inspection _____ 2nd Re-inspection _____ Special Inspection _____
(Date) (Date) (Date) (Date)

Address: 7 PINE CREEK COURT Unit: _____
Name of Business: DRIPS AT EASTLAND - COMMON HALLWAY
Business Phone: # 150-161 Emergency Contact: _____
Email: _____ 663-7348

- 1 - Exit(s) shall have clear access
- 2 - Exit(s) shall not be locked/barred while the building is occupied
- 3 - Exit door(s) hard to open/broken
- 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup)
MUST BE BATTERY BACKUP? NO FOR BATTERIES
- 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test.
- 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling
- 8 - Missing ceiling tile shall be replaced
- 9 - Holes in walls/ceiling/floor shall be repaired
- 10 - Automatic door closure(s) shall be provided/repaired/replaced. B/150
- 11 - Swinging fire doors shall close and latch automatically. B/150
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed
- 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- 14 - Electrical panel shall have 36" clearance from combustibles
- 15 - Extension cords shall not be a substitute for permanent wiring.
- 16 - Power taps shall be directly connected to a permanently installed receptacle.
- 17 - Fire Extinguisher(s) are past due for annual inspection
- 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged
- 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested
- 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested
- 21 - Fire Alarm system shall be maintained/inspected/tested
- 22 - Commercial cooking system shall be cleaned
- 23 - Mechanical room cannot be used for storage
- 24 - Storage of materials shall be orderly and stacks shall be stable.
- 25 - Address - Clearly visible from street/suite number/rear door
- 26 - Gas cylinders shall be secured to prevent them from being knocked over
- 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet
- 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP
- 29 - Knox box needed/keys checked
- 30 - Other violations as noted: _____

NOTES _____

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY 9/27/22
Inspector _____
Stephanie Saubert
Owner/Tenant - Print Name

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ 1st Re-inspection _____ 2nd Re-inspection _____ Special Inspection 9/27/22
(Date) (Date) (Date) (Date)

Address: 9 Pine Creek Court Unit: _____

Name of Business: ARBORES AT EASTLAND - COMMON HALLWAY

Business Phone: 162-173 Emergency Contact: _____

Email: _____ 663-7348

- 1 - Exit(s) shall have clear access _____
- 2 - Exit(s) shall not be locked/barred while the building is occupied _____
- 3 - Exit door(s) hard to open/broken B/166
- 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup) _____
- 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test. _____
- 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling _____
- 8 - Missing ceiling tile shall be replaced _____
- 9 - Holes in walls/ceiling/floor shall be repaired _____
- 10 - Automatic door closure(s) shall be provided/repaired/replaced. _____
- 11 - Swinging fire doors shall close and latch automatically. B/163, 166, 170, 173
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed _____
- 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- 14 - Electrical panel shall have 36" clearance from combustibles _____
- 15 - Extension cords shall not be a substitute for permanent wiring. _____
- 16 - Power taps shall be directly connected to a permanently installed receptacle. _____
- 17 - Fire Extinguisher(s) are past due for annual inspection _____
- 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged _____
- 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested _____
- 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested _____
- 21 - Fire Alarm system shall be maintained/inspected/tested _____
- 22 - Commercial cooking system shall be cleaned _____
- 23 - Mechanical room cannot be used for storage _____
- 24 - Storage of materials shall be orderly and stacks shall be stable. _____
- 25 - Address - Clearly visible from street/suite number/rear door _____
- 26 - Gas cylinders shall be secured to prevent them from being knocked over _____
- 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet _____
- 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP _____
- 29 - Knox box needed/keys checked _____
- 30 - Other violations as noted: DOOR KEYS NEEDED ON REAR EXIT DOOR

NOTES _____

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY 9/27/22
(Date)

Stephanie Talbot
Owner/Tenant - Print Name

Kathryn Giese
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ (Date) 1st Re-inspection _____ (Date) 2nd Re-inspection _____ (Date) Special Inspection 9/23/22 (Date)

Address: 5 PINE CONE COURT Unit: _____

Name of Business: ARBORES AT EASTLAND - COMMON HALLWAY

Business Phone: 133-149 Emergency Contact: _____

Email: _____ 663-7348

- 1 - Exit(s) shall have clear access. STAIRWELLS
- 2 - Exit(s) shall not be locked/barred while the building is occupied
- 3 - Exit door(s) hard to open/broken
- 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup)
- 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test.
- 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling
- 8 - Missing ceiling tile shall be replaced
- 9 - Holes in walls/ceiling/floor shall be repaired
- 10 - Automatic door closure(s) shall be provided/repaired/replaced.
- 11 - Swinging fire doors shall close and latch automatically. B/ 133-142-143-147
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed
- 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- 14 - Electrical panel shall have 36" clearance from combustibles
- 15 - Extension cords shall not be a substitute for permanent wiring.
- 16 - Power taps shall be directly connected to a permanently installed receptacle.
- 17 - Fire Extinguisher(s) are past due for annual inspection
- 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged
- 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested
- 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested
- 21 - Fire Alarm system shall be maintained/inspected/tested
- 22 - Commercial cooking system shall be cleaned
- 23 - Mechanical room cannot be used for storage
- 24 - Storage of materials shall be orderly and stacks shall be stable.
- 25 - Address - Clearly visible from street/suite number/rear door
- 26 - Gas cylinders shall be secured to prevent them from being knocked over
- 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet
- 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP
- 29 - Knox box needed/keys checked
- 30 - Other violations as noted: SMOKE ALARM IN STAIRWELL B/ 133
NEEDS ATTENTION

NOTES _____

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY _____ (Date) 9/27/22

Stephanie Jacobott
Owner/Tenant - Print Name

[Signature]
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ 1st Re-inspection _____ 2nd Re-inspection _____ Special Inspection 9/23/22
(Date) (Date) (Date) (Date)

Address: 3 Pine Cone Court Unit: _____

Name of Business: ARBORES AT EASTLAND - COMMON HALLWAY

Business Phone: 126-137 Emergency Contact: _____

Email: _____ 663-7348

- 1 - Exit(s) shall have clear access
- 2 - Exit(s) shall not be locked/barred while the building is occupied
- 3 - Exit door(s) hard to open/broken B/131-132
- 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup)
- 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test.
- 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling
- 8 - Missing ceiling tile shall be replaced
- 9 - Holes in walls/ceiling/floor shall be repaired
- 10 - Automatic door closure(s) shall be provided/repaired/replaced. B/126
- 11 - Swinging fire doors shall close and latch automatically. B/126-135
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed
- 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- 14 - Electrical panel shall have 36" clearance from combustibles
- 15 - Extension cords shall not be a substitute for permanent wiring.
- 16 - Power taps shall be directly connected to a permanently installed receptacle.
- 17 - Fire Extinguisher(s) are past due for annual inspection
- 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged
- 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested
- 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested
- 21 - Fire Alarm system shall be maintained/inspected/tested
- 22 - Commercial cooking system shall be cleaned
- 23 - Mechanical room cannot be used for storage
- 24 - Storage of materials shall be orderly and stacks shall be stable.
- 25 - Address - Clearly visible from street/suite number/rear door
- 26 - Gas cylinders shall be secured to prevent them from being knocked over
- 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet
- 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP
- 29 - Knox box needed/keys checked
- 30 - Other violations as noted: Door B/132 HARD TO OPEN

