

**MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
AUGUST 10, 2023
5:30 P.M.
RECORDED
<https://www.lakewoodoh.gov/videos-2/>**

1. ROLL CALL

Board Members

Chris Egervary
Brian Grambort, Vice Chair
David Maniet, Chair
Jeremy Smith

Staff

David Baas, Board Secretary, Assistant Director, P&D
Christopher Parmelee, Building Commissioner
Sophia Jones, City Planner

Ms. Hanna Cohan Plessner was absent from the meeting.

2. APPROVE THE MINUTES OF THE JULY 13, 2023 MEETING

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **APPROVE the July 13, 2023 minutes**. All the members voted yea; the motion passed.

3. OPENING REMARKS

Staff read the Opening Remarks into the record.

SUMMARY APPROVED

SIGN REVIEW

At the August 3, 2023 pre-review meeting, Docket No. 08-71-23 was Summary Approved (any conditions will be noted). A motion and a second are needed for approval.

4. Docket No. 08-71-23

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

- () Approve
- () Deny
- () Defer

Steven Foster
The Sign & Graphics Firm, LLC
14837 Detroit Ave., Ste. 195
Lakewood, OH 44107

Applicant proposes updated building signage. (Page 27)

Condition 1: All signs will be pin-mounted.

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **APPROVE the proposal as revised**. All of the members voted yea; the motion passed.

NEW BUSINESS

BOARD OF BUILDING STANDARDS

5. Docket No. 08-68-23 (R) 1617 Larchmont Ave.

- () Approve
- () Deny
- () Defer

Daniel Nicholson Jr.
Dan L. Nicholson LLC
45 Southwood Dr.
Painesville, OH 44077

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. (Page 3)

Daniel Nicholson Jr., Dan L. Nicholson LLC, applicant was present to explain the request; he stated that all the manufacturers of the products used in the project stated that testing with compressed air or gas was extremely dangerous. Discussion began about the interpretations / definitions of the codes. Mr. Parmelee reiterated and described the Division of the Housing and Building's directive. The members asked about other plumbing projects the contractor had done and the outcomes After much debate about pressure tests (OPC 312.4.2 – Drainage and vent final test and OPC 312.4.3 – Alternative drainage and vent final test), the members agreed with Mr. Parmelee. Public comment was taken. The members presented their opinions individually and agreed with Mr. Parmelee.

A motion was made by Mr. Maniet, seconded by Mr. Smith to **DENY** the request. All of the members voted yea; the motion passed.

ARCHITECTURAL BOARD OF REVIEW

6. Docket No. 08-69-23 (R) 1326 Park Row Ave

- () Approve
- () Deny
- () Defer

Michael Tomsik
Tomsik Architects
912 Literary Rd.
Cleveland, OH 44113

Applicant proposes a roof dormer addition to an existing house. (Page 10)

Michael Tomsik, Tomsik Architects, applicant was present to explain the request and materials. The members liked the proposal. The applicant asked if a skylight would be allowed if the owner wanted one. Staff had no comments. Public comment was closed as no one addressed the item. Staff had not received comments prior to the meeting.

A motion was made by Mr. Maniet, seconded by Mr. Egervary to **APPROVE the request with the following condition:**

- **If a skylight is added, a product cutsheet and revised drawing are submitted for administrative approval.**

All the members voted yea; the motion passed.

SIGN REVIEW

7. Docket No. 08-70-23

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

- () Approve
- () Deny
- () Defer

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

Applicant proposes four building signs. (Page 20)

Jerry Knapp, Knapp's Madison Auto Service, applicant was present to explain the request. The members liked the renovation of the building, discussed the sign locations (adding one on the gas pump canopy), and placement on the building. Staff said the proposed sign coverage was under the allowed square footage, and the addition on one on the gas canopy would still be within code. Staff had not received comments prior to the meeting.

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **APPROVE the request as submitted**. All of the members voted yea; the motion passed.

ADJOURN

A motion was made by Mr. Maniet, seconded by Mr. Smith to **ADJOURN the meeting at 6:35 p.m.** All the members voted yea; the motion passed.



