

SIGN REVIEW

6. Docket No. 08-70-23

- Approve
- Deny
- Defer

**14588 Madison Ave.
Knapp's Madison Auto Service**

Jerry Knapp
Knapp's Madison Auto Service
14588 Madison Ave.
Lakewood, OH 44107

Applicant proposes four building signs. (Page 20)

7. Docket No. 08-71-23

- Approve
- Deny
- Defer

**14740 Lakewood Heights Blvd.
Winterhurst Ice Arena**

Steven Foster
The Sign & Graphics Firm, LLC
14837 Detroit Ave.
Lakewood, OH 44107

Applicant proposes updated building signage. (Page 27)

ADJOURN

"Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nocht at (216) 529-5906 michelle.nochta@lakewoodoh.net."



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12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • www.lakewoodoh.gov

Application Cover Page

Docket No.: 08-68-23

Permit No.: BBS23-000060

Applicant Name: Daniel Nicholson, Dan L. Nicholson LLC

Project Address: 1617 Larchmont Ave.

Project Name: n/a

Project: Applicant requests review of plumbing test requirements pursuant to Ohio Plumbing Code 312.4.2. The property is in an R2, Single-and Two-Family District.

Dan L Nicholson LLC

Ohio License Numbers EL & PL-33656
Plumbing – Backflow Testing – Water Heaters
45 Southwood Dr.
Painesville, OH, 44077
Phone (440) 221-0333
Dan@DLN.LLC

DATE June 29, 2023

TO

Charles E Huber, Acting Residential Building Official
Division of Housing and Building
12650 Detroit Ave
Lakewood, OH

FOR Adjudication Order
#P23-000088
1617 Larchmont

Per our conversation 9:54AM June 29, 2023.

I cited the following code sections to make my case that a final air test would not be permitted by code;

OPC 312.1.4, which defines the test media shall be water unless the exception applies; where the manufacturer allows air or other media.

OPC 312.4, which states the building official may choose one of the following final test methods: visual, final air, or alternate testing as allowed by the manufacturer

OPC 301.7, where conflicts occur between the code and manufacturer, the more restrictive position will apply

You then read from the ICC commentary to elaborate that 301.7, from the commentary, is intended to help protect life safety.

We ended the call at 10:06AM with the agreement that I would forward you an email with the sources that I have; and you would have a written decision in roughly one business day.

It is my position that the code allows for one final testing method, in this case either visual or a final air test. The PVC manufacturers have spoken clearly that their product is not to be tested using compressed air, be it ten pounds or half of a pound.

I have included links to just a few of the available resources online including from 2 pipe manufacturers, a nationally recognized glue manufacturer and an OSHA bulletin concerning PVC above ground being used for compressed gas transmittal and testing.

While I understand that a final air test is still allowed by code, it is not allowed to be performed when prohibited by the manufacturer.

The resources available make it clear that air testing PVC is a life safety issue, even at miniscule amounts of pressure due to the potential energy of compressed gasses and the inherent brittleness of PVC. For this reason, I stand firm that we will not air test any above ground PVC systems without written consent that the official requesting the test and the governing body they represent assumes any and all liability for property damage and personal injury up to and including death from the direct disregard of the code and manufacturers instructions.

I would determine a visual final test as prescribed by the plumbing code, the only reasonable option in this case. Such inspection was made on 6-28-23. I requested adjudication of all failure points the inspector had, the only one cited in your letter was absence of the final air test.

I hope this closes the matter and I sincerely thank you for your time,

Dan Nicholson Jr
Dan L Nicholson LLC
440-221-0333
Dan@DLN.LLC

Charlotte pipe and fitting stance on air testing

<https://www.charlottepipe.com/Documents/TechBulletin/TB-AT-15811.pdf>

Lasco pipe and fitting stance on air testing

https://www.lascofittings.com/new-page_1

Oatey submittal sheet for glue, Bottom of page 2, DO NOT TEST WITH AIR OR COMPRESSED GAS

https://oateyassetscdn.azureedge.net/assets/Document/raw_01_BlueLavaHotPVCCement_SUBMITTAL_001.pdf

OSHA bulletin for using PVC in above ground applications and using compressed air to test or to transfer

<https://www.osha.gov/publications/hib19880520>



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

DIRECT TO DESK (216) 529-6689
charles.huber@lakewoodoh.net

DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVE • LAKEWOOD OH 44107-2832
lakewoodoh.gov

Daniel Nicholson
Dan L Nicholson LLC dba Dan Nicholson Contracting
45 Southwood Dr
Painsville OH 44077-4900
Via USPS E-mail Dan@DLN.LLC

July 3, 2023

Subject: Adjudication Order, P23-000088, 1617 Larchmont Ave **CORRECTED COPY**

1. References:
 - a. My Adjudication Order June 28, 2023
 - b. Your letter June 29, 2023
2. I've reviewed reference 1.b and the information it references. Reference 1.a stands.
3. The final test of the completed drainage and vent systems detailed at Ohio Plumbing Code 312.4.2 involve a manometer or water-can. Water's added to a fixture until an equivalent of at least 1 inch water column (which is **0.036** psi gauge) is read on the manometer. **DO NOT INTORDUCE AIR FROM A COMPRESSED AIR SOURCE (PUMP OR TANK.)** The system must maintain this pressure for 15 minutes.