NOTES: SMOKE ALARM BY 136 STAIRWELL MUST BE OPERABLE

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY 9/27/22
(Date)

Stephanie Jabott
Owner/Tenant - Print Name

[Signature]
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ 1st Re-inspection _____ 2nd Re-inspection _____ Special Inspection 9/23/22
(Date) (Date) (Date) (Date)

Address: 2 PINE CREEK COURT Unit: _____

Name of Business: APARTS AT EASTLAND. COMM. HALLWAY

Business Phone: #102-4113 Emergency Contact: _____

Email: _____

- 1 - Exit(s) shall have clear access _____
- 2 - Exit(s) shall not be locked/barred while the building is occupied _____
- 3 - Exit door(s) hard to open/broken _____
- 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup) _____
- 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test. _____
- 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling _____
- 8 - Missing ceiling tile shall be replaced _____
- 9 - Holes in walls/ceiling/floor shall be repaired _____
- 10 - Automatic door closure(s) shall be provided/repaired/replaced. _____
- 11 - Swinging fire doors shall close and latch automatically. NOT 102-106-12
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed _____
- 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- 14 - Electrical panel shall have 36" clearance from combustibles _____
- 15 - Extension cords shall not be a substitute for permanent wiring. _____
- 16 - Power taps shall be directly connected to a permanently installed receptacle. _____
- 17 - Fire Extinguisher(s) are past due for annual inspection _____
- 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged _____
- 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested _____
- 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested _____
- 21 - Fire Alarm system shall be maintained/inspected/tested _____
- 22 - Commercial cooking system shall be cleaned _____
- 23 - Mechanical room cannot be used for storage _____
- 24 - Storage of materials shall be orderly and stacks shall be stable. _____
- 25 - Address - Clearly visible from street/suite number/rear door _____
- 26 - Gas cylinders shall be secured to prevent them from being knocked over _____
- 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet _____
- 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP _____
- 29 - Knox box needed/keys checked _____
- 30 - Other violations as noted: Repair Required LIGHT B1 112

NOTES _____

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY 9/27/22
(Date)

Stephanie Jaubert
Owner/Tenant - Print Name

Kathryn C. [Signature]
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ (Date) 1st Re-inspection _____ (Date) 2nd Re-inspection _____ (Date) Special Inspection 8/23/22 (Date)

Address: 1 PINE CREEK COURT Unit: _____
Name of Business: DIAMOND AT EASTLAND - COMMON HALLWAY
Business Phone: #114-#125 Emergency Contact: _____
Email: _____ 663.7348

- 1 - Exit(s) shall have clear access _____
- 2 - Exit(s) shall not be locked/barred while the building is occupied _____
- 3 - Exit door(s) hard to open/broken _____
- 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup) _____
- 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test. _____
- 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling _____
- 8 - Missing ceiling tile shall be replaced _____
- 9 - Holes in walls/ceiling/floor shall be repaired TOP OF STARWELL
- 10 - Automatic door closure(s) shall be provided/repaired/replaced. _____
- 11 - Swinging fire doors shall close and latch automatically. BY 117-119-123-124
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed _____
- 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- 14 - Electrical panel shall have 36" clearance from combustibles _____
- 15 - Extension cords shall not be a substitute for permanent wiring. _____
- 16 - Power taps shall be directly connected to a permanently installed receptacle. _____
- 17 - Fire Extinguisher(s) are past due for annual inspection _____
- 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged _____
- 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested _____
- 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested _____
- 21 - Fire Alarm system shall be maintained/inspected/tested _____
- 22 - Commercial cooking system shall be cleaned _____
- 23 - Mechanical room cannot be used for storage _____
- 24 - Storage of materials shall be orderly and stacks shall be stable. _____
- 25 - Address - Clearly visible from street/suite number/rear door _____
- 26 - Gas cylinders shall be secured to prevent them from being knocked over _____
- 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet _____
- 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP _____
- 29 - Knox box needed/keys checked _____
- 30 - Other violations as noted: SMOKE ALARM SHALL BE OPERABLE
HALLWAY BY 124. STARWELL BY 124

NOTES _____

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY _____ (Date) 9/27/22
Stephani Joubert Owner/Tenant - Print Name
[Signature] Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ (Date) 1st Re-inspection _____ (Date) 2nd Re-inspection _____ (Date) Special Inspection 8/24/22 (Date)

Address: 5 SMOKE TREE COURT Unit: _____

Name of Business: ARBORS AT EDOTLAND - CAPITAL HAWAII

Business Phone: UNIS 19.30 Emergency Contact: _____

Email: _____ 663.7348

- ___ 1 - Exit(s) shall have clear access
- ___ 2 - Exit(s) shall not be locked/barred while the building is occupied
- ___ 3 - Exit door(s) hard to open/broken
- ___ 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- ___ 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup)
- ___ 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test.
- ___ 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling
- ___ 8 - Missing ceiling tile shall be replaced
- ___ 9 - Holes in walls/ceiling/floor shall be repaired
- 10 - Automatic door closure(s) shall be provided (repaired/replaced). PA 26.22
- 11 - Swinging fire doors shall close and latch automatically. 2.8.30.24
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed
- ___ 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- ___ 14 - Electrical panel shall have 36" clearance from combustibles
- ___ 15 - Extension cords shall not be a substitute for permanent wiring.
- ___ 16 - Power taps shall be directly connected to a permanently installed receptacle.
- ___ 17 - Fire Extinguisher(s) are past due for annual inspection
- ___ 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged
- ___ 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested
- 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested
- 21 - Fire Alarm system shall be maintained (inspected/tested)
- ___ 22 - Commercial cooking system shall be cleaned
- ___ 23 - Mechanical room cannot be used for storage
- ___ 24 - Storage of materials shall be orderly and stacks shall be stable.
- ___ 25 - Address - Clearly visible from street/suite number/rear door
- ___ 26 - Gas cylinders shall be secured to prevent them from being knocked over
- ___ 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet
- ___ 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP
- ___ 29 - Knox box needed/keys checked
- 30 - Other violations as noted:
REQUIRE LIGHT AT BY 27

NOTES
NO BARRIER SIGNAGE NEEDS ATTENTION

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY 9/27/22 (Date)

Stephanie Jabott
Owner/Tenant - Print Name

Karen Guber
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ 1st Re-inspection _____ 2nd Re-inspection _____ Special Inspection 9/27/22
(Date) (Date) (Date) (Date)

Address: 4 SMOKESTACK COURT Unit: _____

Name of Business: ARBORS AT EASTLAND - CARMEL HALLWAY

Business Phone: UNITS 51-62 Emergency Contact: _____

Email: _____ 603.7348

- 1 - Exit(s) shall have clear access _____
- 2 - Exit(s) shall not be locked/barred while the building is occupied _____
- 3 - Exit door(s) hard to open/broken _____
- 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup) _____
- 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test. _____
- 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling _____
- 8 - Missing ceiling tile shall be replaced _____
- 9 - Holes in walls/ceiling/floor shall be repaired _____
- 10 - Automatic door closure(s) shall be provided/repaired/replaced _____
- 11 - Swinging fire doors shall close and latch automatically. 58:60-50
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed _____
- 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- 14 - Electrical panel shall have 36" clearance from combustibles _____
- 15 - Extension cords shall not be a substitute for permanent wiring. _____
- 16 - Power taps shall be directly connected to a permanently installed receptacle. _____
- 17 - Fire Extinguisher(s) are past due for annual inspection _____
- 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged _____
- 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested _____
- 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested _____
- 21 - Fire Alarm system shall be maintained/inspected/tested _____
- 22 - Commercial cooking system shall be cleaned _____
- 23 - Mechanical room cannot be used for storage _____
- 24 - Storage of materials shall be orderly and stacks shall be stable. _____
- 25 - Address - Clearly visible from street/suite number/rear door _____
- 26 - Gas cylinders shall be secured to prevent them from being knocked over _____
- 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet _____
- 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP _____
- 29 - Knox box needed/keys checked _____
- 30 - Other violations as noted: SMOKE ALARMS AT TOP OF STAIRWELLS MUST BE OPERATIONAL