Signature

9-14-2023

Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

- 1. Dan Nicholas Jr
- 2. Jeremy Creamer
- 3. DAN NICHOLSON
- 4. MICHAEL TOMEK
- 5. Jerry Krupp
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____

- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- _____
- _____
- _____
- _____
- _____
- _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ABR/BBS Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: Thursday, August 10, 2023

Johanna Schwarz

From: Planning Dept
Sent: Monday, August 7, 2023 9:05 AM
To: David Baas; Christopher Parmelee
Subject: FW: Docket No. 08-68-23

Tracking:

Recipient

David Baas
Christopher Parmelee

Delivery

Delivered: 8/7/2023 9:05 AM
Delivered: 8/7/2023 9:05 AM

Johanna Schwarz

Administrative Assistant II

City of Lakewood
Department of Planning and Development
12650 Detroit Avenue
Lakewood, Ohio 44107

(216) 529-6630 main
(216) 529-6631 office

www.lakewoodoh.gov

[Sign up for the City's e-Newsletter](#)



From: Jeremy Creamer <jcreame2@gmail.com>
Sent: Saturday, August 5, 2023 9:21 AM
To: Planning Dept <Planning@lakewoodoh.net>
Subject: Docket No. 08-68-23

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

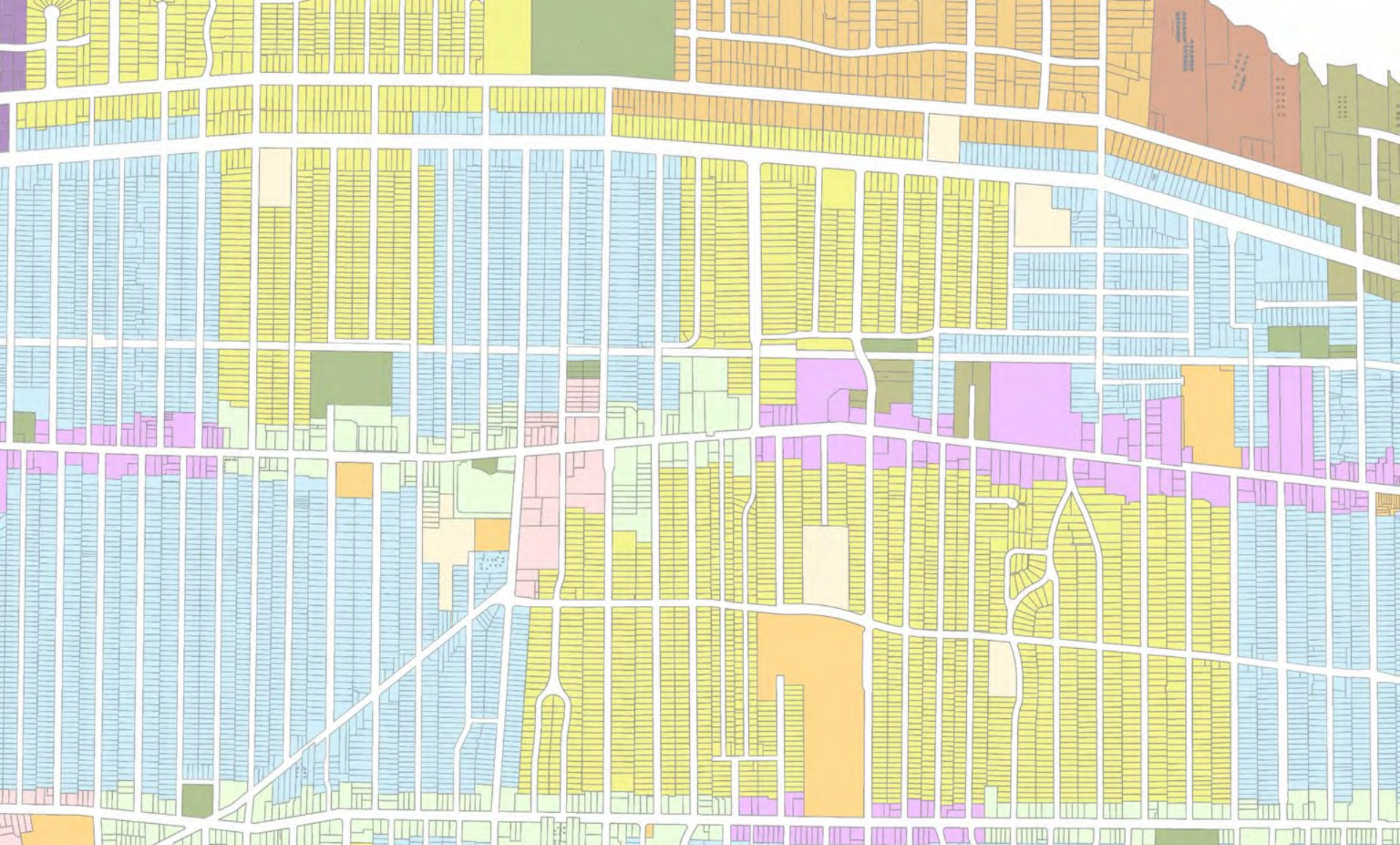
My name is Jeremy Creamer and I recently acquired the property at 1617 Larchmont Ave. I just received a notice from the Board of Building Standards that a plumbing test requirement is under review.