Sincerely,

Charles E. Huber
Acting Residential Building Official

cc: Kent Marks, Marks Building Co, casey@marksbuilding.com



MAIN (216) 529-6270

FAX (216) 529-5930

DIRECT TO DESK (216) 529-6689

charles.huber@lakewoodoh.net

DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVE • LAKEWOOD OH 44107-2832

lakewoodoh.gov

Daniel Nicholson
Dan L Nicholson LLC dba Dan Nicholson Contracting
45 Southwood Dr
Painsville OH 44077-4900
Via USPS & E-mail Dan@DLN.LLC

June 28, 2023

Subject: Adjudication Order, P23-000088, 1617 Larchmont Ave

1. Your alteration of the subject premises' plumbing system must comply with Ohio Revised Code 3781 & 3791 and the Residential Code of Ohio (RCO) [Ohio Administrative Code (OAC) 4101:8]. RCO 2501.1 & 4401.2 adopt Ohio Plumbing Code (OPC) (OAC 4101:3). Today the City of Lakewood made the following Adjudication Order.
2. Certificate of Plan Approval RB22-000630 was issued March 29, 2023 to the building owner's representative, Kent Marks, Marks Building Co. Drawings describing the project including the plumbing system alteration were marked approved by Charles Huber, Lakewood Acting Residential Building Official and provided that date to Mr Marks. The list of Required Inspections for the plumbing portion of the project shows:
 - a. Rough in Wall/Underground DWW
 - b. Rough Potable Water Piping
 - c. Final Plumbing System
3. You scheduled the Final Plumbing System inspection for today, June 28, 2023. Ronald Schwaben, Lakewood Plumbing Inspector observed during that inspection the absence of the drainage and vent test required and described at OPC 312.4.2 (attached). He advised you this test was required and that it must be conducted in his presence (OPC 312.1, attached). You requested he cause an Adjudication Order be issued directing the test be conducted in his presence.
4. You must within 30 days of the date of this Adjudication Order either:
 - a. Schedule with Lakewood Housing & Building Division a Plumbing Final Inspection which includes accomplishing the OPC 312.4.2 drainage and vent test in the presence of Lakewood's Plumbing Inspector.

b. Appeal this Adjudication Order as described below.

5. You have the right to appeal this Adjudication Order within 30 days of the date of the Adjudication Order. You may be represented by counsel, present arguments or contentions orally or in writing, and present evidence and examine witnesses appearing for or against you. To request an appeal hearing, submit application and \$25 fee to Lakewood Board of Building Standards via Lakewood's CitizenServe computer system's customer portal. Further information's available at <https://www.lakewoodoh.gov/board-of-building-standards-architectural-board-of-review/>

Sincerely,



Charles E. Huber
Acting Residential Building Official

Atch
OPC 312.1 & 312.4.2

cc: Kent Marks, Marks Building Co, casey@marksbuilding.com

OHIO PLUMBING CODE (OPC) EXTRACTS

312.1 Required tests. The owner or owner's representative shall cause the applicable tests and inspections prescribed in Sections 312.2 through 312.11 to be performed to determine that the work will withstand the prescribed test without leakage and to demonstrate the integrity of the device or assembly. In accordance with OBC Section 108.8, reasonable advanced notice shall be given to the building official when the plumbing work is ready for tests. The building official may require that the tests be conducted in the presence of the building official or certified plumbing inspector. The owner or owner's representative shall keep records of the tests and inspections and shall submit such records to the building official upon request.

312.4.2 Drainage and vent final test. The final test of the completed drainage and vent systems shall be made, after the fixtures are connected, as follows: 1. Close all stack openings; 2. A manometer tube shall be placed through a trap seal to the system side and water shall be added to a fixture until an equivalent of at least 1 in. water column (248.8 Pa) is read on the manometer gauge or watercan. Water may be added to a water closet bowl or trap tailpiece extension until the water level is at least one inch higher than the original trap seal; 4101:3-3-01 14 3. Maintain the initial water column for fifteen (15) minutes; 4. The system shall then be separated at a trap seal, AAV, or other means as directed by the plumbing inspector for verification that the entire system is interconnected. 312.4.3 Alternative drainage and vent final test. Any other testing method equal to the 1 in. water column. Except as provided for in Section 312.4.2, compressed or stored air may not be used unless otherwise permitted by the manufacturer of piping, fittings, and solvent cement (if part of the plumbing system).



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Application Cover Page

Docket No.: 08-69-23

Permit No.: BBS23-000062

Applicant Name: Michael Tomsik, Tomsik Architects

Project Address: 1326 Park Row Ave.

Project Name: n/a

Project: Applicant proposes a roof dormer addition to an existing house.

7/17/2023

City of Lakewood Architectural Review Board,

In accordance with the Architectural Review Board's terms, we have engaged Michael Tomsik, Architect to represent and provide information on our roof dormer renovation/reconstruction for 1326 Park Row, Lakewood, Ohio 44107.

