



City of Lakewood
Housing and Building Division

12650 DETROIT AVENUE
LAKEWOOD, OH 44107
(216) 529-6270 • Fax: (216) 529-5930

Project Application

INSPECTOR'S

COPY

FOR OFFICE USE ONLY

APPLICANT MUST COMPLETE ALL APPLICABLE ITEMS BELOW

PROJECT ADDRESS: OR Permanent Parcel Number:

14124 Detroit Ave.

FLOOR: SUITE: BLDG#: CONDO ☐ Yes ☒ No

RELATED VIOLATION CASE: DATE:

RELATED PROJECT APPLICATION:

SCOPE OF PROJECT (Check all that apply):

- ☐ New SF ☐ Addition SF ☐ Water Controlling
☐ Alteration ☐ Garage SF ☐ Waterproofing
☐ Fence ☐ Correct Violations ☐ Temporary Use
☐ Demolition ☐ Paving SF ☐ Swimming Pool SF
☐ Deck ☒ Other (Please specify): Elec.
☐ Change of Use (Indicate former use):

USE DESCRIPTION (1 Family, Warehouse, etc.): 4 suite apt.

PROJECT DESCRIPTION (Include scope, dimension, location): ☐ Plans Attached

Elec. corrections Per Letter
Dated 6-20-00

See Reverse Side for ELEC. HVAC. PLMB

Permits Requested: ☐ BLDG ☒ ELEC ☐ PLMB ☐ HVAC

CONSTRUCTION COST:

New/Addition: = Alterations: =
Electrical: = 100.00 Plumbing: =
HVAC: = TOTAL JOB COST: = \$ 100.00

BUILDING PROJECT CONTACTS

Property Owner: BARBARA C. MAYER, JAMES Phone: (216) 228-4400

Mailing Address: 2438 GLEN VALLEY DR. City: Westlake ST: OH Zip: 44145

☐ Subcontractor ☒ General Contractor: Bruce Ramsey License/Reg. No.:
Phone: (216) 221-1116

Mailing Address: 14124 Detroit #1 City: Lakewood ST: OH Zip: 44107

Architect/Engineer: Phone:

Mailing Address: City: ST: Zip:

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make the application as his authorized agent and we agree to conform to all laws of this jurisdiction.

Bruce Ramsey

7-31-00

SIGNATURE OF CONTRACTOR / OWNER

DATE

Projected Completion Date:

Application No.: 00 20000243

Zoning District: C-3

Application Type: Elec

Application Status: AP

Total Cost: 100.00

Public Bldg. Flag: Yes ☒ No

Inspector Dept.: C H Apt

Assigned Inspector: VOROS

Master Plan No.: Bldg/Seq:

Work Description Codes:

E1003

Plan Received By: —

Plan Review Fee: Y ☒ N State 3% ☒ N

Project Plans: N/A Not Provided Incomplete
Submitted Rejected Approved

Construction Type:

Occupancy Type: R-2

Permit Type: Approved By: Permit Fees:
Elec EFF \$ 15.00
\$
\$
\$

State 3% Fee: .45

Approvals: Initials: Ref Date/Docket

BLDG: _____

Zoning: _____

Planning: _____

BBS/ARB: _____

PW/Engineer: _____

Health: _____

Fire: _____

Water/Sewer: _____



City of Lakewood
Housing and Building Division

FOR OFFICE USE ONLY

Project Permit Specifications

Application No.:

Application Type:

APPLICANT MUST COMPLETE ALL APPLICABLE ITEMS BELOW

PROJECT ADDRESS:

OR

Permanent Parcel Number:

State 3% Fee: Yes No

Assigned Inspector:

ELECTRICAL PERMIT

Items	Qty	Cost per	Extended cost
Base Fee	✓	\$10.00	\$10.00
Each 120 volt receptacle		.50	
Each fixture outlet		.50	
Outlets for ranges, hot plates, electric heat treating or tempering equipment, welding equipment, permanent wave apparatus, hair dryers and/or outlets in excess of 120 volts each		4.00	
Motors (each unit): 1/4 HP or less		2.00	
1/3 hp to and including 3/4 HP		4.00	
7/8 HP to and including 5 HP		6.00	
Over 5 HP		10.00	
X-ray machines or equipment		10.00	
Corrections or Alterations	✓	5.00	5.00
Subcontractor Name:		Total	15.00

PLUMBING PERMIT

Items	Qty	Cost per	Extended cost
Base Fee		\$10.00	\$10.00
Lavatories, sinks, laundry trays, bath tubs, showers, standpipes, combination fixtures, urinals, water closets, floor drains, area drains, yard drains, refrigerator drains, dishwashers, sterilizer, dental chairs, water filters, ejector, sump pumps, garbage grinders, grease interceptor, and each three feet or fraction thereof of gang shower length, per each unit		2.00	
Gas Piping: Minimum fee, excluding outlets		5.00	
Each outlet		1.00	
Each sprinkler head whether indoor or outdoor		.50	
Each inside leader		2.00	
Hot water storage tanks: Up to and including 150 gallon capacity		2.00	
151 gallon and including 300 gallon capacity		4.00	
301 gallon and more		6.00	
Each drain or sewer per 100 feet of aggregate length or part thereof according to diameter:			
Up to and including six inches in diameter		4.00	
Eight inch diameter		6.00	
Ten inch diameter		10.00	
Twelve inch diameter		16.00	
Subcontractor Name:		Total	

HVAC PERMIT

Unit	Qty	Make	Model	BTU's/Tons of Cooling	Type of Fuel	New or Replacement
Warm Air Furnace						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Boiler						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Unit Heater						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Heat Pump						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Air Conditioner						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Other						<input type="checkbox"/> New <input type="checkbox"/> Replacement

If new whole house A/C, cost is: \$ _____ Increase in heating BTU's: _____ (Add \$20.00 Base Fee)

Subcontractor Name:

Permit Fee: \$

OTHER SUBCONTRACTORS

Name:	Name:
Name:	Name:
Name:	Name:

CITY OF LAKEWOOD

Division of Building • 12650 Detroit Avenue • Lakewood, Ohio 44107 • (216) 529-6270

Application Number 00-20000243 Date 7/31/00
Property Address 14124 DETROIT AVE
Parcel Number 312-20-056
Application description ELECTRICAL COMMERCIAL
Application valuation 100

Owner
RAMSEY, BRUCE (TENANT)

Contractor

FOR

MAYER JR, W JAMES
2438 GLEN VALLEY DR
WESTLAKE OH 44145
(216) 228-4400

OWNER

Structure Information
Occupancy Type RESIDENTIAL MULTI FAMILY

Permit COMMERCIAL ELECTRICAL
Additional desc INSPECTOR VOROS
Permit Fee 15.00 Plan Check Fee00
Issue Date 7/31/00 Valuation 100
Expiration Date 10/29/00

Special Notes and Comments
ALL WORK PER 1999 NATIONAL ELECTRICAL
CODE. ELECTRICAL CORRECTIONS PER LETTER
DATED 6-20-00.

Other Fees STATE SURCHARGE - ELEC .45

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	15.00	15.00	.00	.00
Plan Check Total	.00	.00	.00	.00
Other Fee Total	.45	.45	.00	.00
Grand Total	15.45	15.45	.00	.00

(Building Commissioner)

THIS PERMIT MUST BE POSTED ON THE JOB AT ALL TIMES

INSPECTOR'S COPY

8-2-00 ✓ WORK STARTED TODAY
NOT COMPLETED.

8-7-00 ✓ SPOKE W/ MR RAMSEY - NOT COMPLETED
WILL RE-INSPECT 8-11-00

8-11-00 ✓ PARTIAL COMPLETE.

1-04-01 *See permit #12*

OWNER
RAMSEY, BLUE (TENANT)

FOR
MAYER JR, W JAMES
2428 GLEN VALLEY DR
WESTLAKE
OH 44145
(216) 228-4400

Structure Information
Occupancy Type RESIDENTIAL MULTI FAMILY

Permit COMMERCIAL ELECTRICAL
Additional desc INSPECTOR VOROS
Permit Fee 15.00
Issue Date 10/29/00
Expiration Date 10/29/00
Plan Check Fee 100
Valuation 100

Special Notes and Comments
ALL WORK PER 1999 NATIONAL ELECTRICAL
CODE. ELECTRICAL CORRECTIONS PER LETTER
DATED 6-20-00.

Other Fees STATE SURCHARGE - ELEC 45

Fee Summary			
Charged	Paid	Credited	Due
Permit Fee Total	15.00	00.00	00.00
Plan Check Total	00.00	00.00	00.00
Other Fee Total	45.00	00.00	00.00
Grand Total	15.45	00.00	00.00



City of Lakewood
Housing and Building Division

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Project Application

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APPLICANT MUST COMPLETE ALL APPLICABLE ITEMS BELOW
PROJECT ADDRESS: OR Permanent Parcel Number:

14124 Detroit Ave.

FLOOR: — SUITE: — BLDG#: — CONDO ☐ Yes ☒ No

RELATED VIOLATION CASE: — DATE: —

RELATED PROJECT APPLICATION: —

SCOPE OF PROJECT (Check all that apply):

- ☐ New — SF ☐ Addition — SF ☐ Water Controlling
☐ Alteration ☐ Garage — SF ☐ Waterproofing
☐ Fence ☐ Correct Violations ☐ Temporary Use
☐ Demolition ☐ Paving — SF ☐ Swimming Pool — SF
☐ Deck ☒ Other (Please specify): Elec.
☐ Change of Use (Indicate former use):

USE DESCRIPTION (1 Family, Warehouse, etc.): 4 Suite Apt.

