

**DEPARTMENT OF BUILDING, ZONING AND HOUSING
EMPLOYEE ROSTER
01/01/10 - 12/31/10**

Dan 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

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

Michelle Znidarsic

Secretary

PERMIT ISSUANCE BY PERMIT TYPE

TYPE	2008	2009	2010
Building	357	352	1097
Electric	41	59	62
Fire Protection/Maintenance	71	77	115
Garage Sale	67	70	73
Heating, Ventilating and Air Conditioning	50	78	89
Plumbing	3	1	32
Septic Conversion	68	33	20
Sign	19	12	10
Occupancy			
New	19	12	18
Business Renewal	258	189	209
Multi-family Renewal	1676	1676	1761
TOTAL	2629	2559	3486

BUILDING PERMITS CONSTRUCTION VALUE

TYPE	NUMBER	VALUE
RESIDENTIAL		
New Single Family Dwellings	23	\$3,463,000
Miscellaneous/Accessory	908	\$6,301,356
INDUSTRIAL/COMMERCIAL	106	\$1,788,450
TOTAL		\$11,552,806

NOTE: Only building permits have an accounted construction value.
Permits such as electrical, heating and plumbing, etc. do not account towards a construction value.

RECEIPTS/EXPENDITURES

TOTAL RECEIPTS	\$316,761
TOTAL EXPENDITURES	\$308,000

PLAN REVIEW

TYPE	NUMBER
One, Two and Three Family and Accessory	32
Other than One, Two and Three Family	6
Planning Commission	7
Zoning Board of Appeals	10
Architectural Review	44
Landscape Architect Review	3
TOTAL	102

FIELD INSPECTIONS AND PROPERTY INVESTIGATIONS

TYPE	NUMBER
Building, Electrical, Plumbing, HVAC, etc.	
Residential	1422
Non-Residential	207
Existing Structure	
Multi-Family (suites)	1,676
Housing Program	1,009
Non-residential	187
Rental Property	139
Housing/Property Complaint	115
Tall Grass	430
TOTAL	5185

ARCHITECTURAL REVIEW BOARD

ROSTER

Vladimir Macek Chairman

Robert Dresser Secretary

Frank Koss

The Architectural Review Board reviewed forty four (44) cases.

Single Family Dwellings	23
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Residential Additions	8
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Signs	10
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Industrial/Commercial; New/Addition	3
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Board of Building Code Appeals	0
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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 2010 include:

Dr. Amy D Mackay DVM, 25990 Highland Rd., three car garage

Homewood Residence, 562 Richmond Rd., parking addition

Clear Wireless LLC, 691 Richmond Rd., wireless telecommunication tower

Cleveland Electric Illuminating Co., 691 Wilson Mills Rd., substation fence

M.A.C.E. 25875 Chardon Rd., Addition

T-Mobile 24400 Highland Rd., wireless telecommunication tower

ZONING BOARD OF APPEALS

ROSTER

Jerold Hoover	Chairman
Jai Kadambi	Vice Chairman
Dennis McAndrew Jr.	Secretary
Michael Gambatese	
James Shiozawa	
Cassie Hunter	Recording Secretary

Cases before the Board for consideration in 2009 include:

Case 771 Porter, 160 Brush rd

Case 772 Hoover 4933 Karen Isle

Case 773 Dave's 5100 Wilson Mills

Case 774 Elliot 400 Harris

Case 775 Richmond Town Square 691 Richmond Rd.

Case 776 Hocesvar 4965 Wilson Mills

Case 777 C.E.I. 691 Wilson Mills Rd.

Case 778 M.A.C.E. 25875 Chardon Rd.

DEVELOPMENT

TREBISKY WOODS:

This development became bank owned and did not see any new construction

WOODS OF RICHMOND

Ryan Homes completed construction of homes in Phase 1 of the subdivision

HIGHLAND RIDGE

Ryan Homes continued construction of homes in Phase 1 of the new subdivision

PROGRAMS

HOUSING INSPECTION PROGRAM

The 2010 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 85 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.