NOTES _____

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY 9/27/22
(Date)

Stephanie Joubert
Owner/Tenant - Print Name

Karen Joubert
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ 1st Re-inspection _____ 2nd Re-inspection _____ Special Inspection 9/27/22
(Date) (Date) (Date) (Date)

Address: 260 HALL CARR Unit: _____

Name of Business: ARBORS AT EASTLAND - CANAL WALKWAY

Business Phone: 663-42-53 Emergency Contact: _____

Email: _____ 663-7348

- ___ 1 - Exit(s) shall have clear access
- ___ 2 - Exit(s) shall not be locked/barred while the building is occupied
- ___ 3 - Exit door(s) hard to open/broken
- ___ 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- ___ 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup)
- ___ 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test.
- ___ 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling
- ___ 8 - Missing ceiling tile shall be replaced
- ___ 9 - Holes in walls/ceiling/floor shall be repaired
- ___ 10 - Automatic door closure(s) shall be provided/repaired/replaced.
- ___ 11 - Swinging fire doors shall close and latch automatically.
- ___ 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed
- ___ 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- ___ 14 - Electrical panel shall have 36" clearance from combustibles
- ___ 15 - Extension cords shall not be a substitute for permanent wiring.
- ___ 16 - Power taps shall be directly connected to a permanently installed receptacle.
- ___ 17 - Fire Extinguisher(s) are past due for annual inspection
- ___ 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged
- ___ 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested
- ___ 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested
- 21 - Fire Alarm system shall be maintained/inspected/tested
- ___ 22 - Commercial cooking system shall be cleaned
- ___ 23 - Mechanical room cannot be used for storage
- ___ 24 - Storage of materials shall be orderly and stacks shall be stable.
- ___ 25 - Address - Clearly visible from street/suite number/rear door
- ___ 26 - Gas cylinders shall be secured to prevent them from being knocked over
- ___ 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet
- ___ 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP
- ___ 29 - Knox box needed/keys checked
- ___ 30 - Other violations as noted: _____

NOTES (SEE ATTACHED LETTER) NO OPERATIONAL

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY 9/27/22

Stephanie Sobott
Owner/Tenant - Print Name

Kathryn Greer
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ 1st Re-inspection _____ 2nd Re-inspection _____ Special Inspection 9/24/22
(Date) (Date) (Date) (Date)

Address: 212 CATALPA Unit: _____

Name of Business: ARBORS AT EASTLAND - COMMON HALLWAY

Business Phone: UNITS 7888 Emergency Contact: _____

Email: _____ 663.7348

- 1 - Exit(s) shall have clear access _____
- 2 - Exit(s) shall not be locked/barred while the building is occupied _____
- 3 - Exit door(s) hard to open/broken _____
- 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup) _____
- 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test. _____
- 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling _____
- 8 - Missing ceiling tile shall be replaced _____
- 9 - Holes in walls/ceiling/floor shall be repaired _____
- 10 - Automatic door closure(s) shall be provided/rep~~aired~~/replaced. By 78
- 11 - Swinging fire doors shall close and latch automatically. By 87 89
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed _____
- 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- 14 - Electrical panel shall have 36" clearance from combustibles _____
- 15 - Extension cords shall not be a substitute for permanent wiring. _____
- 16 - Power taps shall be directly connected to a permanently installed receptacle. _____
- 17 - Fire Extinguisher(s) are past due for annual inspection _____
- 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged _____
- 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested _____
- 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested _____
- 21 - Fire Alarm system shall be maintained/inspected/tested _____
- 22 - Commercial cooking system shall be cleaned _____
- 23 - Mechanical room cannot be used for storage _____
- 24 - Storage of materials shall be orderly and stacks shall be stable. _____
- 25 - Address - Clearly visible from street/suite number/rear door _____
- 26 - Gas cylinders shall be secured to prevent them from being knocked over _____
- 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet _____
- 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP _____
- 29 - Knox box needed/keys checked _____
- 30 - Other violations as noted: Replace old smoke alarm at top of stairs
By 87

NOTES _____

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY 9/27/22
(Date)

Stephanie Joubert
Owner/Tenant - Print Name

Karen [Signature]
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ 1st Re-inspection _____ 2nd Re-inspection _____ Special Inspection Sp/22
(Date) (Date) (Date) (Date)

Address: 5 SEWARD CANT Unit: _____
Name of Business: ARBORE AT EASTLAND. CAPITAL WAYWAY
Business Phone: UNIT 5 173-190 Emergency Contact: _____
Email: _____ 663.7348

- 1 - Exit(s) shall have clear access _____
- 2 - Exit(s) shall not be locked/barred while the building is occupied _____
- 3 - Exit door(s) hard to open/broken _____
- 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup) (ALL)
- 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test.
- 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling _____
- 8 - Missing ceiling tile shall be replaced _____
- 9 - Holes in walls/ceiling/floor shall be repaired _____
- 10 - Automatic door closure(s) shall be provided/repaired/replaced. 182
- 11 - Swinging fire doors shall close and latch automatically. 170. 174. 180. 184. 189. 185
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed _____
- 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- 14 - Electrical panel shall have 36" clearance from combustibles _____
- 15 - Extension cords shall not be a substitute for permanent wiring. _____
- 16 - Power taps shall be directly connected to a permanently installed receptacle. _____
- 17 - Fire Extinguisher(s) are past due for annual inspection _____
- 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged _____
- 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested _____
- 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested _____
- 21 - Fire Alarm system shall be maintained/inspected/tested _____
- 22 - Commercial cooking system shall be cleaned _____
- 23 - Mechanical room cannot be used for storage _____
- 24 - Storage of materials shall be orderly and stacks shall be stable. _____
- 25 - Address - Clearly visible from street/suite number/rear door _____
- 26 - Gas cylinders shall be secured to prevent them from being knocked over _____
- 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet _____
- 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP _____
- 29 - Knox box needed/keys checked _____
- 30 - Other violations as noted: SMOKE ALARMS NEEDED AREA HALL IN SAIDWELLS
MISSING DOORKNBS ON FIRE DOOR BY 187

NOTES _____

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY 01/27/22

Stephanie Jabott
Owner/Tenant - Print Name

Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ 1st Re-inspection _____ 2nd Re-inspection _____ Special Inspection 8/24/22
(Date) (Date) (Date) (Date)