PROJECT DESCRIPTION (Include scope, dimension, location): ☐ Plans Attached

Elec. connections Per Letter
Dated 6-20-00

See Reverse Side for ELEC. HVAC, PLMB

Permits Requested: ☐ BLDG ☒ ELEC ☐ PLMB ☐ HVAC

CONSTRUCTION COST:

New/Addition: = Alterations: =
Electrical: = 100.00 Plumbing: =
HVAC: = TOTAL JOB COST: = \$ 100.00

Application No.: 00 20000243

Zoning District: C-3

Application Type: ELEC

Application Status: AP

Total Cost: 100.00

Public Bldg. Flag: Yes ☒ No ☐

Inspector Dept.: C H Apt

Assigned Inspector: VOROS

Master Plan No.: Bldg/Seq:

Work Description Codes:

E1003

Plan Received By: —

Plan Review Fee: Y ☒ N ☐ State 3% ☒ N

Project Plans: N/A Not Provided Incomplete
Submitted Rejected Approved

Construction Type:

Occupancy Type: R-2

Permit Type: Elec Approved By: EFF Permit Fees: \$ 15.00

State 3% Fee: .45

Approvals: Initials: Ref Date/Docket

BLDG: _____

Zoning: _____

Planning: _____

BBS/ARB: _____

PW/Engineer: _____

Health: _____

Fire: _____

Water/Sewer: _____

BUILDING PROJECT CONTACTS

Property Owner: BARBARA C. MAYER, JAMES Phone: (216) 228-4400

Mailing Address: 2438 GLEN VALLEY DR. City: Westlake ST: OH Zip: 44145

☐ Subcontractor ☒ General Contractor: BRUCE RAMSEY License/Reg. No.: _____
Phone: (216) 221-1116

Mailing Address: 14124 Detroit #1 City: Lakewood ST: OH Zip: 44107

Architect/Engineer: _____ Phone: _____

Mailing Address: _____ City: _____ ST: _____ Zip: _____

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make the application as his authorized agent and we agree to conform to all laws of this jurisdiction.

Bruce Ramsey

7-31-00

Projected Completion Date: _____

SIGNATURE OF CONTRACTOR / OWNER

DATE



City of Lakewood
Housing and Building Division

FOR OFFICE USE ONLY

Project Permit Specifications

Application No.:

Application Type:

State 3% Fee: Yes No

Assigned Inspector:

APPLICANT MUST COMPLETE ALL APPLICABLE ITEMS BELOW

PROJECT ADDRESS:

OR

Permanent Parcel Number:

ELECTRICAL PERMIT

Items	Qty	Cost per	Extended cost
Base Fee	✓	\$10.00	\$10.00
Each 120 volt receptacle		.50	
Each fixture outlet		.50	
Outlets for ranges, hot plates, electric heat treating or tempering equipment, welding equipment, permanent wave apparatus, hair dryers and/or outlets in excess of 120 volts each		4.00	
Motors (each unit): 1/4 HP or less		2.00	
1/3 hp to and including 3/4 HP		4.00	
7/8 HP to and including 5 HP		6.00	
Over 5 HP		10.00	
X-ray machines or equipment		10.00	
Corrections or Alterations	✓	5.00	5.00
Subcontractor Name:		Total	15.00

PLUMBING PERMIT

Items	Qty	Cost per	Extended cost
Base Fee		\$10.00	\$10.00
Lavatories, sinks, laundry trays, bath tubs, showers, standpipes, combination fixtures, urinals, water closets, floor drains, area drains, yard drains, refrigerator drains, dishwashers, sterilizer, dental chairs, water filters, ejector, sump pumps, garbage grinders, grease interceptor, and each three feet or fraction thereof of gang shower length, per each unit		2.00	
Gas Piping: Minimum fee, excluding outlets		5.00	
Each outlet		1.00	
Each sprinkler head whether indoor or outdoor		.50	
Each Inside leader		2.00	
Hot water storage tanks: Up to and including 150 gallon capacity		2.00	
151 gallon and including 300 gallon capacity		4.00	
301 gallon and more		6.00	
Each drain or sewer per 100 feet of aggregate length or part thereof according to diameter:			
Up to and including six inches in diameter		4.00	
Eight inch diameter		6.00	
Ten inch diameter		10.00	
Twelve inch diameter		16.00	
Subcontractor Name:		Total	

HVAC PERMIT

Unit	Qty	Make	Model	BTU's/Tons of Cooling	Type of Fuel	New or Replacement
Warm Air Furnace						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Boiler						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Unit Heater						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Heat Pump						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Air Conditioner						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Other						<input type="checkbox"/> New <input type="checkbox"/> Replacement

If new whole house A/C, cost is: \$ Increase in heating BTU's: (Add \$20.00 Base Fee)

Subcontractor Name:

Permit Fee: \$

OTHER SUBCONTRACTORS

Name:	Name:
Name:	Name:
Name:	Name:

INSPECTOR'S COPY



City of Lakewood
Housing and Building Division

12650 DETROIT AVENUE
LAKEWOOD, OH 44107
(216) 529-6270 • Fax: (216) 529-5930

Project Application

FOR OFFICE USE ONLY

Application No.: 0620000168

Zoning District: C-3

Application Type: CALT

Application Status: AP

Total Cost: \$3842.00

Public Bldg. Flag: Yes No

Inspector Dept.: C H Apt

Assigned Inspector: HORNER

Master Plan No.: Bldg/Seq:

Work Description Codes:

Plan Received By:

Plan Review Fee: Y N State 3% (Y) N

Project Plans: N/A Not Provided Incomplete
Submitted Rejected Approved

Construction Type:

Occupancy Type: R-2

Permit Type: Approved By: Permit Fees:
CBRE TSH \$78.00

State 3% Fee: 2.34 80.34

Approvals: Initials: Ref Date/Docket

BLDG:

Zoning:

Planning:

BBS/ARB:

PW/Engineer:

Health:

Fire:

Water/Sewer:

PROJECT ADDRESS: 14124 OR Permanent Parcel Number: DETROIT

FLOOR: SUITE: BLDG#: CONDO ☐ Yes ☐ No

RELATED VIOLATION CASE: DATE:

RELATED PROJECT APPLICATION: -

SCOPE OF PROJECT (Check all that apply):

- ☐ New _____ SF ☐ Addition _____ SF ☐ Water Controlling
☐ Alteration ☐ Garage _____ SF ☐ Waterproofing
☐ Fence ☐ Correct Violations ☐ Temporary Use
☐ Demolition ☐ Paving _____ SF ☐ Swimming Pool _____ SF
☐ Deck ☐ Other (Please specify): PORCH REPAIRS
☐ Change of Use (Indicate former use):

USE DESCRIPTION (1 Family, Warehouse, etc.): Apts

PROJECT DESCRIPTION (Include scope, dimension, location): ☐ Plans Attached

Porch repairs due to wind /
tree damage per approved
drawing on file

See Reverse Side for ELEC, HVAC, PLMB

Permits Requested: ☒ BLDG ☐ ELEC ☐ PLMB ☐ HVAC

CONSTRUCTION COST:

New/Addition: = Alterations: =

Electrical: = Plumbing: =

HVAC: =

TOTAL JOB COST: = \$3842.00

BUILDING PROJECT CONTACTS:

Property Owner: MAYER, JAMES W Jr.

Phone:

Mailing Address: 2438 GLEN VALLEY DR City: WESTLAKE

ST: OH Zip: 44145

☐ Subcontractor

License/Reg. No.: 06-00000801

☐ General Contractor: Liberty Home Contractors

Phone: (216) 433-7144

Mailing Address: 13936 ENTERPRISE City:

ST: Zip:

Architect/Engineer:

Phone:

Mailing Address: City:

ST: Zip:

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make the application as his authorized agent and we agree to conform to all laws of this jurisdiction.

SIGNATURE OF CONTRACTOR / OWNER

DATE: 1/20/06 Projected Completion Date:

**City of Lakewood****Housing and Building Division****FOR OFFICE USE ONLY****Project Permit Specifications**

Application No.:

Application Type:

State 3% Fee: Yes No

Assigned Inspector:

APPLICANT MUST COMPLETE ALL APPLICABLE ITEMS BELOW

PROJECT ADDRESS:

OR

Permanent Parcel Number:

ELECTRICAL PERMIT

Items	Qty	Cost per	Extended cost
Base Fee		\$25.00	\$25.00
Each 120 volt receptacle		1.00	
Each fixture outlet		1.00	
Each outlet or receptacle in excess of 120 volts		6.00	
Motors (each unit): 1/4 HP or less		5.00	
1/3 hp to and including 3/4 HP		10.00	
7/8 HP to and including 5 HP		15.00	
Over 5 HP		20.00	
X-ray machines or equipment		25.00	
Corrections or Alterations		20.00	
Subcontractor Name:		Total	

PLUMBING PERMIT

Items	Qty	Cost per	Extended cost
Base Fee		\$25.00	\$25.00
Lavatories, sinks, laundry trays, bath tubs, showers, standpipes, combination fixtures, urinals, water closets, floor drains, area drains, yard drains, refrigerator drains, dishwashers, sterilizers, dental chairs, water filters, ejector, sump pumps, garbage grinders, grease interceptor, and each three feet or fraction thereof of gang shower length, per each unit		3.00	
Gas Piping: For each outlet		3.00	
Each sprinkler head whether indoor or outdoor		1.00	
Each inside leader		3.00	
Hot water storage tanks: Up to and including 150 gallon capacity		3.00	
151 gallon and up to and including 300 gallon capacity		6.00	
301 gallon and more		9.00	
Each drain or sewer per 100 feet of aggregate length or part thereof according to diameter:			
Up to and including 6 inches in diameter		6.00	
8 inch diameter		8.00	
10 inch diameter		12.00	
12 inch diameter		18.00	
Subcontractor Name:		Total	

HVAC PERMIT

Unit	Qty	Make	Model	BTU's/Tons of Cooling	Type of Fuel	New or Replacement
Warm Air Furnace						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Boiler						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Unit Heater						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Heat Pump						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Air Conditioner						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Solar/Geothermal						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Other						<input type="checkbox"/> New <input type="checkbox"/> Replacement

If new whole house A/C, cost is: \$ _____ Increase in heating BTU's: _____ (Add \$30.00 Base Fee)

Subcontractor Name:

Permit Fee: \$ _____

OTHER SUBCONTRACTORS

Name:	Name:
Name:	Name:
Name:	Name:

CITY OF LAKEWOOD

Division of Housing & Building • 12650 Detroit Avenue • Lakewood, Ohio 44107 • (216) 529-6270

Application Number 06-20000168 Date 4/20/06
Property Address 14124 DETROIT AVE
Parcel Number 312-20-056
Application type description ALTERATION COMMERCIAL/INDUSTRIAL/APT
Subdivision Name
Property Zoning COMMERCIAL. GENERAL BUS
Application valuation 3842

Owner

MAYER JR. W JAMES
2438 GLEN VALLEY DR
WESTLAKE OH 44145
(216) 228-4400

Contractor

LIBERTY HOME CONTRACTORS INC
13936 ENTERPRISE AVE
CLEVELAND OH 44135
(216) 433-7144

----- Structure Information 000 000 -----
Occupancy Type RESIDENTIAL MULTI FAMILY

Permit COMMERCIAL BLDG ALT/REPAIR
Additional desc INSPECTOR HORNER
Permit Fee 78.00
ISSUE Date ; 4/20/06 Valuation 3842
Expiration Date 7/19/06

Special Notes and Comments

*** INSPECTION REQUESTS MUST BE ***
*** RECEIVED WITH 24 HOURS NOTICE ***
porch repair per approved drawings on
file all work per 2005 obc and engineer
assessment.