I am a little concerned by this notice as, from the details I have been able to pull together, the home has not passed all of its plumbing inspections yet the seller was permitted to list the residence for sale.

I respectfully ask that someone from the Department of Planning and Development who is familiar with this case please give me a call to shed some additional light on the situation. My Contact information is below.

Thank you,

Jeremy Creamer
330-604-6257



Architectural Board of Review

August 2023



Architectural Board of Review

Pre-Review Meeting: 3 Aug, 5pm (East Conf Rm)

Regular Meeting: 10 Aug, 5:30 pm (Auditorium)

Members

David Maniet (2023 Chair)

Brian Grambort (2023 Vice Chair)

Jeremy Smith

Hanna Cohan Plessner

Chris Egervary

Staff

Board Secretary: David Baas

Building Commissioner: Chris Parmelee



Architectural Board of Review **August Agenda**

1. Roll call
2. Approve minutes – July 2023 meeting
3. Opening Remarks
4. New Business
5. Sign Review
6. Adjourn



Architectural Board of Review

Sign Review (Summary Approval) – August 2023

Applicant proposes updated signage for the Winterhurst Ice Arena.

City Notes:

- ❑ Updating existing south wall signage (53 ft²) + addition of new wall signs on west/east façades (66ft²).



Existing Signage



Concept (Southern Façade - Lakewood Heights)



Concept (Eastern Façade - Warren Road)



Concept (Western Façade - Parking Lot)