Address: 11 SEQUOIA COURT Unit: _____

Name of Business: ARBORES ARCADE - COMM. HALLWAY

Business Phone: 630-731-202 Emergency Contact: _____

Email: _____ 630-731-8

- 1 - Exit(s) shall have clear access
- 2 - Exit(s) shall not be locked/barred while the building is occupied
- 3 - Exit door(s) hard to open/broken
- 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup)
NORTHWEST STAIRWELL - NORTHEAST STAIRWELL
- 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test.
- 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling
- 8 - Missing ceiling tile shall be replaced
- 9 - Holes in walls/ceiling/floor shall be repaired
- 10 - Automatic door closure(s) shall be provided/repaired/replaced
- 11 - Swinging fire doors shall close and latch automatically. By 192, 194, 196, 201, 199.
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed
- 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- 14 - Electrical panel shall have 36" clearance from combustibles
- 15 - Extension cords shall not be a substitute for permanent wiring.
- 16 - Power taps shall be directly connected to a permanently installed receptacle.
- 17 - Fire Extinguisher(s) are past due for annual inspection
- 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged
- 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested
- 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested
- 21 - Fire Alarm system shall be maintained/inspected/tested
- 22 - Commercial cooking system shall be cleaned
- 23 - Mechanical room cannot be used for storage
- 24 - Storage of materials shall be orderly and stacks shall be stable.
- 25 - Address - Clearly visible from street/suite number/rear door
- 26 - Gas cylinders shall be secured to prevent them from being knocked over
- 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet
- 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP
- 29 - Knox box needed/keys checked
- 30 - Other violations as noted: EXTERIOR STAIRWELLS NEED ATTENTION

NOTES SMOKE ALARMS MUST BE OPERABLE. NORTHEAST STAIRWELL

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY _____ (Date) 9/27/22

Stephani Lubott
Owner/Tenant - Print Name

Kathleen Gib
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ 1st Re-inspection _____ 2nd Re-inspection _____ Special Inspection 9/23/22
(Date) (Date) (Date) (Date)

Address: 202 CATALPA DR Unit: _____

Name of Business: PROBES AT EASTLAND - CARMEL HOLLOWAY

Business Phone: 12 UNIT Emergency Contact: _____

Email: #90-101 663 7348

- 1 - Exit(s) shall have clear access
- 2 - Exit(s) shall not be locked/barred while the building is occupied
- 3 - Exit door(s) hard to open/broken
- 4 - Door Hardware shall be repaired/replaced/removed. Location: _____
- 5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup)
- 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test.
- 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling
- 8 - Missing ceiling tile shall be replaced
- 9 - Holes in walls/ceiling/floor shall be repaired
- 10 - Automatic door closure(s) shall be provided/repaired/replaced
- 11 - Swinging fire doors shall close and latch automatically. 592-596-594
- 12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed
- 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____
- 14 - Electrical panel shall have 36" clearance from combustibles
- 15 - Extension cords shall not be a substitute for permanent wiring.
- 16 - Power taps shall be directly connected to a permanently installed receptacle.
- 17 - Fire Extinguisher(s) are past due for annual inspection
- 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged
- 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested
- 20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested
- 21 - Fire Alarm system shall be maintained/inspected/tested
- 22 - Commercial cooking system shall be cleaned
- 23 - Mechanical room cannot be used for storage
- 24 - Storage of materials shall be orderly and stacks shall be stable.
- 25 - Address - Clearly visible from street/suite number/rear door
- 26 - Gas cylinders shall be secured to prevent them from being knocked over
- 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet
- 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP
- 29 - Knox box needed/keys checked
- 30 - Other violations as noted:

NOTES _____

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY 9/27/22

Stephanie Kubott
Owner/Tenant - Print Name

Kathy Gubal
Inspector

ECONOMIC AND COMMUNITY DEVELOPMENT

P.O. Box 3157, 115 E. Washington St. Bloomington, IL 61702-3157

Fire Inspection 309-434-2226

Routine Inspection _____ 1st Re-inspection _____ 2nd Re-inspection _____ Special Inspection 9/27/22
(Date) (Date) (Date) (Date)

Address: 1109 Hemlock Unit: _____

Name of Business: APARTS AT EASTLAND - COMMAL HALLWAY

Business Phone: UNITS 203-220 Emergency Contact: _____

Email: _____ 663 7348

___ 1 - Exit(s) shall have clear access

___ 2 - Exit(s) shall not be locked/barred while the building is occupied

___ 3 - Exit door(s) hard to open/broken

___ 4 - Door Hardware shall be repaired/replaced/removed. Location: _____

5 - Emergency lighting/Exit lights shall be installed/repaired/replaced (hardwired - battery backup) (ALL)
NORTHEAST STAIRWELL - MIDDLE

___ 6 - Documentation of emergency lighting test. Must show location of device, pass/fail, date of test and signature of person completing the test.

___ 7 - Storage shall be kept 18" from sprinkler head/24" from ceiling

___ 8 - Missing ceiling tile shall be replaced

9 - Holes in walls/ceiling/floor shall be repaired B1 # 214

___ 10 - Automatic door closure(s) shall be provided/repaired/replaced.

11 - Swinging fire doors shall close and latch automatically B1 204-206-212-210-215-217

12 - Fire/Smoke door(s) shall not be blocked open. Hold open device shall be removed 219

___ 13 - Electrical Wiring or plug shall be repaired/replaced. Location: _____

___ 14 - Electrical panel shall have 36" clearance from combustibles

___ 15 - Extension cords shall not be a substitute for permanent wiring.

___ 16 - Power taps shall be directly connected to a permanently installed receptacle.

___ 17 - Fire Extinguisher(s) are past due for annual inspection

___ 18 - Fire Extinguisher(s) shall be proper type/hung properly on brackets/be fully charged * MISSING SMOKE ALARM

___ 19 - Sprinkler/standpipe/fire pump system shall be maintained/inspected/ tested TOP OF STAIRS - SOUTH

20 - Commercial Hood extinguishing systems shall be maintained/inspected/tested

21 - Fire Alarm system shall be maintained/inspected/tested * SMOKE ALARMS

___ 22 - Commercial cooking system shall be cleaned TH SOUTH

___ 23 - Mechanical room cannot be used for storage

___ 24 - Storage of materials shall be orderly and stacks shall be stable.

___ 25 - Address - Clearly visible from street/suite number/rear door STAIRWELL NEED

___ 26 - Gas cylinders shall be secured to prevent them from being knocked over

___ 27 - Flammable/combustible liquids shall be kept in approved safety containers and/or metal cabinet ADDRESSED

___ 28 - Signage: Electrical Room/Sprinkler Room/FDC/FIRE DOOR - DO NOT BLOCK/FACP

___ 29 - Knox box needed/keys checked

30 - Other violations as noted:

REAR PATIO CRACK NEEDS TO BE ADDRESSED

EXTERIOR STAIRWELLS NEED ATTENTION

OUTLETS CANNOT BE PAINTED

NOTES

The referenced violations are a list of items noted which shall be corrected in order to bring the safety conditions up to the minimum standards prescribed by the appropriate codes adopted by the City of Bloomington. If you have questions, please contact us at the above number.