Other Fees STATE SURCHARGE - BLDG 2.34

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	78.00	78.00	.00	.00
Other Fee Total	2.34	2.34	.00	.00
Grand Total	80.34	80.34	.00	.00

(Building Commissioner)

THIS PERMIT MUST BE POSTED ON THE JOB AT ALL TIMES

- 5-4-06 = Demo of old roof started TWH
- 5-5-06 = Insp. with DAK. Advised contractor on what city is looking for. East roof to get there in discrepancy, send correction in letter DAK
- 5-10-06 = Roof framing partial OK DAK
- 5-15-06 = Blue OK by mmm. Rough framing 90% complete TWH
- 5-18-06 = Advised cont, horizontal clips (2) side and (1) corner br. missing. He is installing these as I leave. TWH
- 6-2-06 = Close out permit TWH



City of Lakewood
Housing and Building Division

12650 DETROIT AVENUE
LAKEWOOD, OH 44107
(216) 529-6270 • Fax: (216) 529-5930

Project Application

INSPECTOR'S COPY

FOR OFFICE USE ONLY

Application No.: 09 20000276
Zoning District: C3
Application Type: CALT
Application Status: AP
Total Cost: SEE BUILD
Public Bldg. Flag: Yes ☐ No ☒
Inspector Dept.: (C) H Apt
Assigned Inspector: MCDONOUGH
Master Plan No.: _____ Bldg/Seq: _____
Work Description Codes: _____
Plan Received By: _____
Plan Review Fee: Y N State 3%: Y N
Project Plans: N/A Not Provided Incomplete
Submitted Rejected Approved

APPLICANT MUST COMPLETE ALL APPLICABLE ITEMS BELOW
PROJECT ADDRESS: _____ OR Permanent Parcel Number: _____

1424 DETROIT
FLOOR: _____ SUITE: _____ BLDG#: _____ CONDO ☐ Yes ☐ No

RELATED VIOLATION CASE: _____ DATE: _____

RELATED PROJECT APPLICATION : _____ - _____

SCOPE OF PROJECT (Check all that apply):

- ☐ New _____ SF ☐ Addition _____ SF ☐ Water Controlling
☐ Alteration ☐ Garage _____ SF ☐ Waterproofing
☐ Fence ☐ Correct Violations ☐ Temporary Use
☐ Demolition ☐ Paving _____ SF ☐ Swimming Pool _____ SF
☐ Deck ☐ Other (Please specify): _____
☐ Change of Use (Indicate former use): _____

USE DESCRIPTION (1 Family, Warehouse, etc.):

PROJECT DESCRIPTION (Include scope, dimension, location): ☐ Plans Attached

DEMO ALL EXISTING DWV + WATER IN
BLDG. INSTALL SCH 40 PUC DWV, CPUC WATER
LINES THROUGHOUT, STEEL GAS LINES AS
NECESSARY. ALL WORK PER DWG. + 2007 O.P.C.

See Reverse Side for ELEC, HVAC, PLMB

Permits Requested: ☐ BLDG ☐ ELEC ☒ PLMB ☐ HVAC

CONSTRUCTION COST:

New/Addition: = Alterations: =

Electrical: = Plumbing: =

HVAC: = TOTAL JOB COST: = \$ SEE BUILD

Construction Type:

Occupancy Type:

Permit Type: PUBC Approved By: TJM Permit Fees: \$ 155.00
\$ 159.65
\$ _____

State 3% Fee: 4.65

Approvals: Initials: Ref Date/Docket

BLDG: _____

Zoning: _____

Planning: _____

BBS/ARB: _____

PW/Engineer: _____

Health: _____

Fire: _____

Water/Sewer: _____

BUILDING PROJECT CONTACTS

Property Owner: IMAD NADER / Z OF US LLC Phone: 216-218-9652

Mailing Address: 13705 LORAIN AVE City: CLEVELAND ST: OH Zip: 44111

☐ Subcontractor License/Reg. No.: _____

☐ General Contractor: OWNER Phone: _____

Mailing Address: _____ City: _____ ST: _____ Zip: _____

Architect/Engineer: _____ Phone: _____

Mailing Address: _____ City: _____ ST: _____ Zip: _____

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make the application as his authorized agent and we agree to conform to all laws of this jurisdiction.

IMAD NADER
SIGNATURE OF CONTRACTOR / OWNER

9/17/09
DATE

Projected Completion Date: _____



City of Lakewood
Housing and Building Division

FOR OFFICE USE ONLY

Project Permit Specifications

Application No.:

Application Type:

State 3% Fee: Yes No

Assigned Inspector:

APPLICANT MUST COMPLETE ALL APPLICABLE ITEMS BELOW

PROJECT ADDRESS: OR Permanent Parcel Number:

ELECTRICAL PERMIT

Items	Qty	Cost per	Extended cost
Base Fee		\$30.00	\$30.00
Each 120 volt receptacle		3.00	
Each fixture outlet		3.00	
Each outlet or receptacle in excess of 120 volts		12.00	
Motors (each unit): 1/4 HP or less		10.00	
1/3 hp to and including 3/4 HP		15.00	
7/8 HP to and including 5 HP		20.00	
Over 5 HP		25.00	
X-ray machines or equipment		50.00	
Corrections or Alterations		20.00	
Panel, services, related equipment, and disconnects		50.00	
Low voltage smoke and/or fire alarm systems		50.00	
Subcontractor Name:	Total		

PLUMBING PERMIT

Items	Qty	Cost per	Extended cost
Base Fee	1	\$30.00	\$30.00
Lavatories, sinks, laundry trays, bath tubs, showers, standpipes, combination fixtures, urinals, water closets, floor drains, area drains, yard drains, refrigerator drains, dishwashers, sterilizers, dental chairs, water filters, ejector, sump pumps, garbage grinders, grease interceptor, and each three feet or fraction thereof of gang shower length, per each unit	20	3.00	60.00
Gas Piping: For each outlet		5.00	
Each indoor sprinkler head		5.00	
Each outdoor sprinkler head		2.00	
Each inside leader		3.00	
Each air admittance valve		10.00	
Hot water storage tanks: Up to and including 150 gallon capacity	3	5.00	15.00
151 gallon and up to and including 300 gallon capacity		8.00	
301 gallon and more		10.00	
Each drain or sewer per 100 feet of aggregate length or part thereof according to diameter:			
Up to and including 6 inches in diameter	2	10.00	20.00
8 inch diameter		15.00	
10 inch diameter		20.00	
12 inch diameter		25.00	
Potable water piping per 100 feet of aggregate length or part thereof (excluding service line governed by Water Dept.)	3	10.00	30.00
Subcontractor Name:	Total		155.00

HVAC PERMIT

Unit	Qty	Make	Model	BTU's/Tons of Cooling	Type of Fuel	New or Replacement
Warm Air Furnace						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Boiler						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Unit Heater						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Heat Pump						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Air Conditioner						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Solar						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Other						<input type="checkbox"/> New <input type="checkbox"/> Replacement

If new whole house A/C, cost is: \$ _____ Increase in heating BTU's: _____ (Add \$40.00 Base Fee)

Subcontractor Name:

Permit Fee: \$

CITY OF LAKEWOOD

Division of Housing & Building • 12650 Detroit Avenue • Lakewood, Ohio 44107 • (216) 529-6270

Application Number 09-20000270 Date 9/17/09
Property Address 14124 DETROIT AVE
Parcel Number 312-20-056
Application type description ALTERATION COMMERCIAL/INDUSTRIAL/APT
Subdivision Name
Property Zoning COMMERCIAL, GENERAL BUS
Application valuation 26000

Owner

Contractor

2 OF US LLC
C/O IMAD NADER
13705 LORAIN AVE
CLEVELAND
(216) 218-9652

OWNER

OH 44111

----- Structure Information 000 000 -----
Occupancy Type RESIDENTIAL MULTI FAMILY

Permit COMMERCIAL PLUMBING
Additional desc INSPECTOR MCDONOUGH
Permit Fee 155.00
Issue Date 9/17/09 Valuation 0
Expiration Date 12/16/09

Special Notes and Comments
DEMO ALL EXISTING DWV AND WATER PIPING
IN BLDG. INSTALL NEW DWV AND WATER
PIPING THROUGHOUT PER CONSTRUCTION
DRAWING AND 2007 O.P.C.

Other Fees STATE SURCHARGE - PLMB CB 4.65

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	155.00	155.00	.00	.00
Other Fee Total	4.65	4.65	.00	.00
Grand Total	159.65	159.65	.00	.00

(Building Commissioner)

THIS PERMIT MUST BE POSTED ON THE JOB AT ALL TIMES

10/13/09 PROCESS INSP W/RMC.

- K/S DRAWS, 1ST FL. W/C NOT VENTED PROPERLY (TJM)

SUGGESTED TO OWNER THAT CONTRACTOR PHONE BEFORE PROCEEDING.

10/20/09 ADVISE CONTRACTOR

10/27/09 WEST APTS. DWV AIR TESTS OK (2) (TJM)

11/30/09 EAST APTS DWV AIR TEST OK (2) TJM

BOLTA PLATES NOT IN PLACE, SOME H₂O HANGERS MISSING.

NOT CLEAR TO COVER UNTIL FRAMING INSP.

12/3/09 ALL BOLTA PLATES OK (TJM)

1/14/10 WORK IN PROGRESS.

