

Thank you for taking the time to look up the supplemental materials that I referenced in my responses to the League of Women Voters (LWV) questions.

Before I get into the two referenced documents, a few statements are in order:

- * My referring to the LWV in no way should be interpreted as the LWV endorsing me as a candidate.
- * In case you got to this document other than through LWV, I **strongly recommend** that you go to the Web site www.vote411.org to read my responses to the LWV questions as well as the responses given by my opponent. This can be done by:
 - (1) In a separate Web browser tab, type: www.vote411.org;
 - (2) Enter your Fourth Ward address information and then click Submit;
 - (3) Click the Explore Now button (in the Find What's On Your Ballot section);
 - (4) Once the "Bowling Green City Council Ward 4" option shows up click on it
 - (5) Read the information provided by both candidates.

Let's now address the supplemental material. In the response to the second question, I referenced a current draft of the Committee-approved rental inspection checklist of fifty-one items. All four pages are reproduced starting on the next page.

In response to the fourth question, I referenced a unanimously-approved Council Policy that I developed back in 1987. It is reproduced on the last page of this document. It should be noted that it passed by voice vote; even though one Council signature is missing.

Thank you again for your interest. As always, please feel free to contact me.

Bill



City of Bowling Green Rental Registration Program Self-Certification Information

Planning Department 419-354-6218 www.bgohio.org
304 North Church Street, Bowling Green, Ohio 43402

Self-Certification Information & Guidelines

Purpose

The City of Bowling Green, Ohio acknowledges the overall general increase of rental properties situated, including within residential neighborhoods. All neighborhoods have special features, characteristics, needs, issues, concerns, including, but not limited to the safety and tranquility of these areas. It is with these concerns in mind that the City requires this checklist be completed to help ensure safe living conditions and well maintained rental properties for the benefit of all BG tenants and neighborhoods. The intent of this form is to ensure that Bowling Green Ohio residential and other rental housing meets specific health and safety standards and to promote compliance with these standards so the health and safety of tenants are not jeopardized.

Inspection Process:

This checklist is established to provide general information regarding various applicable regulations for health, life and safety standards for rental structures.

However, this checklist is not a comprehensive list of all code provisions and requirements applicable within the City of Bowling Green and Wood County. See (web address here) and/or agencies listed below for additional information.

Inspection Postings:

Owners are responsible for maintaining completed self-certification checklists for each dwelling unit and for providing them upon request.

Questions? Contact the following Agency:

Bowling Green Fire Division: Common Area Inspection Criteria, General Safety Info
419-35-3106 • <https://www.bgohio.org/departments/safety> • 522 East Court Street

Planning Department: Code Enforcement, Zoning, City Planning
419-354-6218 • <https://www.bgohio.org/departments/planning-department/>
• 304 N. Church Street

Wood County Building Inspection: Building Codes & Enforcement
419-354-9190 • <http://wcbinspect.co.wood.oh.us/> • One Courthouse Square

Wood County Health Department: Environmental Health
419-354-2702 • <http://www.woodcountyhealth.org> • 1840 East Gypsy Lane Rd



City of Bowling Green

Rental Registration Program Self-Certification Information

Inspection Date: _____ Inspector Name: _____

Rental Property Address: _____

Exterior Building & Common Areas			
Yes	Items	N/A	No (w/Explanation)
	Building(s) Exterior		
	Address Numbers/Unit Identification: Legible & Visible from public right-of-way*		
	Chimneys: Structurally sound & maintained		
	Crawl Space: Free from standing water; properly ventilated & screened		
	Doors & Windows: Weatherproof, safe, secure, proper for egress, lockable, snug fit, operable, unbroken, & maintained		
	Electrical/Gas Meters: All equipment maintained to code; secure wires/cables		
	Electric Panel: Service amps adequate for usage, properly grounded, in good conditioned & labeled; proper sized fuses, adequate clearance & easy access; no open circuits in box; all equipment maintained to code		
	Foundation: Weatherproof, structurally sound, & maintained		
	Garage &/or Other Exterior Buildings: Structure(s) solid & maintained; with more than one operational access door, appropriate electrical service & lighting; all maintained		
	Gutters/Downspouts: Operational & maintained; water diverted from building		
	Porches: Solid & maintained; guardrails if applicable		
	Roof: Waterproofed & maintained		
	Stairways: Guardrails, all adequate strength*, solid & maintained; proper lighting*		
	Wall-siding, Fascia, Soffit, Trim Boards and/or Other exterior Surfaces: Structurally sound, intact, secure; complete & maintained		
	Exterior Common Areas		
	Exterior Walkways/Exit Passageways/Common areas: Maintained & free of hazardous conditions*		
	Exterior Lighting: Functional & maintained; lines secure & protected; no glare onto other properties or roadways		
	Lawn/Trees/Shrubs: Lawns maintained; less than 8" height & free of noxious weeds*; trees/shrubs maintained		
	Parking: Adequate parking provided* on a hard surface*		
	Garbage Common Areas		
	Garbage Containers/Dumpsters: Covered & stored in proper location*		
	Rubbish and/or Junk: Property free of rubbish/junk		
	Inoperable Vehicles: Property free of inoperable vehicles		