All questions and concerns are to be addressed to T. Michael Tomsik. His contact information is as follows:

T. Michael Tomsik, RA, NCARB, LEED AP
TOMSIK-TOMSIK ARCHITECTS, INC.
921 Literary Rd.
Cleveland, OH 44113
216-781-7385 Office
216-346-0237 Mobile

Sincerely,
Amanda Ross & Andrew Mahall

Home Owners of 1326 Park Row, Lakewood OH 44107



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HOUSE
HERE





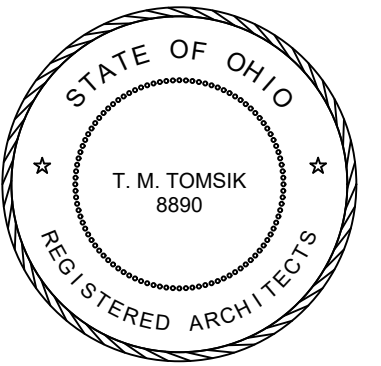


1326

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DORMER ADDITION SINGLE FAMILY HOUSE

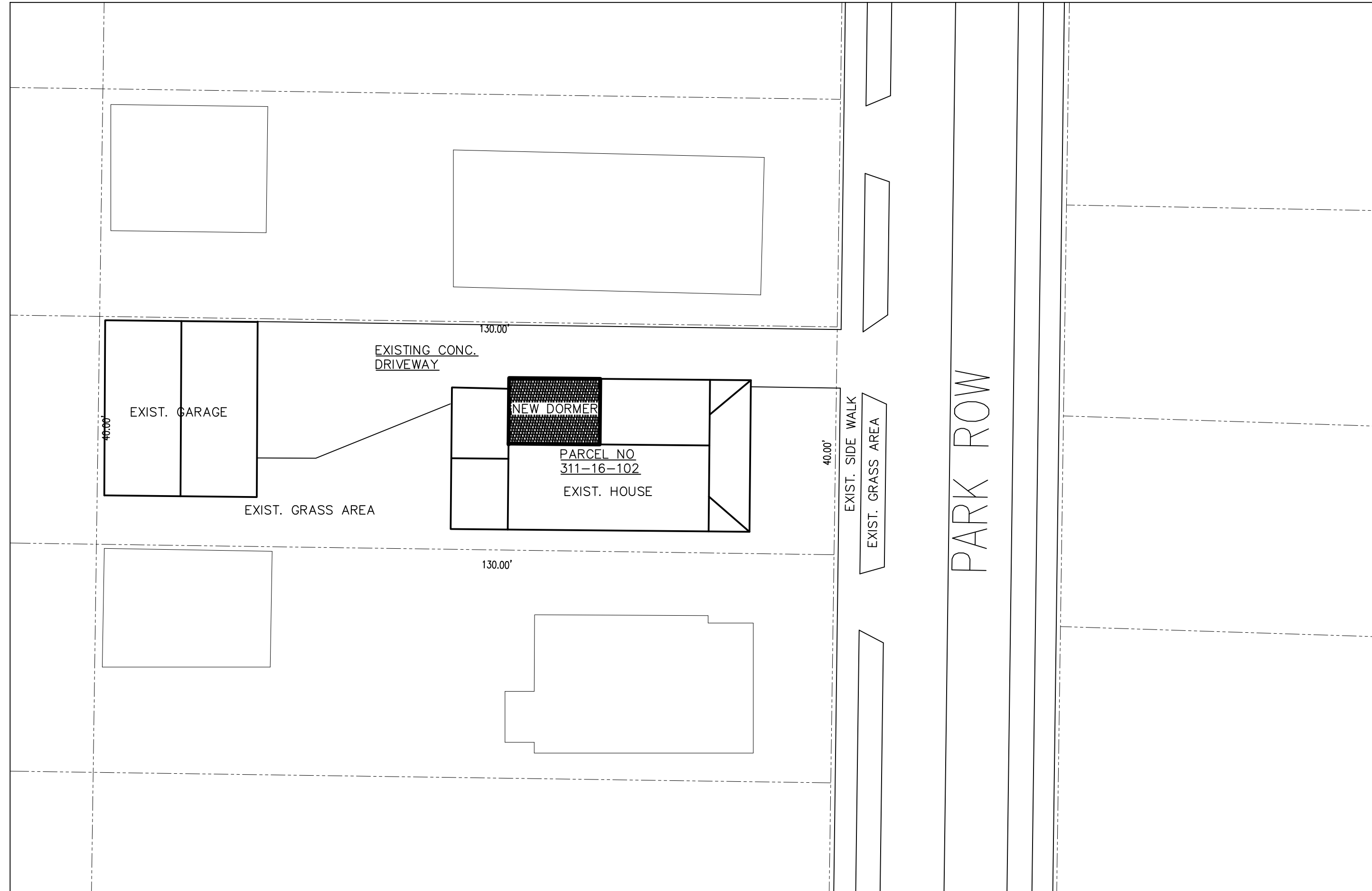
1326 PARK ROW
LAKEWOOD, OH 44107



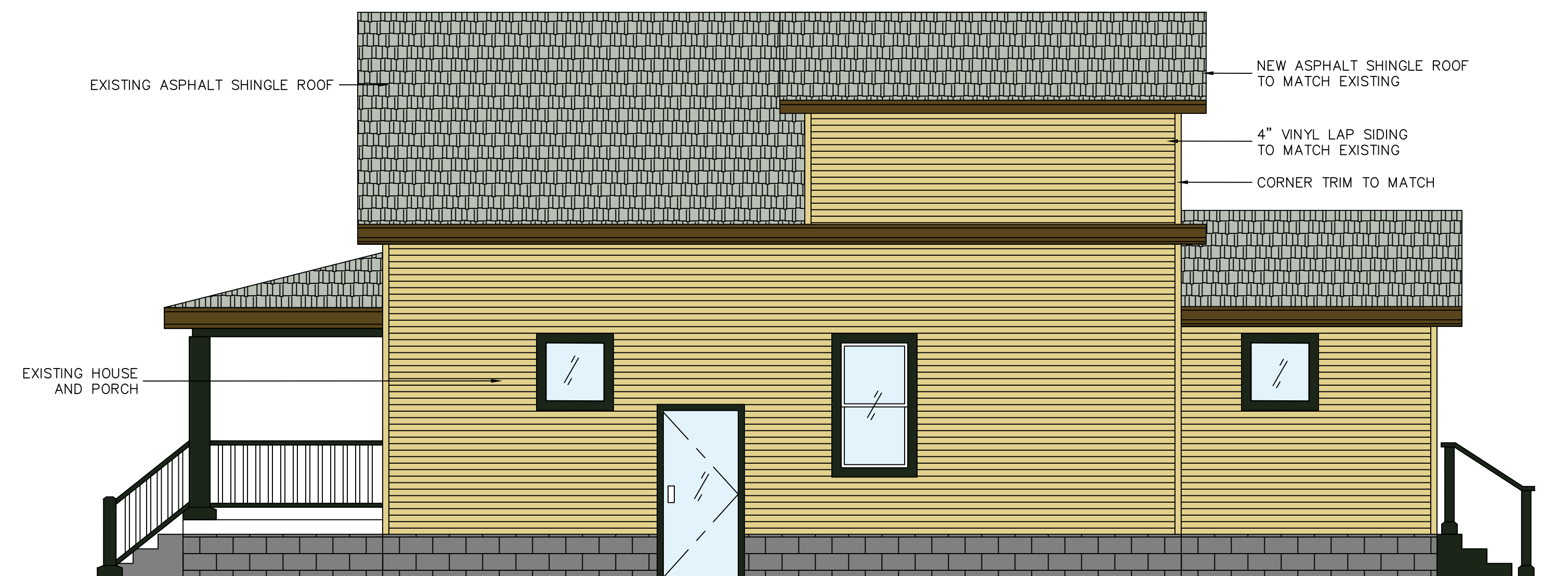
Thomas M Tomsik—License # 8890
Expiration Date 12/31/2023

ISSUED FOR: DATE:

REVIEW 07/18/2023

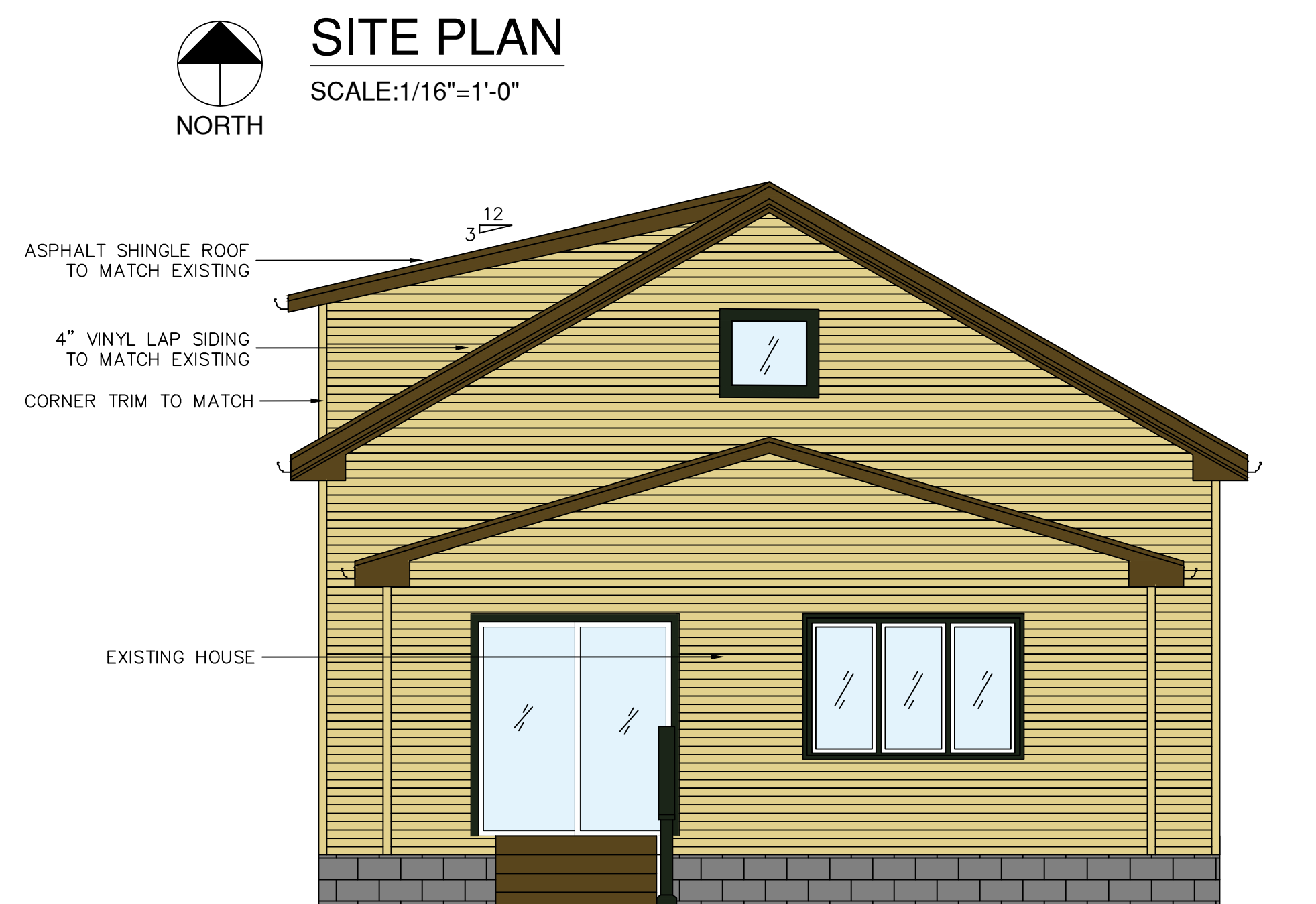


EXISTING PICTURES



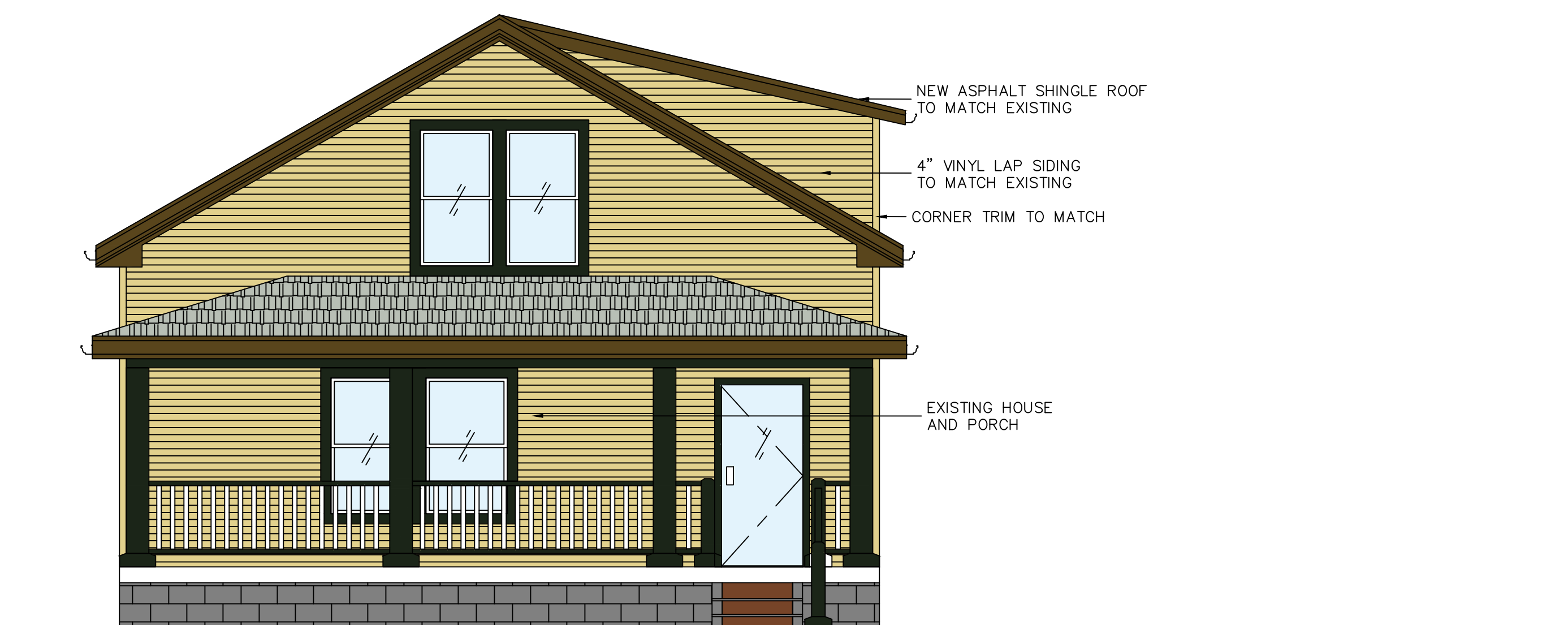
NORTH ELEVATION

SCALE: 1/4"=1'-0"



WEST ELEVATION

SCALE: 1/4"=1'-0"