Existing Figures



Proposed Southern Façade



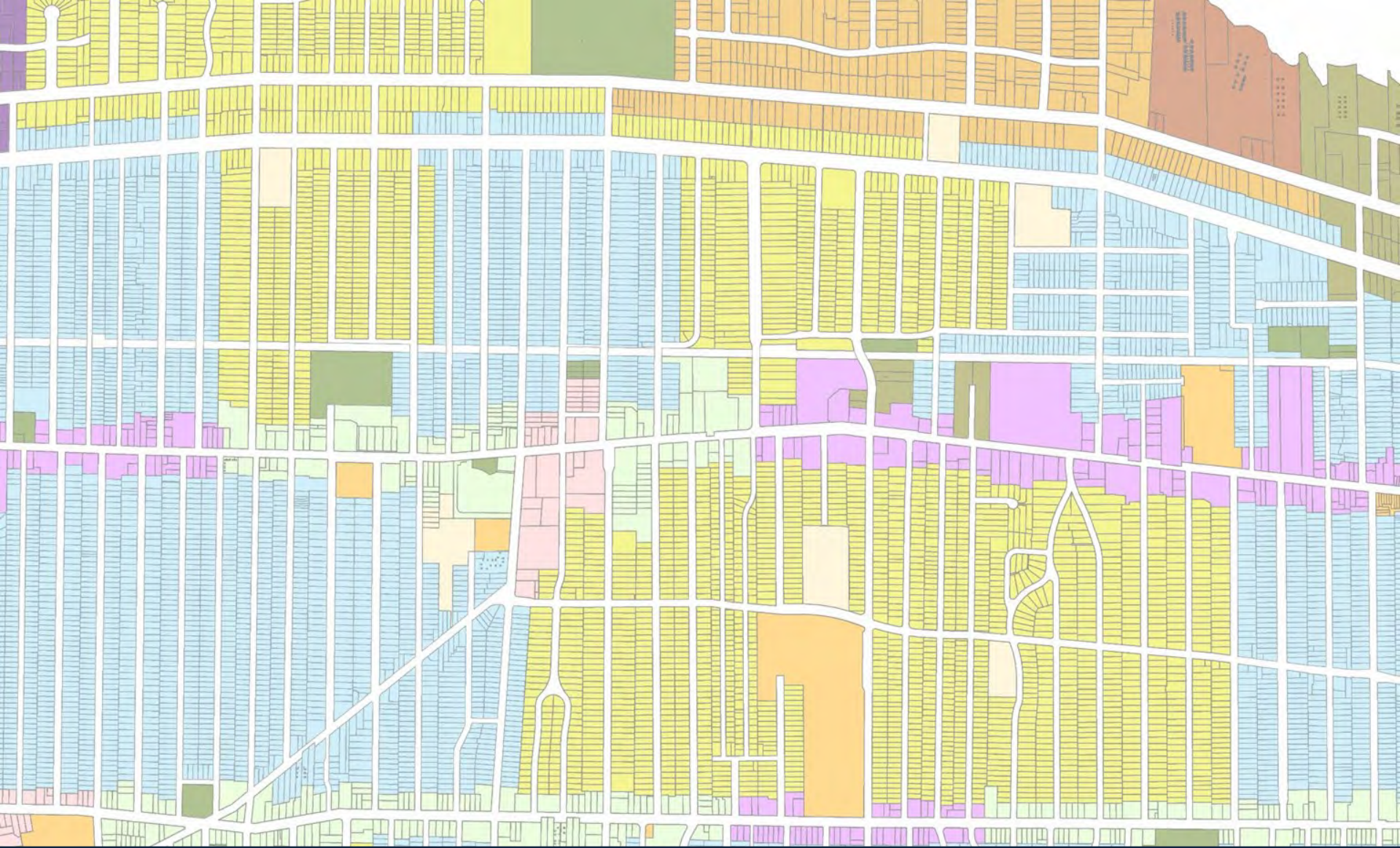
Note: All signs will be pin-mounted

Summary Approval



Docket No. 08-71-23 (14740 Lakewood Hts)

Sign - Winterhurst Ice Arena
City of Lakewood



Board of Building Standards

New Business – August 2023

Applicant requests review of plumbing test requirements per code (312.4.2).

City Notes:

N/A.



Docket No. 08-68-23 (1617 Larchmont)

Plumbing Inspection Requirement

Daniel Nicholson



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

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

DIRECT TO DESK (216) 529-6688
charles.huber@lakewoodoh.net

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 DWV
 - 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).



Docket No. 08-68-23 (1617 Larchmont)
Plumbing Inspection Requirement

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://oateyassets.cdn.azureedge.net/assets/Document/raw_01_BlueLavaHotPVCcement_SUBMITAL_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>



Docket No. 08-68-23 (1617 Larchmont)

Plumbing Inspection Requirement



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

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

DIRECT TO DESK (216) 529-5689
charles.huber@lakewoodoh.net

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,

A handwritten signature in blue ink that reads "Charles E. Huber".

Charles E. Huber
Acting Residential Building Official

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



Docket No. 08-68-23 (1617 Larchmont)
Plumbing Inspection Requirement

by the owner or the owner's representative. Required tests shall be conducted by and at the expense of the owner or the owner's representative.

312.1.3 Test gauges. Gauges used for testing shall be as follows:

1. Tests requiring a pressure of 10 pounds per square inch (psi) (69 kPa) or less shall utilize a testing gauge having increments of 0.10 psi (0.69 kPa) or less.
2. Tests requiring a pressure of greater than 10 psi (69 kPa) but less than or equal to 100 psi (689 kPa) shall utilize a testing gauge having increments of 1 psi (6.9 kPa) or less.
3. Tests requiring a pressure of greater than 100 psi (689 kPa) shall utilize a testing gauge having increments of 2 psi (14 kPa) or less.

312.1.4 Test media. All plumbing system piping, fittings, and shower liners shall be tested with water.

Exception: Plumbing system piping and fittings are permitted to be tested as prescribed in Sections 312.2 to 312.8 with air, another compressed gas, vacuum, or other media or method only when the manufacturer of the proposed piping, fittings and solvent cement (if applicable) allows the alternative method of testing. Where this code does not address or prescribe an alternative test method, an alternative test method prescribed by the manufacturer of the piping, fittings, or solvent cement in the published manufacturer's installation instructions will be acceptable as meeting the requirements of this code.

312.1.5 Reinspection and testing. Where any work or installation does not pass any initial test or inspection, the necessary corrections shall be made to comply with this code.

312.2 Drainage and vent rough-in test. Drainage and vent piping and fittings shall be tested prior to the installation of the plumbing fixtures and prior to the installation of wall and ceiling coverings to verify the integrity of the system in accordance with one of the following methods prescribed in Section 312.2.1, 312.2.2, or 312.2.3:

312.2.1 Drainage and vent rough-in water test. A water test shall be applied to the drainage system either in its entirety or in sections. If applied to the entire system, all openings in the piping shall be tightly closed, except the highest opening, and the system shall be filled with water to the point of overflow. If the system is tested in sections, each opening shall be tightly plugged except the highest openings of the section under test, and each section shall be filled with water, but no section shall be tested with less than a 10-foot (3048 mm) head of water. In testing successive sections, at least the upper 10 feet (3048 mm) of the next preceding section shall be tested so that no joint or pipe in the building, except the uppermost 10 feet (3048 mm) of the system, shall have been submitted to a test of less than a 10-foot (3048 mm) head of water. This pressure shall be held for at least 15 minutes. The system shall then be tight at all points.