City of Bowling Green

Rental Registration Program Self-Certification Information

Inspection Date: _____ Inspector Name: _____

Rental Property Address: _____

Interior Building			
Yes	Items	N/A	No (w/Explanation)
	Building Interior		
	Basement/Crawlspace: Free of standing water &/or seepage; no mold		
	Basement Apartments: Free of standing water &/or seepage; no mold; 2 exits and operable window		
	Bathrooms: Window or mechanical ventilation operational & maintained		
	Bathtubs, Showers, & Sinks: Operating hot & cold water & maintained; functioning drains w/proper traps, no leaks or drips		
	Electric Panel: Service amps adequate for usage, properly grounded, in good condition; proper sized fuses adequate clearance & easy access; no open circuits in box; all equipment maintained to code		
	Electrical Outlets & Switches: All covered, operable & maintained; no exposed or bare live wires, splices to code in covered boxes; GFCIs where required & operable		
	Entry Doors: Proper for unobstructed egress, lockable, & snug fit; unbroken, operable & maintained		
	Fireplace(s): Operable & maintained; if inoperable--properly closed		
	Lights: Operable, buffer space around lights to combustibles; safe; external lines secure & protected; all installations to code*		
	Plumbing: Installed correctly; functional hot & cold water; no leaking; proper venting; functional drains w/proper traps & covers		
	Rooms: Unobstructed & adequate egress		
	Sleeping Room(s): Must have a door & an operable window		
	Stairways: Handrails*; all adequate strength*, solid & maintained; proper lighting *		
	Walls, Flooring, Sub-Flooring & Ceilings: Intact & maintained; no leaks (leading to mold)		
	Windows: One or more windows present; screens present, proper locations & sizes for lights/ventilation &/or proper egress; unbroken or cracked, lockable, & snug fit; all operable & maintained		
	General		
	Bathroom Access: Unencumbered access to facilities; access not restricted by transversing through additional sleeping room(s)		
	Mold & Mildew: No evidence within unit		
	Occupancy: Occupants are limited by the number of bedrooms (i.e. one occupant per bedroom)		
	Vermin (Insects, Rodents & Other Pests): Property free of infestations		

Page 3 *Please Note: Information needs to be referenced



City of Bowling Green

Rental Registration Program Self-Certification Information

Inspection Date: _____ Inspector Name: _____

Rental Property Address: _____

Yes	Items	N/A	No (w/Explanation)
	Utilities/Appliances		
	Appliances: Operating & maintained; installed to code; appropriate electrical hookup(s)		
	HVAC: Heating, ventilation, & air conditioning accessible, operating & maintained; vents secured & properly pitched, filters present & cleaned seasonally; gas shut-off &/or on/off switches operable; all installed & maintained to code*; all occupied spaces able to be heated to 60°-75° & available from Oct.1-May 31		
	Laundry: Operating & maintained; dryer properly vented to exterior w/covers or capped if unused, vent cleaned out seasonally; plumbing operating w/hot & cold water; no leaks		
	Sewage System: Operating properly & maintained; lines unobstructed		
	Swimming Pools(s): Follow safety standards & protocol*; gates & enclosures operational & maintained; appropriate electrical hookup(s) & maintained; proper cover		
	Water Heater: Operating & maintained; no rust holes or leaks & adequate surrounding clearance for accessibility & safety; gas shut-off, proper pop-off valves & drip pipe present; vent operational, secured & properly pitched		
	Safety		
	Carbon Monoxide Alarms: Installed in proper locations, operable & maintained		
	Egress: All sleeping areas have two emergency exits; emergency exit windows the appropriate size		
	Fire Exits: Clearly marked		
	Fire Extinguishers: Adequate number for facility, operable & maintained		
	Fire Sprinkler System: Operable & maintained		
	Smoke Alarms: Installed in proper locations, operable & maintained		

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CITY OF BOWLING GREEN

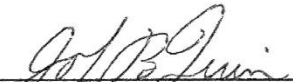
304 North Church Street
Bowling Green, Ohio 43402


**BOWLING GREEN CITY COUNCIL POLICY STATEMENT
ON ECONOMIC ASSISTANCE TO BUSINESS AND INDUSTRY**

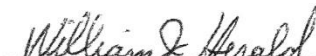
Encouragement of proper economic growth is a valid function of city government. Business and industry can contribute to the well-being of the citizens through the provision of jobs, the generation of increased city services, and the enhancement of the cultural and social environment of the city.

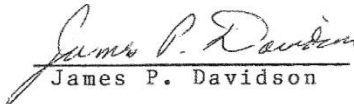
Bowling Green has much to offer business and industry. Its location, work force, school systems, cultural opportunities, and services are but a few of its attractions. City Council, through this policy statement, wishes to confirm that cooperation of city government is yet another quality of Bowling Green.

Therefore, it is the policy of this Council to encourage proper economic development for Bowling Green. As each situation warrants, consideration of assistance such as, but not limited to, tax abatement, grant assistance, and provision of utilities shall be considered.


John B. Quinn,
President of Council


William N. Blair


William S. Herald

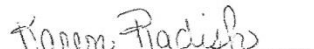

James P. Davidson


Joyce M. Kepke

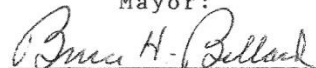
David G. Elsass


Edwin L. Miller

Attest:


Karen Radish,
Acting Clerk

Mayor:


Bruce H. Bellard,
Mayor

Approved:

September 8, 1987