A FOLLOW UP INSPECTION WILL BE MADE ON APPROXIMATELY 9/27/22
(Date)

Stephanie Jacob
Owner/Tenant - Print Name

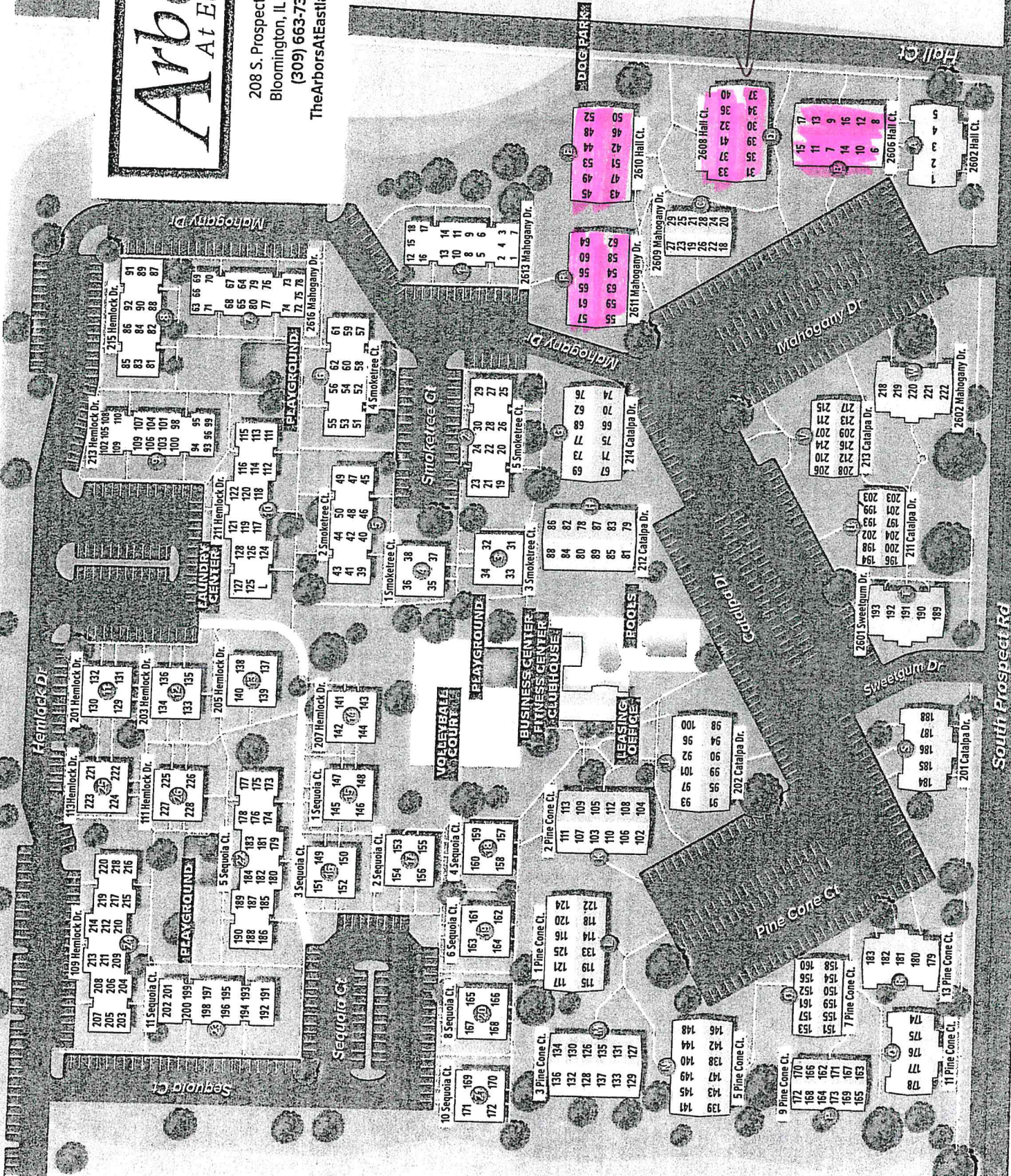
Karen Gibson
Inspector

Arbors At Eastland

208 S. Prospect Road
Bloomington, IL 61704
(309) 663-7348
TheArborsAtEastland.com

*Used
Separation*

Fire



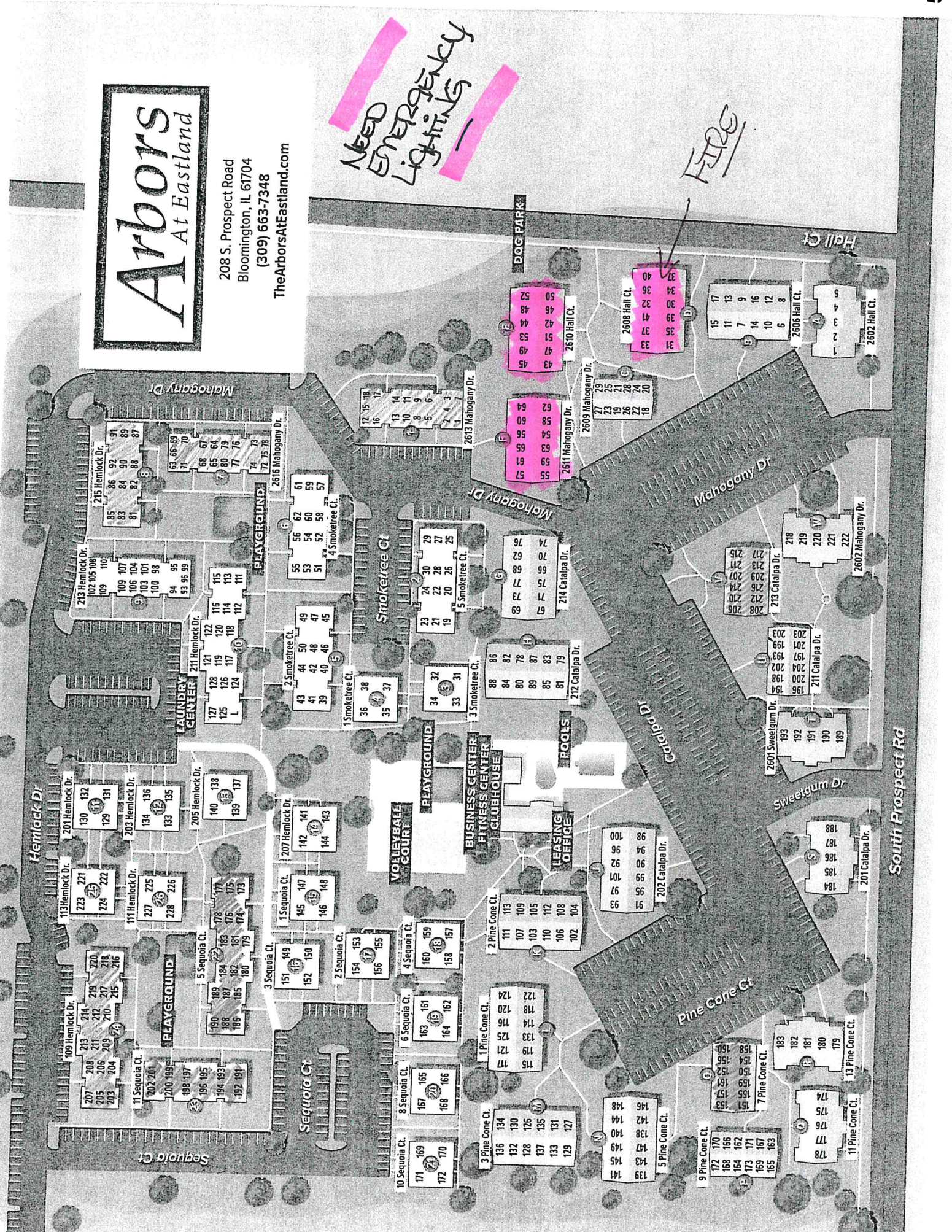
South Prospect Rd

Arbors At Eastland

208 S. Prospect Road
Bloomington, IL 61704
(309) 663-7348
TheArborsAtEastland.com

Need
EMERGENCY
Lighting

FIRE



215 Hemlock Dr.

85	86	82	91
102	105	108	109
109	107	89	87
106	104	88	87
103	101	88	87
94	96	99	95
93	66	69	70
71	70	70	70
88	87	85	64
80	79	76	76
77	76	74	73
74	75	78	78

2616 Mahogany Dr.

55	56	62	61
53	54	60	59
51	52	58	57

2611 Mahogany Dr.

55	57	59	61	65	61
58	60	55	55	64	64
54	63	63	65	61	61
62	60	58	55	64	64

2610 Hall Ct.

43	45	49	49	53	44	48	46	50	52
31	33	37	37	35	39	39	34	34	37
40	40	36	36	32	30	30	30	30	30

2608 Hall Ct.

15	17	13	9	7	14	16	10	12	8
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2606 Hall Ct.