BSMT. FD BLOCKED

REMOVE/TERMINATE ABANDONED
PIPE HANGERS

3/23/10 AIR TEST FINAL BTRM + KIT OK (4 TESTS)

3/24/10 #3 - 117.3°F, #4 - 122.4°F, #1 + #2 INADEQUATE WATER PRESSURE

3/31/10 #1 - 114.3°F HS, 134.6°F TUB, #2 112.2 HS, 87.5°F TUB.

HS HANDLES - H/C REVERSE.

3/31/10 #1 158.6 HS 138.9°F TUB

#4 LEAK @ TUB FAUCET

TUB SPOUT WIPPLES APPROVED MATERIALS

4/5/10 #1 HS 119.7°F #2 HS 107.7°F

TUB 116.9°F

6/30/10 WORK COMPLETED. CLOSE PERMIT. (TJM)



City of Lakewood

Housing and Building Division

12650 DETROIT AVENUE
LAKEWOOD, OH 44107
(216) 529-6270 • Fax: (216) 529-5930

Project Application

**INSPECTOR'S
COPY**

FOR OFFICE USE ONLY

APPLICANT MUST COMPLETE ALL APPLICABLE ITEMS BELOW

PROJECT ADDRESS: 14124 Detroit OR Permanent Parcel Number:

FLOOR: SUITE: BLDG#: CONDO ☐ Yes ☐ No

RELATED VIOLATION CASE: DATE:

RELATED PROJECT APPLICATION : -

SCOPE OF PROJECT (Check all that apply):

- ☐ New _____ SF ☐ Addition _____ SF ☐ Water Controlling
☐ Alteration ☐ Garage _____ SF ☐ Waterproofing
☐ Fence ☐ Correct Violations ☐ Temporary Use
☐ Demolition ☐ Paving _____ SF ☐ Swimming Pool _____ SF
☐ Deck ☐ Other (Please specify): _____
☐ Change of Use (Indicate former use): _____

USE DESCRIPTION (1 Family, Warehouse, etc.):

PROJECT DESCRIPTION (Include scope, dimension, location): ☐ Plans Attached

4 suite apartment renovation
per plans and submitted
scope of work. All work per
2007 OBC. Electrical per 2008
NEC. All work per family
members
Plumbing per approval by TJM
HVAC by others

See Reverse Side for ELEC, HVAC, PLMB

Permits Requested: ☒ BLDG ☒ ELEC ☐ PLMB ☐ HVAC

CONSTRUCTION COST:

New/Addition: = Alterations: =
Electrical: = Plumbing: =
HVAC: = TOTAL JOB COST: = \$26,000

Application No.: 09 20006270

Zoning District: C3

Application Type: CALT

Application Status: AP

Total Cost: 26,000

Public Bldg. Flag: Yes ☐ No ☒

Inspector Dept.: C H Apt

Assigned Inspector: CAPP

Master Plan No.: Bldg/Seq:

Work Description Codes:

Plan Received By:

Plan Review Fee: Y ☐ N ☒ State 3%: Y ☐ N ☒

Project Plans: N/A Not Provided Incomplete

Submitted Rejected Approved

Construction Type:

Occupancy Type:

Permit Type:	Approved By:	Permit Fees:
APTR	RMC	\$530.00
ELEC	RMC	\$700.00
		\$
	+3%	\$36.90

State 3% Fee: 36.90 1266.90

Approvals: Initials: Ref Date/Decket

BLDG: _____

Zoning: _____

Planning: _____

BBS/ARB: _____

PW/Engineer: _____

Health: _____

Fire: _____

Water/Sewer: _____

BUILDING PROJECT CONTACTS

Property Owner: IMAD NADER, 2 OF US LLC Phone: 216.218.9652

Mailing Address: 13705 Lorain Ave City: Cleveland ST: OH Zip: 44111

☐ Subcontractor

License/Reg. No.: _____

☐ General Contractor:

Phone: _____

Mailing Address: City: ST: Zip:

Architect/Engineer: Phone:

Mailing Address: City: ST: Zip:

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make the application as his authorized agent and we agree to conform to all laws of this jurisdiction.

IMAD NADER
SIGNATURE OF CONTRACTOR / OWNER

9/4/09
DATE

Projected Completion Date: _____



City of Lakewood
Housing and Building Division

FOR OFFICE USE ONLY

Project Permit Specifications

Application No.:

Application Type:

State 3% Fee: Yes No

Assigned Inspector:

APPLICANT MUST COMPLETE ALL APPLICABLE ITEMS BELOW

PROJECT ADDRESS: OR **Permanent Parcel Number:**

ELECTRICAL PERMIT

Items	Qty	Cost per	Extended cost
Base Fee		\$30.00	\$30.00
Each 120 volt receptacle	80	3.00	240.00
Each fixture outlet	44	3.00	132.00
Each outlet or receptacle in excess of 120 volts	4	12.00	48.00
Motors (each unit): 1/4 HP or less		10.00	
1/3 hp to and including 3/4 HP		15.00	
7/8 HP to and including 5 HP		20.00	
Over 5 HP		25.00	
X-ray machines or equipment		50.00	
Corrections or Alterations		20.00	
Panel, services, related equipment, and disconnects	5	50.00	250.00
Low voltage smoke and/or fire alarm systems		50.00	
Subcontractor Name:		Total	700-

PLUMBING PERMIT

Items	Qty	Cost per	Extended cost
Base Fee		\$30.00	\$30.00
Lavatories, sinks, laundry trays, bath tubs, showers, standpipes, combination fixtures, urinals, water closets, floor drains, area drains, yard drains, refrigerator drains, dishwashers, sterilizers, dental chairs, water filters, ejector, sump pumps, garbage grinders, grease interceptor, and each three feet or fraction thereof of gang shower length, per each unit		3.00	
Gas Piping: For each outlet		5.00	
Each indoor sprinkler head		5.00	
Each outdoor sprinkler head		2.00	
Each inside leader		3.00	
Each air admittance valve		10.00	
Hot water storage tanks: Up to and including 150 gallon capacity		5.00	
151 gallon and up to and including 300 gallon capacity		8.00	
301 gallon and more		10.00	
Each drain or sewer per 100 feet of aggregate length or part thereof according to diameter:			
Up to and including 6 inches in diameter		10.00	
8 inch diameter		15.00	
10 inch diameter		20.00	
12 inch diameter		25.00	
Potable water piping per 100 feet of aggregate length or part thereof (excluding service line governed by Water Dept.)		10.00	
Subcontractor Name:		Total	

HVAC PERMIT

Unit	Qty	Make	Model	BTU's/Tons of Cooling	Type of Fuel	New or Replacement
Warm Air Furnace						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Boiler						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Unit Heater						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Heat Pump						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Air Conditioner						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Solar						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Other						<input type="checkbox"/> New <input type="checkbox"/> Replacement

If new whole house A/C, cost is: \$ _____ Increase in heating BTU's: _____ (Add \$40.00 Base Fee)

Subcontractor Name:

Permit Fee: \$

CITY OF LAKEWOOD

Division of Housing & Building • 12650 Detroit Avenue • Lakewood, Ohio 44107 • (216) 529-6270

Application Number 09-20000270 Date 9/04/09
Property Address 14124 DETROIT AVE
Parcel Number 312-20-056
Application type description ALTERATION COMMERCIAL/INDUSTRIAL/APT
Subdivision Name
Property Zoning COMMERCIAL, GENERAL BUS
Application valuation 26000

Owner

Contractor

2 OF US LLC
C/O IMAD NADER
13705 LORAIN AVE
CLEVELAND
(216) 218-9652

OWNER

OH 44111

Structure Information 000 000
Occupancy Type RESIDENTIAL MULTI FAMILY

Permit APARTMENT/CONDO ALT/REPAIR
Additional desc INSPECTOR CAPP
Permit Fee 530.00
Issue Date 9/04/09 Valuation 26000
Expiration Date 12/03/09

Permit COMMERCIAL ELECTRICAL
Additional desc INSPECTOR CAPP
Permit Fee 700.00
Issue Date 9/04/09 Valuation 0
Expiration Date 12/03/09

Special Notes and Comments

*** INSPECTION REQUESTS MUST BE ***
*** RECEIVED WITH 24 HOURS NOTICE ***
4 SUITE APARTMENT RENOVATION PER SCOPE
SUBMITTED. ALL WORK PER 2007
OBC. ALL WORK PERFORMED BY OWNER AND
FAMILY MEMBERS. PLUMBING PER 2007 OPC
AND PER PLAN APPROVAL BY TJM. HVAC BY
OTHERS.

Other Fees STATE SURCHARGE - BLDG CB 15.90
STATE SURCHARGE - ELEC CB 21.00

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	1230.00	1230.00	.00	.00
Other Fee Total	36.90	36.90	.00	.00
Grand Total	1266.90	1266.90	.00	.00

(Building Commissioner)

THIS PERMIT MUST BE POSTED ON THE JOB AT ALL TIMES

10-12-09 Approve Elec Service (4) 100 Amp
(1) 60 Amp House

for CEI

RME

10-20-09 Work in Progress, O.K. to cover walls & ceilings except where plumbing R/I is in progress. in down west, & up west units.
RME.

10-27-09 In Progress. Left Red Tag for conductors on Basement floor -
RME

11-30-09 ✓ Debris at room
✓ Debris in Elec Room
✓ Finish framing East (2) units

3-23-10 See notes on %

3-24-10 ✓ Front Porches (Paint)
✓ Garage doors (2)
✓ Debris in Garages
✓ Lights in Closets @ Globes
✓ Verify all doors in proper working order

Issue cont % pending completion of all
list items by 4-30-10

RME

7-1-10 Close Out RME

CITY OF LAKEWOOD

... PERMIT APPLICATION ...