312.2.2 Drainage and vent rough-in air test. When permitted by the manufacturer of the piping, fittings, and solvent cement (if part of the plumbing system), an air test shall be made by forcing air into the system until there is a uniform gauge pressure of 5 psi (34.5 kPa) or sufficient to balance a 10-inch (254 mm) column of mercury. This pressure shall be held for a test period of at least 15 minutes. Any adjustments to the test pressure required because of changes in ambient temperature or the seating of gaskets shall be made prior to the beginning of the test period. Testing shall be done with dual pressure relief valves rated for 7.5 psig.

312.2.3 Alternative drainage and vent rough-in test. When permitted by the manufacturer of the piping, fittings, and solvent cement (if part of the plumbing system), an alternative method of testing the drainage and vent system, such as compressed gas or vacuum, may be permitted to meet the drainage and vent rough-in test requirements of this code as long as the test is conducted strictly in accordance with the requirements published in the manufacturer's installation instructions.

312.3 Not used.

312.4 Drainage and vent final test. After the plumbing fixtures have been set and their traps filled with water, the entire drainage system shall be subjected to one of the following final tests as prescribed by the building official:

312.4.1 Visual and operational final test. All plumbing fixtures shall be operated and a visual inspection of accessible piping and joints shall be performed to determine that there are no visible leaks.

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 water-can. Water may be added to a water closet bowl or trap tailpiece extension until the water level is at least 1 inch higher than the original trap seal;
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).

312.5 Water supply system test. Upon completion of a section of or the entire water supply system, the system, or portion completed, shall be tested to verify the integrity of the



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 water-can. Water may be added to a water closet bowl or trap tailpiece extension until the water level is at least 1 inch higher than the original trap seal;*
- 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).*



301.4 Connections to Water Supply

Every plumbing fixture, device or appliance requiring or using water for its proper operation shall be directly or indirectly connected to the water supply system in accordance with the provisions of this code.

301.5 Pipe, Tube and Fitting Sizes

Unless otherwise indicated, the pipe, tube and fitting sizes specified in this code are expressed in nominal or standard sizes as designated in the referenced material standards.

301.6 Prohibited Locations

Plumbing systems shall not be located in an elevator shaft or in an elevator equipment room.

Exception: Floor drains, sumps and sump pumps shall be permitted at the base of the shaft, provided that they are indirectly connected to the plumbing system.

301.7 Conflicts

In instances where conflicts occur between this code and the manufacturer's installation instructions, the more restrictive provisions shall apply.

Section 302 Exclusion of Materials Detrimental to the Sewer System

302.1 Detrimental or Dangerous Materials

Ashes, cinders or rags; flammable, poisonous or explosive liquids or gases; oil, grease or any other insoluble material capable of obstructing, damaging or overloading the building drainage or sewer system, or capable of interfering with the normal operation of the sewage treatment processes, shall not be deposited, by any means,



2. Tests requiring a pressure of greater than 10 psi (69 kPa) but less than or equal to 100 psi (689 kPa) shall utilize a testing gauge having increments of 1 psi (6.9 kPa) or less.
3. Tests requiring a pressure of greater than 100 psi (689 kPa) shall utilize a testing gauge having increments of 2 psi (14 kPa) or less.

312.1.4 Test Media

All plumbing system piping, fittings, and shower liners shall be tested with water.

Exception: Plumbing system piping and fittings are permitted to be tested as prescribed in Sections 312.2 to 312.8 with air, another compressed gas, vacuum, or other media or method only when the manufacturer of the proposed piping, fittings and solvent cement (if applicable) allows the alternative method of testing. Where this code does not address or prescribe an alternative test method, an alternative test method prescribed by the manufacturer of the piping, fittings, or solvent cement in the published manufacturer's installation instructions will be acceptable as meeting the requirements of this code.

312.1.5 Reinspection and Testing

Where any work or installation does not pass any initial test or inspection, the necessary corrections shall be made to comply with this code.

312.2 Drainage and Vent Rough-in Test

Drainage and vent piping and fittings shall be tested prior to the installation of the plumbing fixtures and prior to the installation of wall and ceiling coverings to verify the integrity of the system in accordance with one of the following methods:

312.4 Drainage and Vent Final Test

After the plumbing fixtures have been set and their traps filled with water, the entire drainage system shall be subjected to one of the following final tests as prescribed by the building official:

312.4.1 Visual and Operational Final Test

All plumbing fixtures shall be operated and a visual inspection of accessible piping and joints shall be performed to determine that there are no visible leaks.