5	4	3	2	1
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203 Hemlock Dr.

130	132	129	131	134	135	133
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207 Hemlock Dr.

142	141	143	145	147	146	148
-----	-----	-----	-----	-----	-----	-----

212 Catalpa Dr.

88	86	84	82	80	78	81	83	85	83	81	79
----	----	----	----	----	----	----	----	----	----	----	----

202 Catalpa Dr.

98	98	94	96	90	92	90	90	95	97	93	91
----	----	----	----	----	----	----	----	----	----	----	----

201 Catalpa Dr.

184	185	186	185	187	188
-----	-----	-----	-----	-----	-----

200 Sequoia Ct.

189	184	185	176	175	174	173	180	179
-----	-----	-----	-----	-----	-----	-----	-----	-----

1 Pine Cone Ct.

171	169	170	167	165	163	161	164	162	168	166
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

2 Pine Cone Ct.

111	113	107	109	103	105	110	112	106	108	102	104
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

5 Pine Cone Ct.

139	141	143	145	149	140	144	142	146	148	147	147	147	147	147	147	147	147	147	147
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

7 Pine Cone Ct.

178	177	176	175	174	183	182	181	180	179
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

11 Pine Cone Ct.

178	177	176	175	174	183	182	181	180	179
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

BUILDING BOARD OF APPEALS

CASE: 23-02

EXHIBIT B

BUILDING BOARD OF APPEALS APPLICATION

This appeal involves (circle at least one below)		
Erection of a new structure	Change of Occupancy from _____ to _____	
Addition to an existing structure	Alteration of an existing structure	
Other (specify): <u>Inspection</u>	Reconsideration of Appeal ID # _____	
This appeal is for a determination on (circle one below)		
<u>Interpretation</u>	Applicability	Alternative to the requirements
Site Address: <u>Several - see attached letter</u>	Unit #:	Office Use Only
Zoning: <u>N/A</u>		
Use of Property: <u>N/A</u>	Occupancy Group:	
Project Description: <u>N/A</u>		
License Required? YES <input type="checkbox"/> <u>NO</u> <input checked="" type="checkbox"/>		Application Date:
Fire sprinkler system currently installed? YES <input type="checkbox"/> <u>NO</u> <input checked="" type="checkbox"/>		Anticipated Meeting Date:
Fire alarm system currently installed? YES <input type="checkbox"/> <u>NO</u> <input type="checkbox"/>		Certificate of Occupancy Issued:
Available Parking Spaces? <u>N/A</u>	Shared parking spaces? YES <input type="checkbox"/> <u>NO</u> <input type="checkbox"/>	

Contact Information: (List main contacts for each)

Owner of Property	Name: <u>MING LII Arbors At Eastland, LLC</u>	Email:
	Address:	Phone:
Applicant	Name: <u>James S. Schmidt, Meyer Capel A professional Corporation</u>	Email: <u>schmidt@meyercapel.com</u>
	Address: <u>PO Box 6750, Champaign, IL 61820</u>	Phone: <u>217-352-1800</u>

Required Items to be Submitted by Applicant PRIOR TO ANY SCHEDULED MEETING

<u>N/A</u>	Floor plan with dimensions
<u>N/A</u>	Code Requirements Involved

Signature: _____

- PLEASE ATTACH PLANS / SKETCHES TO THIS APPLICATION.
- **NOTE: PERMITS MUST BE OBTAINED BEFORE WORK BEGINS.**
- SUBMISSION OF THIS FORM DOES NOT GUARANTEE OR GRANT APPROVAL TO START WORK.



Guidelines for Appeals:

An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally or better form of construction is proposed. The Board shall not have the authority to waive requirements of this code. (2018 International Building Code, Section 113.2)

The petition for a determination on the interpretation, applicability or alternative from the requirement(s) of Chapter 10 (Building Code), Chapter 15 (Electrical Code), Chapter 34 (Plumbing Code) and the various codes adopted thereunder.

The following questions must be answered by the applicant. Either a determination of an incorrect interpretation of this Code by the Code Official, a determination that section of the Code is not applicable, or acceptance of an alternative form of construction shall not be granted by the Building Board of Appeals unless and until the findings of fact are submitted demonstrating all of the following:

Code Section being appealed:

(Example: International Building Code (IBC) Section 412.4.3)

2018 International Fire Code sections 1104.3, 1104.5.1, 1008.2.1, and 1103.4.8

Regulation Requirement:

(Example: Smoke alarms shall be provided within hangar...)

See Attached letter

Code Modification or Alternate Requested:

N/A

Proposed Design: (Describe the alternate methods or materials of construction to be used or that exist. Be as specific as possible.)

N/A

Reason for Alternate: (Describe why the alternate is required and how it will provide equivalent health, accessibility, structural capacity, energy conservation, life safety or fire protection to what the code requires).

N/A



306 West Church Street
Champaign, IL 61820

Phone 217-352-1800
Fax 217-352-1083

www.meyercapel.com

JAMES J. SCHMIDT
Licensed in Illinois and Michigan
jschmidt@meyercapel.com

December 14, 2022

Building Board of Appeals
City of Bloomington Community Development Department
115 Washington St., Ste. 201
Bloomington, IL 61702

Re: Arbors at Eastland, 208 S. Prospect Rd., Bloomington, IL 61704

Dear Board:

My office represents Arbors at Eastland in regard to the alleged violations of the Fire Code. This letter constitutes Arbors at Eastland's appeal of the alleged violations found at the Fire Inspections. Arbors at Eastland believes both that the true intent of the Code was not correctly interpreted and that the requirements are fully satisfied by Arbors at Eastland's compliance with previous versions of the codes.

Arbors at Eastland first received a notice on August 26, 2022. That notice indicated that a fire inspection of the common areas was conducted the week of August 22, 2022. It states that the four violations of chapter 11 of the 2018 International Fire Code were found:

1. Emergency lighting and EXIT signs will need to be installed in the common hallways of all buildings. Emergency lighting has already been installed in these locations; 2616 and 2613 Mahogany, 109 and 215 Hemlock, 213 Catalpa, 7 Pine Cone Court, 11 and 5 Sequoia Court.

2018 International Fire Code, Section 1104.3 - An EXIT sign illuminated from an external source shall have an intensity of not less than 5-foot candles. Internally illuminated signs shall provide equivalent luminance and be listed for the purpose

2018 International Fire Code, Section 1104.5.1 - In the event of power supply failure, illumination shall be automatically provided from an emergency system (Section 1104.5). The emergency power system for the EXIT signs shall provide power for not less than 60 minutes.