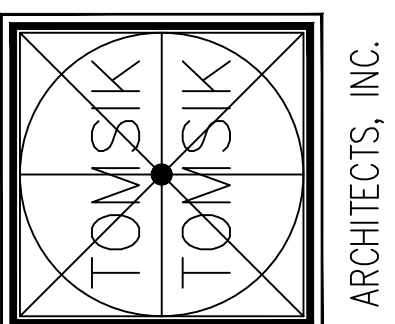


EAST ELEVATION

SCALE: 1/4"=1'-0"

DORMER ADDITION
SINGLE FAMILY HOUSE
1326 PARK ROW
LAKEWOOD, OH 44107

921 LITERARY ROAD
CLEVELAND, OHIO 44113-4440
216/781-7385 FAX 216/781-7387



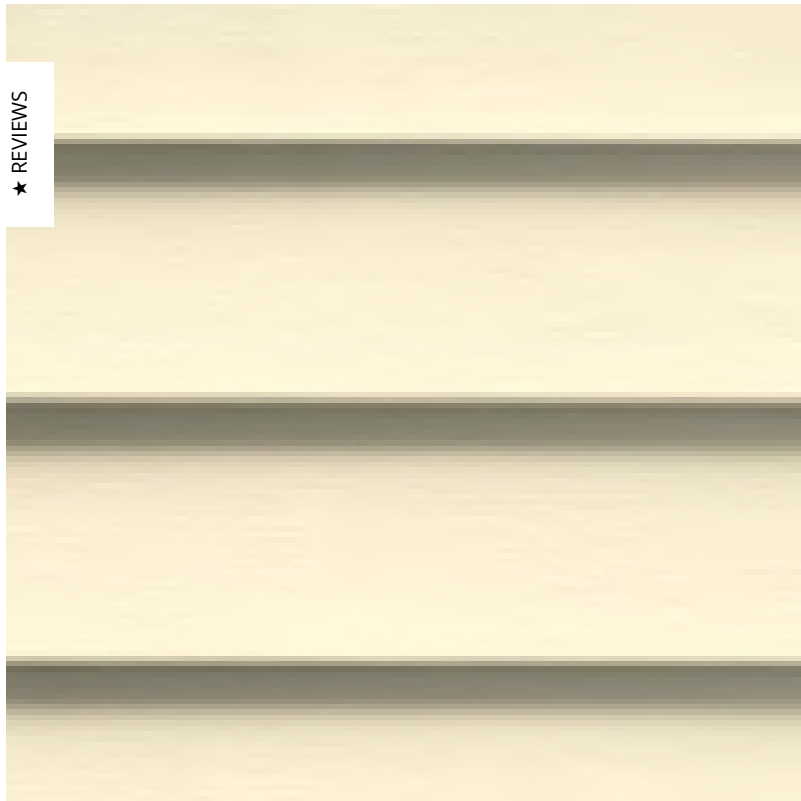
SITE PLAN
ELEVATION & DETAILS
EXISTING PICTURES

A-1

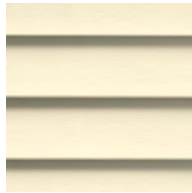
PROJECT NO. 2023-25



(default.aspx)



om/images/VARIANT/medium/CertainTeed/36110_RC_D4_HeritageCream_1500.jpg)



[Click Here For a List of all CertainTeed Products \(/m-25-certainteed.aspx\)](/m-25-certainteed.aspx)

CertainTeed Restoration Classic Horizontal Vinyl Siding (2 Square)

☆☆☆☆☆ [Write a review](#) Available in 124 Options. Pricing may vary.

PLEASE NOTE: Once an order is placed, all special order only options on this product page are custom and cannot be cancelled, refunded, or returned for any reason.

If placing an order for 4 or more boxes for this product, the order will need to be shipped to a commercial address with forklift access or you will need to have it picked up at the local destination terminal for the shipping company. At this time, we cannot ship this item to a residential address.

Choose Your Siding Style

Double 4in. Clapboard

Choose Your Color

4.7 ★★★★★
Google
Customer Reviews

Heritage Cream



Choose Your Quantity

Single Box



Double 4 Inch Clapboard - Heritage Cream - Single Box

Manufacturer Part Number: 3611011

\$293.06+ Free Freight Shipping

Special Order Only. Estimated to Ship in 5-7 Weeks.

Quantity:

1

Add to Cart

★ REVIEWS

Description

The CertainTeed Restoration Classic Horizontal Vinyl Siding provides a line of premium features that make it a great choice for both remodeling and new construction applications. This vinyl siding is available in 5 styles that are low maintenance styles including a Double 4in. Clapboard, Double 4-1/2in. Clapboard, Double 4-1/2in. Dutchlap, Double 5in. Clapboard, and a Triple 3in. Clapboard. Restoration Classic has a unique rigid form technology which is a rolled-over nail hem technology that stiffens the siding for a straighter-on-the-wall appearance. The DuraLock locking system snaps that panels together tightly for a safe and secure fit. Restoration Classic Vinyl Siding from CertainTeed comes with a limited lifetime warranty and is produced using a PVC resin.