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 water-can. 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;
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).





Dan Nicholson <dan@dln.llc>

P23-000088, 1617 Larchmont Ave

Dan Nicholson <dan@dln.llc>
To: Christopher Parmelee <Christopher.Parmelee@lakewoodoh.net>

Tue, Jul 18, 2023 at 3:09 PM

Chris,
The 1" of water column, read on a manometer per the test in 312.4.2, is reading the pressure of the air being compressed by water added to the trap seal.

On Tue, Jul 18, 2023, 3:02 PM Christopher Parmelee <Christopher.Parmelee@lakewoodoh.net> wrote:

Dan,

I understand your concern but a 1" W.C. test does not introduce "compressed air" into the system. "Pressure tests" were found to be injurious when compressed air is introduced into the system in 2016-2017. If we walk onto a job with compressed air on a DWV system, we leave until the air is released from the system. OPC 312.4.2 is the test we conduct on every new DWV system installed commercial or residential. Again, the board has your appeal request. This gives you the appellate opportunity to provide testimony, and the board to make a ruling.

Thank You,



CHRISTOPHER S. PARMELEE
BUILDING COMMISSIONER
DIVISION OF HOUSING & BUILDING
12650 DETROIT AVE.
LAKEWOOD, OH 44107
OFFICE: (216)529-6295
WORK CELL: (216)644-4981
FAX: (216)529-5930
E-MAIL: CHRISTOPHER.PARMELEE@LAKEWOODOH.NET
WWW.LAKEWOODOH.GOV

<https://mail.google.com/mail/u/2/?ik=6382505b8b&view=pt&search=all&permmsgid=msg-a:r4505727135254276140&dsqt=1&siml=msg-a:r45057271...> 1/8



Docket No. 08-68-23 (1617 Larchmont)
Plumbing Inspection Requirement



Dan Nicholson <dan@dln.llc>

RE: New Contact Us Entry from Website

Helms, Benjamin M. <benjamin.helms@charlottepipe.com>
To: "Dan@DLN.LLC" <Dan@dln.llc>

Fri, Jul 7, 2023 at 10:24 AM

Hey Dan,

Thank you for contacting Charlotte Pipe and Foundry. Charlotte Pipe never recommends doing any kind of air testing. Testing with compressed air is a life safety issue and is extremely dangerous. Charlotte Pipe recommends doing water tests with 10 pounds of head pressure resulting in 4.3 PSI. In the International Plumbing Code book, it states in section 312.1 that plumbing systems shall be tested with either water or, for piping systems other than plastic, by air. Air testing with plastic is dangerous so our recommendation would be zero air pressure.

Let me know if you have any other questions.

Thanks,

Ben Helms*Technical Services Representative***Charlotte Pipe and Foundry**Benjamin.helms@charlottepipe.com

Work: 704-348-2230

Cell: 704-975-9647



From: Webmaster <webmaster@charlottepipe.com>

Sent: Friday, July 7, 2023 10:09 AM

To: Helms, Brian W. <brian.helms@charlottepipe.com>; Barbee, Kevin P. <KBarbee@charlottepipe.com>; Webb, Michelle R. <mwebb@charlottepipe.com>; Helms, Benjamin M. <benjamin.helms@charlottepipe.com>

Subject: New Contact Us Entry from Website

A new Contact Us form was submitted at 7/7/2023 10:09:26 AM

First Name: Dan

Last Name: Nicholson

Title: PAINESVILLE

Company: DAN NICHOLSON PLUMBING

<https://mail.google.com/mail/u/2/?ik=6382505b8b&view=pt&search=all&permmsgid=msg-f:1770772087101666345&siml=msg-f:17707720871016663...> 1/2

Docket No. 08-68-23 (1617 Larchmont)

Plumbing Inspection Requirement

Technical Bulletin #15811

Air Testing of Plumbing Piping Systems

Once a rough-in is completed on a piping project, it is important to test and inspect all piping after installation and before its use. The purpose of testing is to check the installation for leaks and to correct these prior to putting the system into service. In all installations, installers should comply with all local codes, regulations, manufacturers' instructions and architect/engineer specifications.

Air testing – of any piping system – is not a system capability issue; it is a life-safety issue. A pipe segment withstands air pressure in exactly the same manner as it withstands hydrostatic pressure; the physics don't change. What is different is the failure mode should the pipe rupture for any reason including impact from a tool, concrete block, scissor lift or, as in one unfortunate case, an inexperienced workman cutting into a pressurized line.