Division of Housing & Building • 12650 Detroit Avenue • Lakewood, OH 44107 • (216) 529-6270

Application Number P11-001259 Date: 8/29/2011
Property Address 14124 DETROIT AVE
Parcel Number 312-20-056
Project Description PLUMBING
Property Zoning C-3
Use Group Code R-2
Application Valuation 800.00

Owner

2 OF US LLC
C/O IMAD NADER
13705 LORAIN AVE
CLEVELAND, OH 44111

Contractor

J M J PLUMBING CONTRACTORS INC
1445 HUNTERS CHASE DR 1A
WESTLAKE OH 44145
216-741-0707
REG. NO: 11-0012142

Architect/Engineer

Structure Information
Occupancy Type

4 D/U

Permit Type
Assigned Inspector

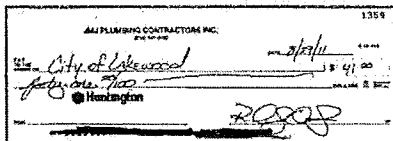
Plumbing Permit
Timothy J. McDonough

Valuation

800.00

Special Notes & Comments

EXCAVATE BASEMENT FLOOR AT SANITARY STACK PENETRATION AND REPAIR
UNDERGROUND PIPING. BACKFILL AND RE-CONCRETE FLOOR.



Fees

3% State Surcharge Fee: \$1.20
Drain or Sewer - Up to and including 6 inches in diameter: \$10.00
Plumbing Base Fee: \$30.00

Total Charged: \$41.20

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make the application as his authorized agent and we agree to conform to all laws of this jurisdiction.

See Scanned Check
SIGNATURE OF APPLICANT

08/30/11
DATE

Projected Completion Date: _____

PRINT NAME

CITY OF LAKEWOOD

Division of Housing & Building • 12650 Detroit Avenue • Lakewood, OH 44107 • (216) 529-6270

Application Number	P11-001259	Date: 8/31/2011
Property Address	14124 DETROIT AVE	
Parcel Number	312-20-056	
Project Description	PLUMBING	
Property Zoning	C-3	
Use Group Code	R-2	
Application Valuation	800.00	

Owner

2 OF US LLC
C/O IMAD NADER
13705 LORAIN AVE
CLEVELAND, OH 44111

Contractor

J M J PLUMBING CONTRACTORS INC
1445 HUNTERS CHASE DR 1A
WESTLAKE OH 44145
216-741-0707

Structure Information

Occupancy Type 4 D/U

Permit Type

Assigned Inspector

Plumbing Permit
Timothy J. McDonough

Sub-Contractor

Issue Date

08/31/2011

Valuation

Expiration Date

800.00

12/01/2011

Special Notes & Comments

EXCAVATE BASEMENT FLOOR AT SANITARY STACK PENETRATION AND REPAIR
UNDERGROUND PIPING. BACKFILL AND RE-CONCRETE FLOOR.

- Work to be performed following all applicable and adopted codes and ordinances per the City of Lakewood, OH
- 24 hour notice is necessary when calling for all required inspections
- No signs are allowed in residential districts

Fees:

3% State Surcharge Fee: \$1.20

Drain or Sewer - Up to and including 6 inches in diameter: \$10.00

Plumbing Base Fee: \$30.00

Total Charged: \$41.20

Building Official

***THIS PERMIT MUST BE POSTED IN A VISIBLE LOCATION ON THE JOBSITE
AT ALL TIMES***

CITY OF LAKEWOOD

Division of Housing & Building • 12650 Detroit Avenue • Lakewood, OH 44107 • (216) 529-6270

CUSTOMER RECEIPT

ACCOUNT
J M J PLUMBING CONTRACTORS INC 1445 HUNTERS CHASE DR 1A WESTLAKE OH 44145

DATE	8/31/2011
PAID DATE	8/31/2011
TOTAL PAID	\$41.20
PERMIT NUMBER	P11-001259
14124 DETROIT AVE LAKEWOOD, OH 44107	

3% State Surcharge Fee: \$1.20

Drain or Sewer - Up to and including 6 inches in diameter: \$10.00

Plumbing Base Fee: \$30.00

Total Charged: \$41.20

Total Payment:

\$41.20

Paid by Check

Check Number (if applicable) # 1359

CITY OF LAKEWOOD

... PERMIT APPLICATION ...

Division of Housing & Building • 12650 Detroit Avenue • Lakewood, OH 44107 • (216) 529-6270

Application Number P11-001259
Property Address 14124 DETROIT AVE
Parcel Number 312-20-056
Project Description PLUMBING
Property Zoning C-3
Use Group Code R-2
Application Valuation 800.00

Date: 8/29/2011

Owner

2 OF US LLC
C/O IMAD NADER
13705 LORAIN AVE
CLEVELAND, OH 44111

Contractor

J M J PLUMBING CONTRACTORS INC

1445 HUNTERS CHASE DR 1A
WESTLAKE OH 44145
2167410707

Architect/Engineer

Structure Information

Occupancy Type

4 D/U

Permit Type

Assigned Inspector

Plumbing Permit

Timothy J. McDonough

Valuation

800.00

Special Notes & Comments

EXCAVATE BASEMENT FLOOR AT SANITARY STACK PENETRATION AND REPAIR
UNDERGROUND PIPING. BACKFILL AND RE-CONCRETE FLOOR.

Fees

3% State Surcharge Fee: \$1.20

Drain or Sewer - Up to and including 6 inches in diameter: \$10.00

Plumbing Base Fee: \$30.00

Total Charged: \$41.20

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make the application as his authorized agent and we agree to conform to all laws of this jurisdiction.

SIGNATURE OF APPLICANT

DATE

Projected Completion Date: _____

PRINT NAME

McDonough, Timothy

From: Parmelee, Christopher
Sent: Wednesday, May 29, 2019 12:40 PM
To: Matwijiw, Michael
Cc: Meyers, Joseph; McDonough, Timothy
Subject: RE: 14124 Detroit

Mike,

Per the law department we can not go past the building line, or what law refers to the curtilage line. We can't just march around private property at our own free will. We have right of entry when we have a search warrant. The state building code does not mix with the property maintenance code. We have to wear separate hats when we enforce codes based on LCO ordinances. The state BBS makes this explicitly clear not to weave local ordinances with state building codes at each code academy, or any other state mandated training. **For the purpose of making such inspections, the Building Commissioner, upon presentation of proper credentials is authorized to enter, examine and survey at all reasonable times all dwelling, dwelling units.**

This refers to a search warrant we need to obtain if denied entry. What we will do is send an inspection letter requesting entry to conduct a Safety and Maintenance inspection. I have cc'd Tim McDonough on this e mail, and asking that he schedule the inspection as soon as possible. This will get us inside every apartment, and around the entire exterior. If denied entry at that time we would request a warrant. I had Ron go over there today, and according to his photos the repair was made. I'm not sure of the quality, yet another reason to get over there and inspect. The Building Official is able to delegate duties as he/she feels necessary. When we do permit inspections the code states we are the eyes of the building official, and any nonconformity in the field is to be brought to the Building Official for interpretation.

Thanks,



CHRISTOPHER S. PARMELEE
ASSISTANT BUILDING COMMISSIONER
DIVISION OF HOUSING & BUILDING
12650 DETROIT AVE.
LAKEWOOD, OH 44107
OFFICE: (216)529-6295
FAX: (216)529-5930
E-MAIL: CHRISTOPHER.PARMELEE@LAKEWOODOH.NET
WWW.ONELAKEWOOD.COM

From: Matwijiw, Michael
Sent: Wednesday, May 29, 2019 12:19 PM
To: Parmelee, Christopher <Christopher.Parmelee@lakewoodoh.net>

Cc: Gilman, Scott <Scott.Gilman@lakewoodoh.net>; Dunphy, Timothy <Timothy.Dunphy@lakewoodoh.net>; Meyers, Joseph <Joseph.Meyers@lakewoodoh.net>
Subject: RE: 14124 Detroit

Yes, the front glass and screens are missing on the doors.

What is the FD misinterpreting with the Lakewood Property Maintenance and Safety Code and/or the OBC 108.4? Per L.C.O. 1306, does Meyers have to inspect or can it be delegated? I interpret under the OBC, he can delegate. Please see below:

1306.50 RIGHT OF ENTRY.

(a) For the purpose of making such inspections, the Building Commissioner, upon presentation of proper credentials is authorized to enter, examine and survey at all reasonable times all dwelling, dwelling units, rooming units, occupiable structures, structures and premises provided for in this Code. The owner and occupant of every such dwelling, dwelling unit, rooming unit, occupiable structure and premises and the person in charge thereof shall give such official free access to such dwelling, dwelling unit, rooming unit, occupiable structure and premises at all reasonable times for the purpose of such inspection, examination and survey.

- (b) Every occupant of a dwelling, dwelling unit or occupiable structure shall give the owner thereof or his agents and employees access to any part of such dwelling, dwelling unit, occupiable structure or their premises at all reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with the provisions of this Code.
- (c) Except in emergency situations, no penalty under the penalty provisions of this Code shall apply against any owner who refuses the right of entry hereunder until a search warrant is obtained.
(Ord. 68-97. Passed 4-20-1998.)

The OBC's definition of "*Serious Hazard*". *A hazard of considerable consequence to safety or health through the design, location, construction, or equipment of a building, or the condition thereof, which hazard has been established through experience to be of certain or probable consequence, or which can be determined to be, or which is obviously such a hazard.*

I interpret this situation as, the victim fell off the porch because the "construction" and/or "condition" of the railing was a "hazard of considerable consequence to safety or health" which in turn resulted in the "probable consequence".

Please let me know exactly where it is written that violations and/or inspections need to be viewed from the "right of way". I could not find it anywhere.

Thanks.

Mike

From: Parmelee, Christopher
Sent: Wednesday, May 29, 2019 9:34 AM

To: Matwijiw, Michael <Michael.Matwijiw@lakewoodoh.net>

Subject: RE: 14124 Detroit

Mike,

Can we see this from the right of way? I can send someone over asap.

From: Matwijiw, Michael

Sent: Wednesday, May 29, 2019 9:13 AM

To: Parmelee, Christopher <Christopher.Parmelee@lakewoodoh.net>; Jewitt, Mark <Mark.Jewitt@lakewoodoh.net>

Subject: 14124 Detroit

Hey Guys,

The FD responded to 14124 Detroit on 5/23/19 for a female who fell off the rear porch.

Apparently she was bending over, lost her balance and fell into the wainscoting-like spindles (Which obviously did not support her).

The "repair job" looks very questionable. The female occupant (Victims daughter-in-law) stated "the Building Inspector" was there and ok'd this repair. She was unable to tell me who it was or when this took place.