2018 International Fire Code, Section 1008.2.1 - Emergency lighting shall provide no less than 1 footcandle at the walking surface. The means of egress...shall be illuminated at all times the building space...is occupied.

2. 1 hour fire separation will need to be constructed near the exit access stairwells at 2610, 2606, 2608 Hall Court and 2611 Mahogany.

2018 International Fire Code, Section 1103.4.8 - Floor openings containing exit access stairways...shall be protected by 1-hour fire-resistance-rated assemblies.

A copy of that letter is attached as exhibit 1 to this letter. No violations of the 2018 International Building Code were noted.

Arbors at Eastland discussed the matter with the Fire Inspector and others from the Building Safety Division, culminating with an email from Mark Wicker on September 16, 2022 expressing Arbors at Eastland's belief that the referenced sections of the International Fire Code only applied to existing buildings on which construction was performed. Arbors at Eastland heard nothing more until December 2, 2022, at which time the Fire Inspector expressed her disagreement with Arbors' interpretation, stating that "[a]lthough Chapter 11 of the International Fire Code is titled *Construction Requirements for Existing Buildings*, this Chapter does not apply to buildings under construction only." A copy of that email exchange is attached as exhibit 2 to this letter. Arbors at Eastland brings this timely appeal.

The Fire Code applies to (1) buildings constructed after adoption of the Fire Code or to existing structures that are (2) not legally in existence at the time of adoption (*i.e.* in construction or not yet occupied), (3) where required by Chapter 11, and (4) where, "in the opinion of the *fire code official*, [they] constitute a distinct hazard to life or property." 2018 International Fire Code § 102.1. The buildings at issue in this appeal were in existence at the adoption of the code and the Fire Inspector has not indicated that the buildings as they currently exist constitute a distinct hazard to life or property but only that Chapter 11 requires that the alleged violations be corrected. Therefore only subsection (3) applies.

"The intent of [Chapter 11] is to provide a minimum degree of fire and life safety to persons occupying existing buildings by providing minimum construction requirements where such existing buildings do not comply with the minimum requirements of the *International Building Code*." 2018 International Fire Code § 1101.2. "The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *International Fire Code* or *International Property Maintenance Code*, or as deemed necessary by the *building official* for the general safety and welfare of the occupants and the public." International Building Code § 102.6.2. Thus, Chapter 11 of the Fire Code applies when an existing building does not comply with the Building Code. The Building Code states that an existing building does not need to be modified unless specifically stated in one of the Codes.

Chapter 11 of the Fire Code does not specifically state that existing buildings must be modified to comply with that version of the Code. Rather, as the title of the chapter indicates, it applies to existing buildings under construction. That is, when an existing building is renovated, the renovated building must be brought up to the subsequently enacted Fire Code. Without a specific provision directing that the buildings be updated, “[t]he legal occupancy of [them] shall be permitted to continue without change.”

Other provisions of the Fire Code likewise make it clear that it does not contemplate requiring every owner of an existing building to bring the existing building to the current code until he or she performs construction work on the building. One of the principles on which the International Codes are founded, for example, is to establish “provisions that do not unnecessarily increase construction costs.” *Preface to the 2018 International Fire Code*; see, also, *Preface to the 2018 International Building Code*. Forcing a building owner to rewire entire existing buildings to provide the power source for exit signs or to install fireblocking that was not required at the buildings’ construction would impose a great cost on the building owner, in contravention of the express intention of the Codes.

In another example, section 1103.1 of the Fire Code points out that “[t]he provisions of this chapter shall not be construed to allow the elimination of *fire protection systems* or a reduction in the level of fire safety provided in building constructed in accordance with previously adopted codes.” This provision would be nonsensical if every existing building owner had to bring the existing building up to the 2018 code. Rather, this provision makes it clear that, although an existing building owner need not comply with the 2018 Fire Code if the 2018 Code has different requirements than a previous version of the code, it cannot eliminate the systems required by the version of the Fire Code under which the existing building was constructed. That is, although existing buildings do not have to comply with the newer code until they perform construction on them, they still cannot fall below the version of the Fire Code that applied when they were constructed.

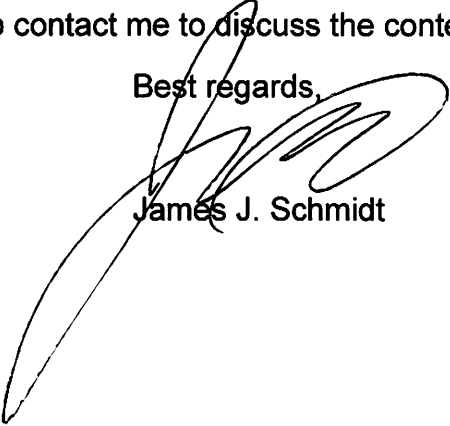
Because the buildings at issue are existing buildings that were occupied at the time the code was adopted, they are allowed to continue without change unless specifically provided in either the Building Code or the Fire Code. No allegation that the buildings do not comply with the Building Code was made. Chapter 11 is the only chapter of the Fire Code that could apply to these existing buildings, and it only applies if they do not comply with the minimum requirements of the Building Code. Although these provisions may seem to circularly refer to each other, what they demonstrate is that a building in existence may continue to be occupied unless and until the owner performs construction on them, as the title of Chapter 11 indicates.

Thus, the true intent of the 2018 International Fire Code, as well as the 2018 International Building Code, was to allow existing buildings that complied with the

previous versions of the Codes to maintain their occupancy unless and until construction was performed on those buildings. In this way, the buildings already comply with the Codes by maintaining their compliance with the previous versions of the Codes. Arbors at Eastland therefore requests that the Board find that its buildings comply with the Codes and that the cited violations are in fact not violations and that they do not require the corrections stated in Ms. Gruber's letter or email.

Please do not hesitate to contact me to discuss the contents of this appeal.

Best regards,



James J. Schmidt

August 26, 2022

Arbors at Eastland
208 S. Prospect Rd.
Bloomington, IL 61704

RE: Routine Fire Inspections of the common hallways of apartment buildings

In accordance with Chapter 17 of the Bloomington City Code, the Building Safety division is authorized to inspect buildings and structures to enforce provisions of the 2018 edition of the International group of codes. A fire inspection of the common areas of your apartment building was conducted the week of August 22, 2022.

It was noticed that apartment and common hallway doors have been replaced. As a reminder, those doors must be replaced with either solid wood doors not less than 1.75 inches thick or insulated steel doors. All doors must have closures.

Chapter 11 of the 2018 International Fire Code applies to existing buildings constructed prior to the adoption of this code. Section 1103.1 states Existing buildings shall comply with not less than the minimum provisions specified in Table 1103.1 and as further enumerated in Sections 1103.2 through 1103.9.

1. Emergency lighting and EXIT signs will need to be installed in the common hallways of all buildings. Emergency lighting has already been installed in these locations; 2616 and 2613 Mahogany, 109 and 215 Hemlock, 213 Catalpa, 7 Pine Cone Court, 11 and 5 Sequoia Court.

2018 International Fire Code, Section 1104.3 - An EXIT sign illuminated from an external source shall have an intensity of not less than 5-foot candles. Internally illuminated signs shall provide equivalent luminance and be listed for the purpose

2018 International Fire Code, Section 1104.5.1 - In the event of power supply failure, illumination shall be automatically provided from an emergency system (Section 1104.5). The emergency power system for the EXIT signs shall provide power for not less than 60 minutes.