Air Testing vs. Water Testing

Water is not compressible and cannot store energy through compression, so under these scenarios nothing threatening will occur. Air is compressible and will store energy under compression which will release explosively, possibly throwing shards of pipe, test plugs, fittings or debris. These explosive events have caused serious injury and death. A major manufacturer of test equipment reported on an incident where, due to a faulty test gauge, a test ball was ejected and struck a young man, killing him. The system was being tested at 3.5 psi. For these reasons OSHA has published a series of bulletins warning of the dangers of air testing which can be found here, https://www.osha.gov/dts/hib/hib_data/hib19880520.html.

Safety First

Charlotte Pipe has great respect for the workmen of this country and for this reason we vigorously warn against air testing with any piping product we manufacture. We think it unfortunate that any manufacturer would compromise worker safety for a competitive advantage – we will not.

For the reasons stated above, air testing of piping systems has been disapproved in plumbing codes at the State and model code level.



"You can't beat the system" is a registered trademark of Charlotte Pipe and Foundry Company.
© 2015 Charlotte Pipe and Foundry Company

You can't beat the system.

Charlotte Pipe and Foundry Company P.O. Box 35430, Charlotte, NC 28235 1-800-438-6091 704-348-6450

TB-AT (8-11-15)

www.charlottepipe.com



Docket No. 08-68-23 (1617 Larchmont)

Plumbing Inspection Requirement

(/)

(/)

lute recommends against the use of thermoplastic pipe to transport compressed air or other gases or the testing of such piping with compressed air or other compressed gases in exposed above ground locations, e.g. in exposed plant piping. It is recommended that all thermoplastic piping used to transport compressed air or other compressed gases be buried underground or encased in shatter-resistant materials. In designing thermoplastic piping to transport compressed air or other compressed gases, the strength at the operating temperature, the pressure, the energetics and the specific failure mechanism need to be evaluated." - Adopted January 19, 1972

- The American Society for Testing Materials has this draft proposal which will be added to the standards for PVC pipe and fittings.

"The products covered by this specification shall not be used in piping systems intended to store and/or to convey compressed air or other gases. Furthermore, these piping system products shall not be tested with compressed air or other gases unless recommended for such testing by the specific manufacturer. Additionally, the specific manufacturer making this recommendation shall provide a detailed procedure for such testing." - ASTM F17 - Project 90-95-01

Although the use of PVC for compressed air transmission may appear easy, and inexpensive, the dangers are real and immense. Water, like most liquids, is not compressible, therefore it cannot store energy. When a hydrostatic failure occurs, water is projected, but the shrapnel is not projected very far.

On the other hand, air and other gases are compressible. This can result in large amounts of stored energy. System failure could lead to a disastrous situation when this energy is released, sending shrapnel outward. Severe injury and damage can result.

Compressed Air and PVC

[HOME \(/HOME\)](#) / [RESOURCES \(/RESOURCES\)](#) / [TECH DATA \(/TECH-DATA\)](#) / [COMPRESSED AIR AND PVC \(/NEW-PAGE_1\)](#)

COMPRESSED AIR & PVC

Often we are asked about the use of PVC piping systems for use in compressed air transmission or testing. Our response has to be a thunderous - **NO!**

The following supports our position:

- The Plastic Pipe and Fittings Association notes in their PPFA Bulletin #4-80 (10/79) "**Compressed air or inert gases should never be used for pressure testing plastic piping systems.**"
- "The Plastic Piping Institute issued Recommendation B - Thermoplastic piping for the transport of compressed air or compressed gases."

Search For a Product

Search for Category, Market, or Product

Search LASCO, ..

Search



Docket No. 08-68-23 (1617 Larchmont)

Plumbing Inspection Requirement

Safety and Health Information Bulletins

/ OSHA Hazard Information Bulletins The Use of Polyvinyl Chloride (PVC) Pipe in Above ground Installations

OSHA Hazard Information Bulletins The Use of Polyvinyl Chloride (PVC) Pipe in Above ground Installations

May 20, 1988

MEMORANDUM FOR:
REGIONAL ADMINISTRATORS

THROUGH:

LEO CAREY
Director
Office of Field Programs

FROM:

EDWARD BAIER
Director
Directorate of Technical Support

SUBJECT:

Safety **Hazard Information Bulletin** on the Use of Polyvinyl Chloride (PVC) Pipe in Above ground Installations

The Dallas Regional Office has brought to our attention a potential serious hazard existing with the use of polyvinyl chloride (PVC) plastic pipes for transporting compressed gases in above ground installations. An employee in a Texas plant was injured recently by a rupture in a PVC compressed air line. Plastic projectiles from the point of rupture caused lacerations of the employee's hand. This is noteworthy because the Plastic Pipe Institute, in its Recommendation B dated January 19, 1972, recommends against the use of thermoplastic pipe to transport compressed air or other compressed gases in exposed plant piping. (See attachment.)