Restoration Classic Vinyl Siding from CertainTeed is manufactured with 2 profiles, clapboard and dutchlap. Clapboard siding panels are long narrow boards or panels that are nailed horizontally across the house. The term clapboard, lap siding, and horizontal siding can be used interchangeably. Clapboard tends to be flat, with no shadow line showing and is the most common type of vinyl siding. Dutchlap style of siding has a very distinct shadow line that runs along the top edge of each board or panel. The top edge is shaped to create that hand-carved look and resembles the look of boards that have been beveled on the top half at a 45-degree angle. The lower half hangs at a 90-degree angle.

DON'T FORGET THE ACCESSORIES - Vinyl siding accessory items are sold separately and available for purchase on many different product pages. The accessory items that are compatible with the CertainTeed Restoration Classic Horizontal Vinyl Siding include the CertainTeed 3/4in. Vinyl Corner Post (</p-9040.aspx>), the CertainTeed Vinyl Undersill Trim (</p-9039.aspx>), the Polaris Vinyl Starter Strip for Horizontal Siding (</p-9471-polaris-vinyl-starter-strip-for-horizontal-siding-carton-of-40.aspx>), the CertainTeed 1/2in. Vinyl J Channel (</p-9145.aspx>), and the CertainTeed 3/4in. Vinyl J Channel (</p-8899.aspx>). Other accessory items are available at the bottom of this product page under "Combine Your Purchase With."

Please Note: Actual colors may vary from those represented on screen. Therefore, it is highly recommended to order CertainTeed Restoration Classic Vinyl Siding Color Swatch (</p-9652-certainteed-restoration-classic-vinyl-siding-color-swatch.aspx>), if you are unsure of the color of siding you want to choose from. Once you order this color sample and you choose a color from this swatch, you will automatically receive \$10 off your siding purchase of CertainTeed Restoration Classic Horizontal Vinyl Siding.

Due to limitations of certain monitors, the colors you see on your screen may not be a totally accurate representation of the actual product. We strive to make our colors as accurate as possible, but screen images are intended as a guide only.

Features

- Provides the look of wood siding, but does not require the upkeep common to wood
- 29 Low-Gloss colors
- All colors are Spectrophotometer controlled and utilize exclusive PermaColor color science
- Patented STUdfinder - designed for accurate and secure installation
- 0.88 inch fold-over wind-resistant hem
- Virtually maintenance free, never needs painting
- Class 1(A) fire rating
- Lifetime limited warranty

Specifications

- Width/Exposure Per Piece: 8 inches for Double 4 inches; 9 inches for Triple 3 inches. and Double 4-1/2 inches Clapboard and Dutchlap; 10 inches for Double 5 inches
- Panels Per Carton: 20 for Double 5 inches; 22 for Triple 3 inches and Double 4-1/2 inches Clapboard and Dutchlap; 24 for Double 4 inches

RESIDENTIAL ROOFING

RESIDENTIAL ROOFING PRODUCTS

PRODUCTS AVAILABLE NEAR ZIP CODE:

44113

CURRENT
FILTERS:

3-TAB



RESIDENTIAL ROOFING

XT™ 25

AVAILABLE COLORS:



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Application Cover Page

Docket No.: 08-70-23

Permit No.: BBS23-000061

Applicant Name: Jerry Knapp

Project Address: 14588 Madison Ave.

Project Name: Knapp's Madison Auto Service

Project: Applicant proposes four building signs.

Jerry Knapp Ent Inc

14588 Madison Ave
Lakewood Oh, 44107
216-226-4100
Madisonavenueauto@gmail.com

July 10th, 2023

To the Architectural Review Board,

I am submitting pictures and documents for our property at 14588 Madison Avenue Lakewood. Our property spans a full city block between Onondaga and St.Charles on the North side of Madison Avenue.

We are applying to put up 4 signs on our building. . Attached is the documentation with the sizing of the building and the sign size as well.

The material we will be using is a heavy duty polymer acrylic that is encased in aluminum. The signs will be laser cut to contour the logo at approx 1 in outline and will be full colored as seen in the documentation.

We do not plan to add any graphics to windows or the storefront (other than a very small 12"x12" decal that has our hours on it at the main entrance. These signs will not be illuminated either.

We will bring a piece of the proposed material for viewing and examination to the board meeting.

Thank you for your consideration

- Jerry Knapp



A.



30'

B.



45'

C.



40'



35'



D.



Sign Sizes

A. 8'x3'

B. 8'x3'

C. 6'x2'3"

D. 6'x2'3"

Total Sq Ft : 75 ft



35'



D.



14588

entrance

Licensed
Repair
Facility
OHIO E-CHECK

NOTICE

216-228-4100

OPEN HOURS
MONDAY-FRIDAY
8AM-6PM
SATURDAY-SUNDAY
9-12PM
216-228-4100

AAA
Approved
Auto Repair



14588



14588
entrance
OPEN
AAA
206-4100



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Application Cover Page

Docket No.: 08-71-23

Permit No.: BBS23-000064

Applicant Name: Steven Foster, The Sign & Graphics Firm, LLC

Project Address: 14740 Lakewood Heights Blvd.

