

**RICHMOND HEIGHTS
BUILDING DEPARTMENT
2011 ANNUAL REPORT**

DEPARTMENT OF BUILDING, ZONING AND HOUSING
EMPLOYEE ROSTER
01/01/11 - 12/31/11

Daniel Spada	Assistant Building Commissioner Building Inspector Residential Building Official Residential Building Inspector Residential Plumbing Inspector Electrical Safety Inspector Trainee
Robert A. Rodic	Commercial Building Official Electrical Safety Inspector
Chuck Zelle	Building Inspector Back-up Residential Building Official Residential Building Inspector Fire Protection Inspector Fire Safety Inspector
James Urankar	Building Inspector Residential Plumbing Inspector Residential Building Inspector
Michelle Znidarsic	Secretary
Sheldon Socoloff	Commercial Plumbing Inspector Back up Inspector
Alvah F. Seibert	City Architect Master Plans Examiner
Douglas Nemeckay	Landscape Architect
William Nadeau	Back-up Master Plans Examiner

PERMIT ISSUANCE BY PERMIT TYPE

TYPE	2009	2010	2011
Building	352	1097	646
Electric	49	62	41
Fire Protection/Maintenance	77	115	106
Garage Sale	70	73	63
Heating, Ventilating and Air Conditioning	78	89	45
Plumbing	1	32	11
Septic Conversion	33	20	6
Sign	12	10	7
Occupancy			
New	12	18	0
Business Renewal	189	209	213
Multi-family Renewal	1676	1761	1761
TOTAL	2559	3486	2899

*2010 numbers inflated because of sidewalk program

BUILDING PERMITS CONSTRUCTION VALUE

TYPE	NUMBER	VALUE
RESIDENTIAL		
New Single Family Dwellings	0	\$0
Miscellaneous/Accessory	811	\$3,756,129
INDUSTRIAL/COMMERCIAL	175	\$3,109,195
TOTAL		\$6,865,324

RECEIPTS/EXPENDITURES

TOTAL RECEIPTS	\$265,150
TOTAL EXPENDITURES	\$269,668

PLAN REVIEW

TYPE	NUMBER
One, Two and Three Family and Accessory	3
Other than One, Two and Three Family	4
Planning Commission	8
Zoning Board of Appeals	11
Architectural Review	23
Landscape Architect Review	1
TOTAL	50

FIELD INSPECTIONS AND PROPERTY INVESTIGATIONS

TYPE	NUMBER
Building, Electrical, Plumbing, HVAC, etc.	
Residential	1422
Non-Residential	207
Existing Structure	
Business Maintenance	325
Foster/Day Care	12
2011 Housing Program	1027
Investigation Home Occ.	22
Investigation Complaint	104
Investigation Rental	278
Rental Renewal Fee	71
Rental Home Inspection	79
2010 Sidewalk Program	415
Tall Grass	301
TOTAL	4263

ARCHITECTURAL REVIEW BOARD

ROSTER

Vladimir Macek

Chairman

Robert Dresser

Secretary

Frank Koss

The Architectural Review Board reviewed forty four (23) cases.

Single Family Dwellings

0

Residential Additions/Requests

13

Signs

8

Industrial/Commercial; New/Addition

2

Board of Building Code Appeals

0

PLANNING COMMISSION

ROSTER

Tom Brown	Chairman
Mark Edelman	Vice Chairman
Ray Loushin	Secretary
Dennis McAndrew Sr.	
Terry Butler	
Cassie Hunter	Recording Secretary

Applicants that appeared for consideration before the Commission in 2011 include:

Golden Arch Realty, 465 Richmond Rd., McDonalds Renovation

Harry Davis, Trebisky Woods, Site Plan Modification

Richmond Town Square, Overnight Parking

Ordinance Review, 37-2011 Conditional Use for Sweepstakes

M.A.C.E., Brush/Chardon, Lot Consolidation

Harry Davis, Trebisky Woods, Amendment to the Declaration of Covenants

Finamore, 26915 Chardon, Conditional Use Request

Ordinance Review, Stormwater Changes

Helen Kucha, 216 Richmond Rd, Conditional Use Request

ZONING BOARD OF APPEALS

ROSTER

Jerold Hoover	Chairman
Sean Chamberlin	Vice Chairman
Jai Kadambi	Secretary
Michael Gambatese	
John Mugnano	
Cassie Hunter	Recording Secretary

Cases before the Board for consideration in 2011 include:

Case 779 Robert Montana, Vicious Dog

Case 780 M.A.C.E., 25875 Chardon

Case 781 Alphonza Palmer, 380 Balmoral

Case 782 McDonalds, 465 Richmond

Case 783 Harry Davis, Trebisky Woods

Case 784 McDonalds, 465 Richmond

Case 785 Nathan Weintraub, 4929 Geraldine

Case 786 Harry Davis, Trebisky Woods

Case 787 Kosokar, 1962 Chelford

Case 788 Trimbath, 441 Richmond

Case 789 Levy, 414 Audrey

Case 790 Philips, 25409 Highland

Case 791 Cyberworld, 5164 Wilson Mills

PROGRAMS

HOUSING INSPECTION PROGRAM

The 2011 Housing Inspection Program began in April and consisted of a systematic street side inspection of approximately one-fourth of the City's residential properties. The systematic approach allowed each property to be evaluated based on a specific set of criteria contained within the Housing Code.

CERTIFICATE OF BUSINESS OCCUPANCY PROGRAM

Each of the businesses and other existing non-residential structures were inspected internally for the safety of the occupants as well as externally for appearance to insure compliance with the City's Business Maintenance Code and the Building Code. The Business Maintenance Code was amended to increase the inspection coverage by making each occupant responsible for his or her space.

CERTIFICATE OF AUTHORIZED OCCUPANCY PROGRAM

Through diligent investigation 139 single-family dwellings were discovered to be non owner-occupied and used for rental purposes. This program will continue to be a work in progress.

Inspections were conducted on the exterior premises, the exterior structure and interior structure.

COMPLAINT-DRIVEN PROPERTY INSPECTION PROGRAM

The Building Department maintained its complaint-driven property inspection program in conjunction with the Housing Inspection Program. Complaints were filed and handled on residential properties as well as business properties.