2018 International Fire Code, Section 1008.2.1 - Emergency lighting shall provide no less than 1 footcandle at the walking surface. The means of egress...shall be illuminated at all times the building space...is occupied.

2. 1 hour fire separation will need to be constructed near the exit access stairwells at 2610, 2606, 2608 Hall Court and 2611 Mahogany.

2018 International Fire Code, Section 1103.4.8 - Floor openings containing exit access stairways...shall be protected by 1-hour fire-resistance-rated assemblies.

Emergency lighting shall be installed no later than October 28, 2022. A remedy and timetable for completion of the walls shall be submitted no later than September 9, 2022. Permits will need to be issued prior to the work being completed.

The City of Bloomington appreciates your attention to life safety matters in your building. We take the safety of our citizens and visitors seriously, as I am sure you do as well. We would like to help you meet the city fire codes in your building, so please do not hesitate to contact me with any questions you may have.

Respectfully,



Kathryn Grubel
Fire Inspector

APPEAL REQUIREMENTS

You may file an appeal of this Violation Notice with the Community Development Department, 115 E. Washington St, Second Floor, Bloomington, Illinois. The filing fee is \$150 and must be paid at the time the appeal is filed. The appeal must be in writing and must be received by the Department no later than ten (10) days after the date this Notice was served. Appeals should be based on the grounds that: (a) the true intent of the Code or the rules legally adopted thereunder have been incorrectly interpreted; (b) the requirements of this Code are fully satisfied by other means.

TRANSFER OF OWNERSHIP REQUIREMENTS

As provided by the International Property Maintenance Code Section 107.6, Transfer of Ownership, "It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

CHRIS MCALISTER - BUILDING OFFICIAL
434.2226

From: Kathryn Gruber <kgruber@cityblm.org>
Sent: Friday, December 2, 2022 10:48 AM
To: Mark Wicker <MWicker@monarchinvestment.com>
Cc: Michael Sinnet <msinnet@cityblm.org>; Christopher McAllister <cmcallister@cityblm.org>;
Melissa Hon <mhon@cityblm.org>; Quentin Mege <qmege@monarchinvestment.com>
Subject: [EXTERNAL] Re: Arbors at Eastland - Recent inspection

Mr. Wicker,

I apologize for not contacting you sooner. Reinspections have been conducted at the complex and most of the items have been addressed.

With regards to the installation of the emergency lighting, you mentioned Chapter 11 *applies only to construction on existing buildings*. Although Chapter 11 of the International Fire Code is titled *Construction Requirements for Existing Buildings*, this Chapter does not apply to buildings under construction only.

2018 International Fire Code and Commentary states the purpose of this chapter is *to provide minimum construction requirements for existing buildings...Those [buildings] that do not meet these minimum construction requirements will need to address those deficiencies*.

With reference to the required emergency lighting, the buildings noted

have no EXIT signs or emergency power illumination installed. Emergency power illumination is required (Section 1104.5) as the buildings do not meet the code exception. Section 1031 *Maintenance of the means of egress* also directs you to Section 1104. Emergency power for means of egress illumination shall be provided for not less than 60 minutes. (Section 1104.5.1). Emergency lighting will need to be installed in the common hallways of 2616 and 2613 Mahogany, 109 and 215 Hemlock, 213 Catalpa, 7 Pine Cone Court, 11 and 5 Sequoia Court.

Regarding the 1-hour fire separations in the buildings at 2610, 2608, 606 Hall Court and 2611 Mahogany, since the same floor plan is utilized in all four buildings, one set of engineered drawings can be used with a completion date no later than July 31, 2023.

Settlements are not considered. The minimum code standards must be met, or you may appeal to the Building Board of Appeals. The deadline to file for an appeal is December 14, 2022, otherwise the emergency lighting shall be installed no later than July 31, 2023.

Respectfully,

Kathryn Gruber

Economic & Community Development

Fire Inspector | 309-434-2263

City of Bloomington, IL

115 E Washington St Suite 201, Bloomington, IL 61701



From: Mark Wicker <MWicker@monarchinvestment.com>

Sent: Friday, September 16, 2022 10:42 AM

To: Michael Sinnet <msinnet@cityblm.org>; Christopher McAllister <cmcallister@cityblm.org>;

Kathryn Gruber <kgruber@cityblm.org>; Melissa Hon <mhon@cityblm.org>

Cc: Quentin Mege <qmege@monarchinvestment.com>

Subject: RE: Arbors at Eastland - Recent inspection

Ms. Gruber and all,

I understand you met with Quentin Mege, Asset Manager for Arbors at Eastland Apartments, last week on September 8, 2022 to discuss our questions and concerns regarding a recent inspection (letter attached) and your interpretation of local code.

Arbors disagrees with your interpretation of the International Fire Code (IFC). Your letter cites Chapter 11 of the IFC as requiring exit signs and 1-hour fire separation, but that chapter applies only to *construction* on existing buildings. The chapter is entitled “Construction Requirements for Existing Buildings.” There is no construction at Arbors, so Chapter 11 of the IFC does not apply. Therefore the exit signage and 1-hour fire separation that you mentioned in your letter is not required.

Additionally, Sections 1104.3 and 1104.5.1 do not require the installation of exit signage. Rather, those sections merely describe the required illumination and emergency power source for *existing* signs. Section 1104.1 states that the Building Code at the time of construction still applies as long as the requirements in Section 1104.2 through 1104.25 are met. We believe our existing exit signage meets the requirements of Sections 1104.3 and 1104.5.1, but please advise if that is not the case. Note that we also have an open FOIA request to obtain the original building plans from the time of construction in order to verify that the Building Code was followed at that time.

Finally, in regard to the installation of emergency lighting, Section 1008.2.1 does not apply because Chapter 10 of the IFC does not apply to existing buildings. Installation of emergency lighting is therefore not required by local code.

We would be happy to discuss these matters further at your convenience, and we look forward to continuing this discussion. Thank you,

MARK WICKER
GENERAL COUNSEL OF OPERATIONS
MONARCH INVESTMENT AND MANAGEMENT GROUP
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Franktown, CO 80116
314-440-0174 (direct)
WWW.MIMGINVESTMENT.COM

From: Quentin Mege <gmege@monarchinvestment.com>
Sent: Tuesday, August 30, 2022 4:11 PM
To: kgruber@cityblm.org
Cc: mhon@cityblm.org; Mark Wicker <MWicker@monarchinvestment.com>
Subject: Arbors at Eastland - Recent inspection

Hello,

My name is Quentin Mege and I am the Asset Manager for The Arbors at Eastland at 208 S. Prospect Rd.

I'm reaching out in regards to the recent routine fire inspection that resulted in required work by the City.

I would like an opportunity to discuss the results of the inspection with you.

Mark Wicker, General Counsel of Operations for Monarch Investment and Management Group, would join the call as well.

We are available tomorrow morning (08/31) anytime between 9.00am and 12.00pm CST and Thursday (09/01) all day. If neither dates are convenient, please feel free to suggest other options.

I will also be in Bloomington on 09/08. I had previously reached out to Melissa Hon to request a meeting to address Code Enforcement in general as it relates to The Arbors at Eastland but have not heard back.

Thanks

Quentin Mege

Asset Manager

Monarch Investment and Management Group

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