The property is definitely in need of some maintenance (Missing glass and screens, peeling paint, electrical, other porch repairs look questionable/rotted wood, etc.).

Thanks.

Mike



MAIN (216) 529-6270
FAX (216) 529-5930

housing.building@lakewoodoh.net
www.onelakewood.com

DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107

May 29, 2019

2 OF US, LLC., C/O IMAD NADER
3176 NORTHWOOD LN
WESTLAKE, OH 44145

RE: 14124 DETROIT AVE - 19-003213

Dear Sir/Madam:

Pursuant to LCO 68-97, Section 1306.49/1306.50 and 1306.51, you are hereby notified that a Property Maintenance and Safety inspection will be made at the above captioned property at 10:00 am on 06/10/2019.

Kindly advise your tenants that the above inspection shall include their dwelling unit.

We are requesting your cooperation by providing for this inspection. The building inspector will require free access to all areas of the structure for the purpose of making an inspection (Ordinance 68-97, Section 1306.50(a)). Your presence or the presence of your authorized agent is required.

If this time is not convenient for you or your tenants, please contact the undersigned to reschedule this appointment. The enforcement of the City of Lakewood's Property Maintenance and Safety codes is critical to the future of our city, and the personnel of the Building Department wish to cooperate with you in keeping this city a fine place to reside. Your efforts in maintaining your property are appreciated.

If you have any questions concerning this matter please contact the undersigned (**24-hour voice-mail**).

Thank you for your anticipated cooperation.

Very truly yours,

Timothy McDonough
Building Inspector 1
216-529-6282
timothy.mcdonough@lakewoodoh.net
CC: Electronic File



DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVENUE • LAKEWOOD, OHIO
44107
PHONE (216) 529-6270 • FAX (216) 529-5930
www.onelakewood.com

CORRECTION NOTICE



2 OF US, LLC., C/O IMAD NADER
3176 NORTHWOOD LN
WESTLAKE, OH 44145

Date: June 27, 2019
Zoning District: C3

RE: 14124 DETROIT AVE

Date of Inspection: 06/26/2019

Conditions on Date of Inspection: Cloudy

Re-Inspection Date:

Temperature on Date of Inspection: 75°F

Type of Inspection: Safety and Maintenance - 19-003213

Dear Sir/Madam:

A recent inspection of the above noted property disclosed the following corrections are necessary for safe, sanitary, and proper maintenance standards as required by the Codified Ordinances of the City of Lakewood (Ord. 85-78).

The personnel of the Division of Housing and Building want to cooperate with you in keeping this city a fine place to reside. Efforts in maintaining this property are appreciated. The enforcement of Lakewood's Codes is critical to the future of the City and our department is prepared to work with you to make the following corrections.

If you have any questions on complying with the aforementioned correction(s), or if I may be of any assistance, do not hesitate to contact me. A re-inspection will occur on or about the above listed dates to verify compliance.

Property owners may qualify for financial assistance for major building corrections. Please contact the Division of Community Development at (216) 529-4663 for information about financial assistance.

This was a VISUAL INSPECTION. The city assumes no liability or responsibility for failure to report violations that may exist and makes no guarantee whatsoever that future violation(s) cannot or will not occur.

Correction Needed	Additional Information	Date to Comply
107 - Remove debris/unsightly material from yard and driveway area(s) (1306.31)	Cease storage of refuse containers in view of public right-of-way	07/29/2019
120 - Maintain foundation/exterior walls/roof (1306.29(a)(c)), 1306.30(a)(b)(1), (1306.32)	Seal/replace masonry wall mortar joints throughout. THIS MUST BE A CONFORMING REPAIR	07/29/2019
128 - Paint exterior surfaces where weathered/peeling (1306.30(c))	Porch decks & railings	07/29/2019
133 - Maintain/provide doors/windows/screens (1306.25), 1306.29(d), (1306.30(b)(1), 1306.32)	Repair/maintain all doors to function as designed; to close, latch, lock, and seal.	07/29/2019
135 - Repair/replace porch decking/ceiling/pillars/rails/trim/lattice (1306.30(b)(1)(2)) (1306.32)	Provide/secure/maintain all porch railings	07/29/2019
141 - Maintain accessory structure (1306.30(a)) (1306.32)	Seal opening at garage rafters.	07/29/2019
149 - Secure required permit (1306.62/63/65)	Any and all structural work.	07/29/2019
201 - Provide/Maintain basic kitchen and bathroom facilities (1306.10/32)	Repair/replace/maintain all cabinets and supplied appliances.	07/29/2019
208 - Maintain interior doors operable (1306.15(c))	Maintain all doors to close, latch	07/29/2019
220 - Maintain plumbing fixture(s), water supplies/valves and waste pipes (1306.29(g))	As needed, repair/replace: bare toilet seat, hand sink pop-up, etc.	07/29/2019
231 - Provide full size HWT T & P valve runoff pipe (1306.28)	T&P drain missing, additional plastic drain must be secured.	07/29/2019
236 - Replace ash door at base of chimney (1306.29(i))	Repair as needed to seal.	07/29/2019
242 - Maintain receptacles/switches/fixtures (1306.22)	Provide/maintain globes for all lights in all habitable rooms and areas. Provide/maintain cover plates.	07/29/2019
246 - Provide/maintain G.F.C.I. receptacle(s) (1306.22)	Maintain all to function as designed.	07/29/2019
253 - Maintain Premises safe and sanitary (1306.29/32)	Provide and maintain all missing/broken wood trim throughout.	07/29/2019
255 - Provide/maintain CO detector within 24 hours. CO detector shall be hard wired or 110 v A.C.(plug in) (1331.04(b))	None were visible at the time of inspection	07/29/2019
256 - Provide/maintain smoke detector within 24 hours. Smoke detectors shall be hard-wired or sealed, tamper proof, long life battery type. (1331.04(b))	As needed.	07/29/2019
257 - Maintain foundation, floors and walls (1306.29(a)(b)) (1306.32)	Seal voids and remove trip hazards at basement floors.	07/29/2019
258 - Maintain door/cover on laundry chute (1306.29(a)) (1306.55)	Seal all laundry chutes.	07/29/2019

259 - Maintain Dryer Vent/Hood (1306.29(a)(i))	Install and terminate all dryer vents in an approved manner.	07/29/2019
261 - Repair/seal drywall/plaster (1306.29(k))	Throughout apartments as needed.	07/29/2019
263 - Remove debris from interior (1306.29(k))	Basement: remove abandoned appliances	07/29/2019
268 - Provide for re-inspection (1306.49/50)	7/29/19 at 10:00am	07/29/2019

ALL CORRECTIONS ARE FOR ALL APARTMENTS.

THE COMPLAINT AND SUBSEQUENT INSPECTION AND CORRECTION NOTICE ARE IN RESPONSE TO AN INCIDENT THAT RESULTED IN INJURY. FAILURE TO COMPLETE ALL CORRECTIONS IN THE ALLOTTED TIME WILL RESULT IN IMMEDIATE REFERRAL TO THE LAKEWOOD LAW DEPT.

[PER THE REQUIREMENT OF LAKEWOOD CODIFIED ORDINANCES, FAILURE TO COMPLY BY THE SPECIFIED DATES MAY RESULT IN THIS MATTER BEING REFERRED TO THE LAKEWOOD MUNICIPAL COURT POSSIBLY RESULTING IN FINES AND/OR PROSECUTION.]

Prior to the start of work, permits are required for electrical, plumbing, heating, air conditioning, building, fencing, paving, and/or demolition work.

Thank you for your anticipated cooperation.

Timothy McDonough

Building Inspector 1

216-529-6282

timothy.mcdonough@lakewoodoh.net

CC: Electronic File

danaparis@nphm.com

abboudgeorge@yahoo.com

BREANNA REDDING

14124 DETROIT #4

LAKEWOOD, OHIO 44107



CITY OF LAKEWOOD
Department of Planning and Development



12650 Detroit Avenue, Lakewood, Ohio 44107
 216-529-HOME (529-4663)
www.onelakewood.com

HOMEOWNER REHABILITATION PROGRAMS

- ✓ **Own and occupy a Lakewood home?**
- ✓ **Want to make home repairs or improve energy efficiency?**
- ✓ **Seeking affordable, fixed rate financing, grants or rebates?**

LOW INTEREST LOANS – Not sure how to pay for that home repair project you’ve been postponing? Funds are available for roof replacement, paint or vinyl siding, waterproofing, porch rebuild, electrical work and HVAC. Our program features low interest rates and affordable monthly payments for qualified applicants. All loans are secured by a lien.

HOME IMPROVEMENT REBATES – Don’t need financing, but want to get money back for eligible exterior and interior improvements? Qualified applicants receive 50% up to \$10,000 so long as the exterior of your home is in full compliance with the Division of Housing and Building.

WEATHERIZATION GRANTS – High energy bills, cold and drafty home? Go green and save money with a free energy audit and receive up to \$5,000 grant assistance for approved improvements that increase energy efficiency including insulation, air sealing, furnaces, & hot water tanks.



Plover Avenue rehab: exterior siding, new front steps, interior renovations, driveway, and garage.

2019 INCOME GUIDELINES

Household Members	Moderate Income
1	\$41,300
2	\$47,200
3	\$53,100
4	\$58,950
5	\$63,100
6	\$68,400

Learn more about our programs on the City’s website: www.onelakewood.com/housingprograms.

Program participants must comply with all federal, state and local law; all are welcome to apply.

ADDITIONAL PROGRAMS AVAILABLE TO LAKEWOOD PROPERTY OWNERS

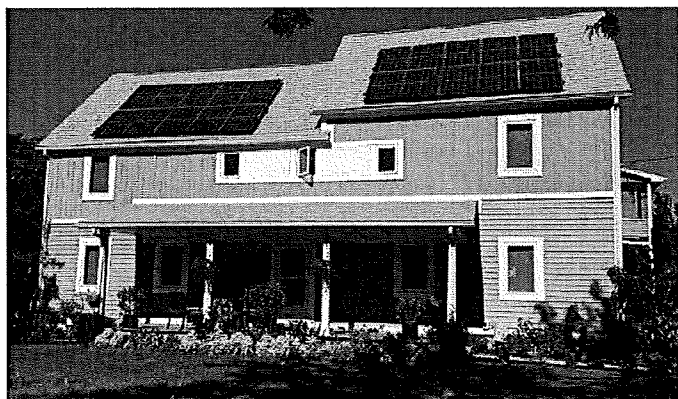
CITY OF LAKEWOOD RENTAL REHAB LOANS –

Special financing is available for rental owners making improvements that bring their units into code compliance and increase energy efficiency and/or accessibility. Funding is dedicated to units that are or will be occupied by low & moderate income tenants. \$14,000 maximum per unit investment & five (5) year commitment to affordability required. Contact the City's Planning Department at 216-529-4663 for program information and requirements.