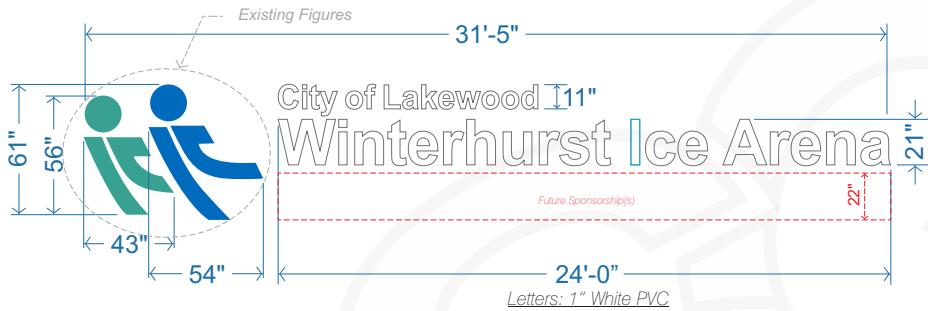
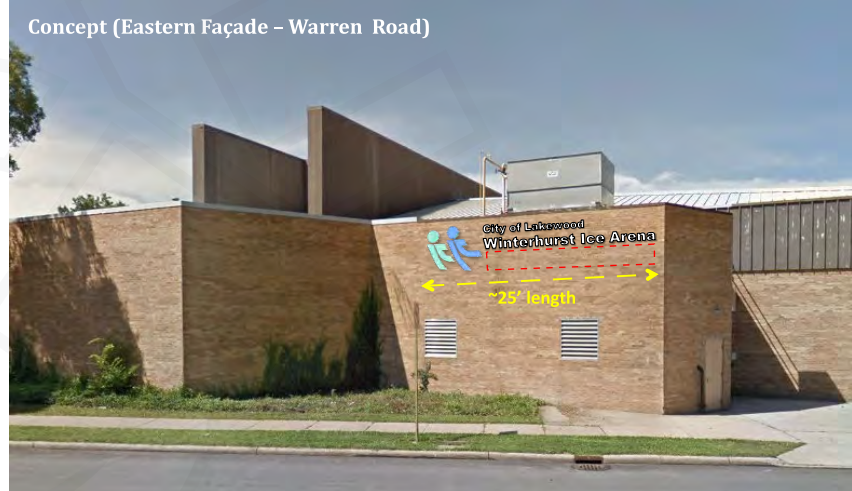
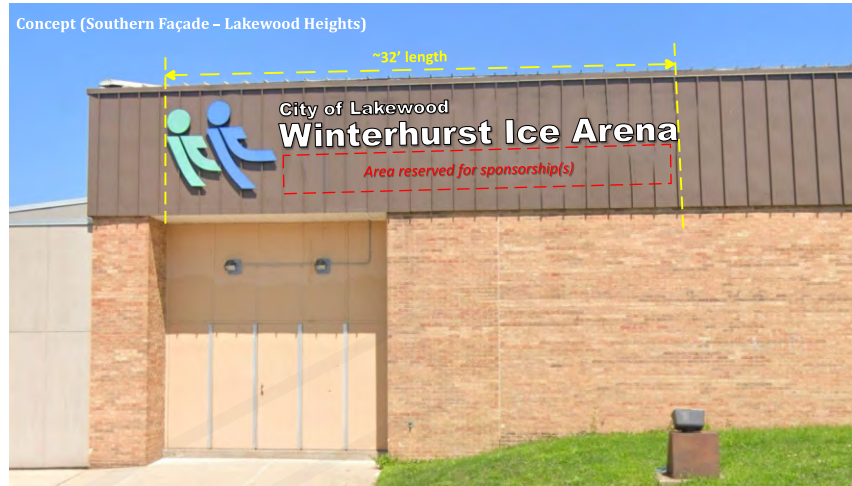
Project Name: Winterhurst Ice Arena

Project: Applicant proposes updated building signage.

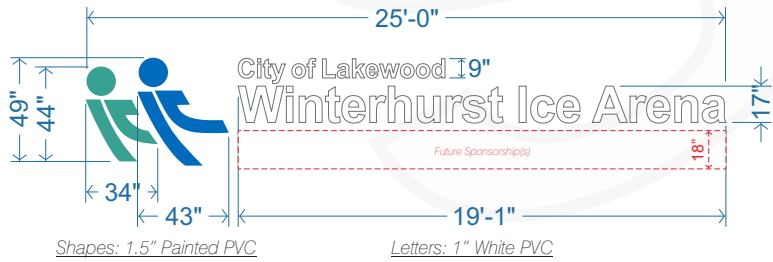


Seams 2" deep, 16" on centers

Existing Signage



Proposed Southern Façade
Pin-mounted to raised seam siding



Proposed Eastern & Western Façades
Stud-mounted flush to exterior brick

NOTE: Renderings are approximate representations of final production. This drawing is CONFIDENTIAL and PROPRIETARY. Use without written permission of The Sign & Graphics Firm is strictly prohibited.

1
7-24-23

ADDRESS:
14740 Lakewood Hts. Blvd
Lakewood, OH 44107

BUSINESS NAME:
Winterhurst Ice Arena

Steven Foster
216.390.0798
sgfoster09@gmail.com

THE SIGN & GRAPHICS FIRM