HOUSING ENHANCEMENT LOAN PROGRAM

(HELP) – Who wouldn't like a 3% interest rate reduction on a fixed rate equity loan? Cuyahoga County sponsors the HELP Loan for County residents making improvements to their homes. No income restrictions. Use your home's equity to make necessary home improvements at very low interest rates. Contact your local Key or Huntington Bank branch for additional information.

LEAD SAFE CUYAHOGA GRANT PROGRAM – Want to get the lead out? If you are a renter or homeowner with children under the age of 5 who occupy or frequently visit your home, the Cuyahoga County Board of Health provides grant based assistance to remediate lead hazards. Contact the Board of Health staff at 216-201-2000.



WINTER CRISIS PROGRAM – Emergency assistance is available through the Council for Economic Opportunity for residents who are threatened with or have already been disconnected by a utility provider. Contact the Council at (216) 518-4014 to make an appointment. Additional information is available on their website at <http://www.ceogc.org/energy-assistance/>.

DOMINION EAST OHIO GAS OHIO HOME PERFORMANCE WITH ENERGY STAR PROGRAM -

Dominion Energy helps customers of all income levels boost their home's comfort and long-term value, while keeping energy bills in check. To schedule a Home Performance Energy Assessment, call 877.287.3416 or go online at <https://www.deohpwes.com/>.

HOME ENERGY ASSISTANCE PROGRAM – Looking to improve your home's energy efficiency? Contact Lakewood Alive at 216-521-0655 for information on this program offered through the Ohio Department of Development. Income guidelines and additional information at <https://dsas.cuyahogacounty.us/en-US/energy-assistance-programs.aspx>.

LAKEWOODALIVE PROGRAMS

PAINT LAKEWOOD - Provides a grant of up to \$3,500 to qualified Lakewood homeowners and residents for exterior paint, supplies and professional labor costs to paint their home. The program has been designed to offer a grant on a sliding scale to help reduce the cost of an exterior paint job.

LAKEWOODALIVE PRIDE FUND - Provides loan guaranties to qualified Lakewood homeowners with incomes not more than 120% of the Area Median Income to help them secure a home repair loan of up to \$8,000 (the "Pride Loan") from First Federal of Lakewood.

Contact Lakewood Alive at 216-521-0655 for more information about their programs.

CUYAHOGA COUNTY BOARD OF HEALTH

Lead Safe Cuyahoga

Target Cities

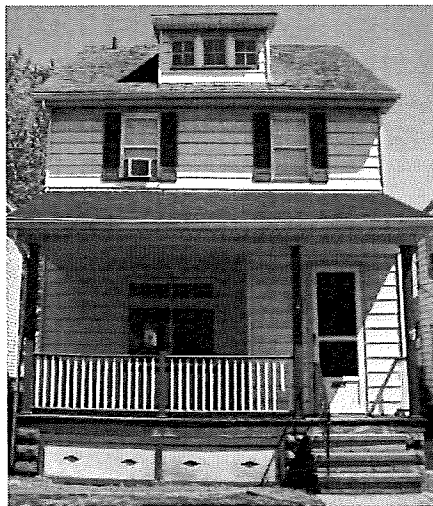
Bratenahl
Brooklyn
Brooklyn Hts.
Brook Park
Cleveland Hts.
Cuyahoga Hts.
East Cleveland
Euclid
Fairview Park
Garfield Hts.
Lakewood
Linndale
Maple Hts.
Newburgh Hts.
Parma
Rocky River
Shaker Hts.
South Euclid
Warrensville Hts.

What? Free Home Repairs

Who? Owners or Renters
in target cities with children
5 years of age or younger
and qualify by income

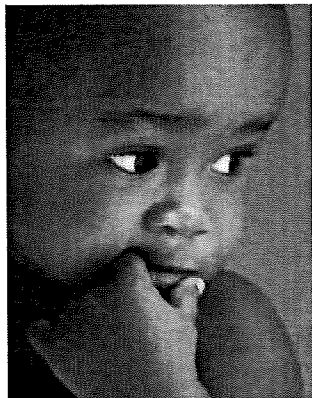
How Much? Up to \$8,000*

What may get fixed?
Windows, doors, porches
and the outside of the house



Call: 216-201-2000

*Landlords are required to pay a *minimum* of
\$500 towards the cost of repairs



Protect Your Child from Lead

Lead is a poison. When it gets into a child's body it can harm their brain and cause learning and behavior problems. Many homes built before 1978 may have paint that contains lead.

Testing: To have your child tested for lead, contact our clinic at:
216-201-2041

Cleveland residents, call the Community Development office at: 216-664-2045

CCBH-LSC-10/15-1

From: mike.reilley@lakewoodoh.net
Sent: 07/31/2019 - 10:28 AM
To: assaadc@live.com
CC:
Subject: 14124 Detroit Ave - Correction Notice

Attachments:

Correction Notice.htm

Appt letter.htm

IN THE LAKEWOOD MUNICIPAL COURT
CUYAHOGA COUNTY, OHIO

CITY OF LAKEWOOD,)	CASE NO.
)	
)	Plaintiff,) JUDGE PATRICK CARROLL
vs.)	
2 OF US, LLC.,)	
C/O IMAD NADER)	
3176 NORTHWOOD LN)	
WESTLAKE, OH 44145)	<u>COMPLAINT</u>
)	
)	Defendant.

Complainant being duly sworn states that 2 OF US, LLC., at Lakewood, Cuyahoga County, Ohio, on or about JULY 29, 2019 , did refuse, neglect, or fail to comply with a notice to repair, rehabilitate or demolish a building or other structure declared to be unsafe under the provisions of this Code, or refused, neglected, or failed to comply with a notice requiring the abatement or removal of a violation or requiring compliance with any provisions of this Code or any rule or regulation there under within the time limit set forth in such notice at property located at 14124 DETROIT AVE , and being the owner of 14124 DETROIT AVE, in violation of Section 1306.99 of the Lakewood Codified Ordinances; to wit:

- 107 Remove debris/unsightly material from yard and driveway area(s) (1306.31)
- 120 Maintain foundation/exterior walls/roof (1306.29(a)(c)), 1306.30(a)(b) (1), (1306.32)
- 128 Paint exterior surfaces where weathered/peeling (1306.30(c))
- 133 Maintain/provide doors/windows/screens (1306.25), 1306.29(d), (1306.30(b)(1), 1306.32)
- 135 Repair/replace porch decking/ceiling/pillars/rails/trim/lattice (1306.30(b)(1)(2)) (1306.32)
- 141 Maintain accessory structure (1306.30(a)) (1306.32)
- 149 Secure required permit (1306.62/63/65)
- 201 Provide/Maintain basic kitchen and bathroom facilities (1306.10/32)
- 208 Maintain interior doors operable (1306.15(c))
- 220 Maintain plumbing fixture(s), water supplies/valves and waste pipes (1306.29(g))
- 231 Provide full size HWT T & P valve runoff pipe (1306.28)
- 236 Replace ash door at base of chimney (1306.29(i))
- 242 Maintain receptacles/switches/fixtures (1306.22)
- 246 Provide/maintain G.F.C.I. receptacle(s) (1306.22)
- 253 Maintain Premises safe and sanitary (1306.29/32)
- 255 Provide/maintain CO detector within 24 hours. CO detector shall be hard wired or 110 v A.C.(plug in) (1331.04(b))
- 256 Provide/maintain smoke detector within 24 hours. Smoke detectors shall be hard-wired or sealed, tamper proof, long life battery type. (1331.04(b))
- 257 Maintain foundation, floors and walls (1306.29(a)(b)) (1306.32)
- 258 Maintain door/cover on laundry chute (1306.29(a)) (1306.55)
- 259 Maintain Dryer Vent/Hood (1306.29(a)(i))
- 261 Repair/seal drywall/plaster (1306.29(k))
- 263 Remove debris from interior (1306.29(k))
- 268 Provide for re-inspection (1306.49/50)

This complaint is based upon the investigation of the Lakewood Building Department and is an unclassified misdemeanor.

PAMELA L. ROESSNER, Prosecutor
City of Lakewood

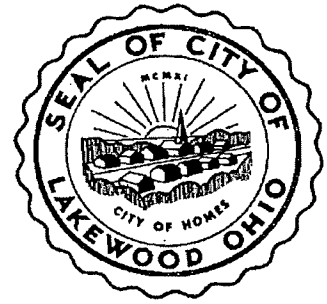
Sworn to before me and signed in my presence by Pamela L. Roessner,
Prosecutor, on this 31st day of July, 2019.

DEPUTY CLERK
Or

NOTARY PUBLIC



CORRECTION NOTICE



DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107
(216) 529-6270 • FAX (216) 529-5930
www.onelakewood.com

2 OF US LLC
C/O GEORGE Y ABBoud 18332 BAGLEY RD
MIDDLEBURG HTS, OH 44130

DATE: 7/28/2016
ZONING DISTRICT: C3
AUTHORIZED OCCUPANCY: 4 DWELLING UNITS
PRESENT OCCUPANCY: OCCUPIED

RE: 14124 DETROIT AVE

GARAGE PARKING SPACES AVAILABLE: 4
OPEN PARKING SPACES AVAILABLE: 4

DATE OF INSPECTION: 7/26/2016
TYPE OF INSPECTION: Complaint – CN16-014909

CONDITIONS ON DATE OF INSPECTION: Sunny
TEMPERATURE ON DATE OF INSPECTION: 86 °F

Dear Sir/Madam:

A recent inspection of the above noted property disclosed the following corrections are necessary for safe, sanitary, and proper maintenance standards as required by the Codified Ordinances of the City of Lakewood (Ord. 85-78).

The personnel of the Division of Housing and Building want to cooperate with you in keeping this city a fine place to reside. Efforts in maintaining this property are appreciated. The enforcement of Lakewood's Codes is critical to the future of the City and our department is prepared to work with you to make the following corrections.

If you have any questions on complying with the aforementioned correction(s), or if I may be of any assistance, do not hesitate to contact me. A re-inspection will occur on or about the above listed dates to verify compliance.

Property owners may qualify for financial assistance for major building corrections. Please contact the Division of Community Development at (216) 529-4663 for information about financial assistance.

This was a VISUAL INSPECTION. The city assumes no liability or responsibility for failure to report violations that may exist and makes no guarantee whatsoever that future violation(s) cannot or will not occur.

Correction Needed	Additional Information	Date to Comply
107. Remove debris/unsightly material from yard and driveway area(s) (1306.31)	Old couch and filthy mattress at the rear of the bldg. Remove all bedding, laundry, etc. from middle garage that will create a nesting area for mice.	8/5/2016

113. Maintain lawn/landscaping/high grass/weeds (1306.31) (1775.01)	Remove all high weeds from all around the apt bldg. and garage and maintain. Remove ivy from apt, that holds water and prevents proper ventilation of windows.	8/5/2016
121. Maintain Dryer Vent/Hood (1306.29(a))	Dryer vent cover missing from west wall, allowing mice and other vermin access to the laundry room	8/30/2016
122. Provide/maintain gutters/downspouts (1306.29(c))	Provide gutters off rear 2nd floor porch roofs.	8/30/2016
133. Maintain/provide doors/windows/screens (1306.25/29(d)/32)	Front entrance door missing 2 panes of glass and covered in graffiti. Remove graffiti from front 2nd floor door. Provide screen rear 1st floor window.	8/30/2016
135. Repair/replace porch decking/ceiling/pillars/rails/trim/lattice (1306.30(b)(1)(2))	Repair/replace 1st floor east deck. Provide porch spindles on rear porches, where missing and on #4 front 1st fl porch.	8/30/2016
138. Paint/stain steps/porch (1306.30(c))	Paint rear porches, where peeling. 1st floor front deck also needs to be painted.	8/30/2016
143. Maintain garage/siding/trim/windows/doors (1306.30(a))	One garage door visibly off the tracks.	8/30/2016
150. Other Exterior Violation - See Notes	(1306.73)-No person shall utilize materials, including FLAGS, not intended or designed as window treatment/coverings to be hung in windows. Remove flag on rear 1st fl window.	8/30/2016

PER THE REQUIREMENT OF LAKEWOOD CODIFIED ORDINANCES, FAILURE TO COMPLY BY THE SPECIFIED DATES MAY RESULT IN THIS MATTER BEING REFERRED TO THE LAKEWOOD MUNICIPAL COURT POSSIBLY RESULTING IN FINES AND/OR PROSECUTION.

Prior to the start of work, permits are required for electrical, plumbing, heating, air conditioning, building, fencing, paving, and/or demolition work.

Thank you for your anticipated cooperation.

Mary G. Simon
Property Maintenance Inspector
Phone: (216) 529-7697
E-Mail Address: Mary.Simon@lakewoodoh.net
CC: Electronic File



CITY OF LAKEWOOD
Department of Planning and Development



12650 Detroit Avenue, Lakewood, Ohio 44107
216-529-HOME (529-4663)
www.onelakewood.com

HOMEOWNER REHABILITATION PROGRAMS

The City of Lakewood offers the following programs to assist Lakewood residents:

HOME IMPROVEMENT LOANS

- Owner occupied
- Low/moderate income requirements
- Secured by a lien on the property
- Repayment Options:
 - ✓ 3% loan - \$25,000 maximum; repayment terms based on credit history and income; may not exceed 240 months.
 - ✓ 0% Deferred Payment Loan – Applicants must be 65+ or permanently disabled; payment in full due when property is no longer owner occupied.
 - ✓ Emergency Loans – for single item repairs.

RENTAL RESTORATION LOANS

- One to three family units
- Low/moderate income requirements for tenant
- Fifty percent (50%) or more of tenants must meet the income requirements depending on the number of units:
- 5% simple interest; \$15,000 per unit maximum loan
- 120 months maximum loan

HOME IMPROVEMENT REBATES

- Owner occupied
- Low/moderate income requirements
- Must bring exterior into exterior compliance with Division of Building and Housing
- Rebates available for qualified exterior & interior improvements
 - ✓ 50% up to \$10,000 for eligible repairs including but not limited to roofs, exterior painting, porch repairs, concrete, masonry repairs, or
 - ✓ Up to \$5,000 for repairs to sewer line connections, dye test required

WEATHERIZATION GRANTS

- Owner occupied
- Low/moderate income requirements
- Free energy audit
- Up to \$5,000 grant assistance for approved improvements

REPAIR, ACCESSIBILITY, MAINTENANCE, PROGRAM (RAMP)

- Grants up to \$5,000; Forgivable loans up to \$15,000
- Owner occupied except tenants may qualify for accessibility improvements
- Low/moderate income requirements; personal assets capped at \$25,000
- Costs of repairs must exceed available equity in the home, or no additional income to make payment, determined by DCD staff.
- Funds may be utilized only to repair exterior code violations, accessibility, sewer connection repairs and lead remediation

INCOME GUIDELINES – Rehab Programs

<u>Family Members</u>	<u>Moderate Income</u>	<u>Low Income</u>
1	\$37,350	\$23,350
2	\$42,650	\$26,650
3	\$48,000	\$30,000
4	\$53,300	\$33,300
5	\$57,600	\$36,000
6	\$61,850	\$38,650

*****Beginning January 1, 2016, all applicants will be required to submit to a dye test to determine if the property's sewer lines are properly connected. Grants will be made available to defray the cost of repairs.***

CITY OF LAKEWOOD

Division of Housing & Building • 12650 Detroit Avenue • Lakewood, OH 44107 • (216) 529-6270

CHAPTER 1306, CODIFIED ORDINANCES

LICENSE SHALL BE POSTED AT MAIN ENTRANCE OF BUILDING (1306.45)

Owner/Business Name	:	George Abboud	
Location Address	:	14124 DETROIT AVE	
License Number	:	L16-017000	Class : Application for Multi-Family Housing License
Issue Date	:	1/8/2016	Expiration Date : 12/31/2016
License Fee	:	\$180.00	
Restriction	:		

This license is non-transferable and void upon transfer of title

*****THIS IS NOT A CERTIFICATE OF OCCUPANCY*****

Joseph A. Meyers, Building Commissioner



APP_NAME
APP_ADD
APP_CSZ

CITY OF LAKEWOOD

Division of Housing & Building • 12650 Detroit Avenue • Lakewood, OH 44107 • (216) 529-6270

CHAPTER 1306, CODIFIED ORDINANCES

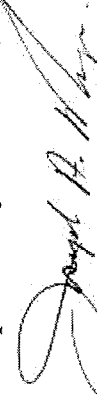
LICENSE SHALL BE POSTED AT MAIN ENTRANCE OF BUILDING (1306.45)

Owner/Business Name	:	George Abboud
Location Address	:	14124 Detroit Ave
License Number	:	L16-020804 Class: Application for Multi-Family Housing License
Issue Date	:	12/29/2016 Expiration Date: 12/31/2017
License Fee	:	\$180.00
Restriction	:	

This license is non-transferable and void upon transfer of title

****THIS IS NOT A CERTIFICATE OF OCCUPANCY****

Joseph A. Meyers, Building Commissioner



APP_NAME
APP_ADD
APP_CSZ

CITY OF LAKEWOOD

Division of Housing & Building • 12650 Detroit Avenue • Lakewood, OH 44107 • (216) 529-6270

CHAPTER 1306, CODIFIED ORDINANCES

LICENSE SHALL BE POSTED AT MAIN ENTRANCE OF BUILDING (1306.45)

Owner/Business Name	:	George Abboud
Location Address	:	14124 DETROIT AVE
License Number	:	L18-024764 Class: Application for Multi-Family Housing License
Issue Date	:	3/22/2018 Expiration Date: 12/31/2018
License Fee	:	\$280.00
Restriction	:	

This license is non-transferable and void upon transfer of title

*****THIS IS NOT A CERTIFICATE OF OCCUPANCY*****

Joseph A. Meyers, Building Commissioner



APP_NAME
APP_ADD
APP_CSZ

CITY OF LAKEWOOD

Division of Housing & Building • 12650 Detroit Avenue • Lakewood, OH 44107 • (216) 529-6270

CHAPTER 1306, CODIFIED ORDINANCES

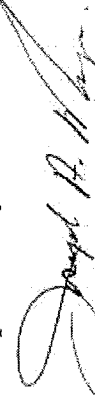
LICENSE SHALL BE POSTED AT MAIN ENTRANCE OF BUILDING (1306.45)

Owner/Business Name	:	George Abboud
Location Address	:	14124 DETROIT AVE
License Number	:	L19-027959 Class: Application for Multi-Family Housing License
Issue Date	:	1/24/2019 Expiration Date: 11/01/2019
License Fee	:	\$180.00
Restriction	:	

This license is non-transferable and void upon transfer of title

*****THIS IS NOT A CERTIFICATE OF OCCUPANCY*****

Joseph A. Meyers, Building Commissioner



APP_NAME
APP_ADD
APP_CSZ

CITY OF LAKEWOOD

Division of Housing & Building | 12650 Detroit Avenue | Lakewood, OH 44107 | (216) 529-6270

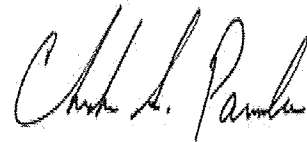
CHAPTER 1306, CODIFIED ORDINANCES

HOUSING LICENSE

Owner/Business Name GEORGE ABBOUD
Emergency Contact Phone 2163371976
Location Address 14124 DETROIT AVE LAKEWOOD, OH 44107
License Number HL19-002798
Issue Date 11/04/2019 Expiration Date: 11/01/2020
License Fee \$180.00
Restriction Multi-Family/Apartment/Mixed Use

This license is non-transferable and void upon transfer of title

****THIS IS NOT A CERTIFICATE OF OCCUPANCY****



Christopher Parmelee, Residential Building Official