Furthermore, sections 842.32, 842.43 and 849.52(b) of the American National Standards Institute/American Society of Mechanical Engineers (ANSI/ASME) B31.8-1986, Gas Transmission and Distribution Piping Systems Standard, limit the operating pressure of plastic piping distribution systems to 100 pounds per inch (psi) and prohibit the installation of such systems above ground except where ". . . the above ground portion of the plastic service line is completely enclosed in a conduit or casing of sufficient strength to provide protection from external damage and deterioration." (Excerpts attached.)

Additional consensus standards applicable to PVC compressed gas systems include American Society for Testing Materials (ASTM) D1785-86, Standard Specification for Polyvinyl Chloride Plastic Pipe, Schedules 40, 80, and 120, and ASTM D2513-86a, Standard Specification for Thermoplastic Gas Pressure Piping Systems.

Please disseminate this bulletin to all Area Offices, State Plan States and Consultation Projects.

Attachments

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

1/7



Docket No. 08-68-23 (1617 Larchmont)

Plumbing Inspection Requirement

BLUE LAVA™ HOT PVC CEMENT

Oatey® Hot Medium Blue Lava™ PVC Cement is formulated for wet conditions or situations involving fast installation of pressurization of PVC pipe and fittings up to 6" diameter with interference fit.

DESCRIPTION

- Extremely fast setting thick formula clings to pipe in wet and underwater applications
- Preferred formula for emergency, repair, and cut in work
- Medium body blue cement for use on all schedules and classes of PVC pipe and fittings up to 6" diameter with interference fit
- No primer needed where local code permits
- Recommended for potable water, sewer, and DWV applications
- Recommended application temperature 40°F to 110°F / 4°C to 43°C
- Meets ASTM D2564



32164, 32163
& 32160 Shown

Product Number	Size	Description	Carton Qty
32160	4 oz.	Hot Medium Blue Lava PVC Cement	24
32161	8 oz.	Hot Medium Blue Lava PVC Cement	24
32162	16 oz.	Hot Medium Blue Lava PVC Cement	24
32163	32 oz.	Hot Medium Blue Lava PVC Cement	12
32164	Gallon	Hot Medium Blue Lava PVC Cement	6

California Compliant: SCAQMD Rule 1168-23

32160V	4 oz.	Hot Medium Blue Lava PVC Cement - Rule 1168-23	24
32161V	8 oz.	Hot Medium Blue Lava PVC Cement - Rule 1168-23	24
32162V	16 oz.	Hot Medium Blue Lava PVC Cement - Rule 1168-23	24
32163V	32 oz.	Hot Medium Blue Lava PVC Cement - Rule 1168-23	12
32164V	Gallon	Hot Medium Blue Lava PVC Cement - Rule 1168-23	6



Call your Oatey Sales Representative for more information.

Find us on

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HOT MEDIUM BLUE LAVA PVC CEMENT TECHNICAL SPECIFICATION

Job Name _____	Item # _____
Location _____	
Engineer _____	Contractor _____
PO # _____	Tag _____
Representative _____	

SPECIFICATIONS

- Extremely fast setting thick formula clings to pipe in wet and underwater applications.
- Preferred formula for emergency, repair, and cut in work.
- Medium body blue cement for use on all schedules and classes of PVC pipe and fittings up to 6" diameter with interference fit.
- No primer needed where local code permits.
- Lo-VOC Solvent Cement meets California South Coast Air Quality Air Quality Management District (SCAQMD) 1168/316A or BAAQMD Method 40 and various environmental requirements.

APPLICATION / USES

- Recommended for potable water, sewer, and DWV applications.
- Recommended application temperature 40°F to 110°F / 4°C to 43°C.

PROPERTIES

VOC

Maximum VOC per SCAQMD 1168/316A or BAAQMD Method 40: 425 g/L

CHEMICAL PROPERTIES

Appearance	Blue Liquid
Viscosity	Min. 1500 cps @ 73° F ± 2° F
Density	7.83 ± 0.2 lbs/gallon
Shelf Life	3 Years from Mfg. Date

SET TIME / CURE TIME

30° F to 50° F	4 – 5 minutes
50° F to 70° F	3 – 4 minutes
70° F to 90° F	1 – 2 minutes

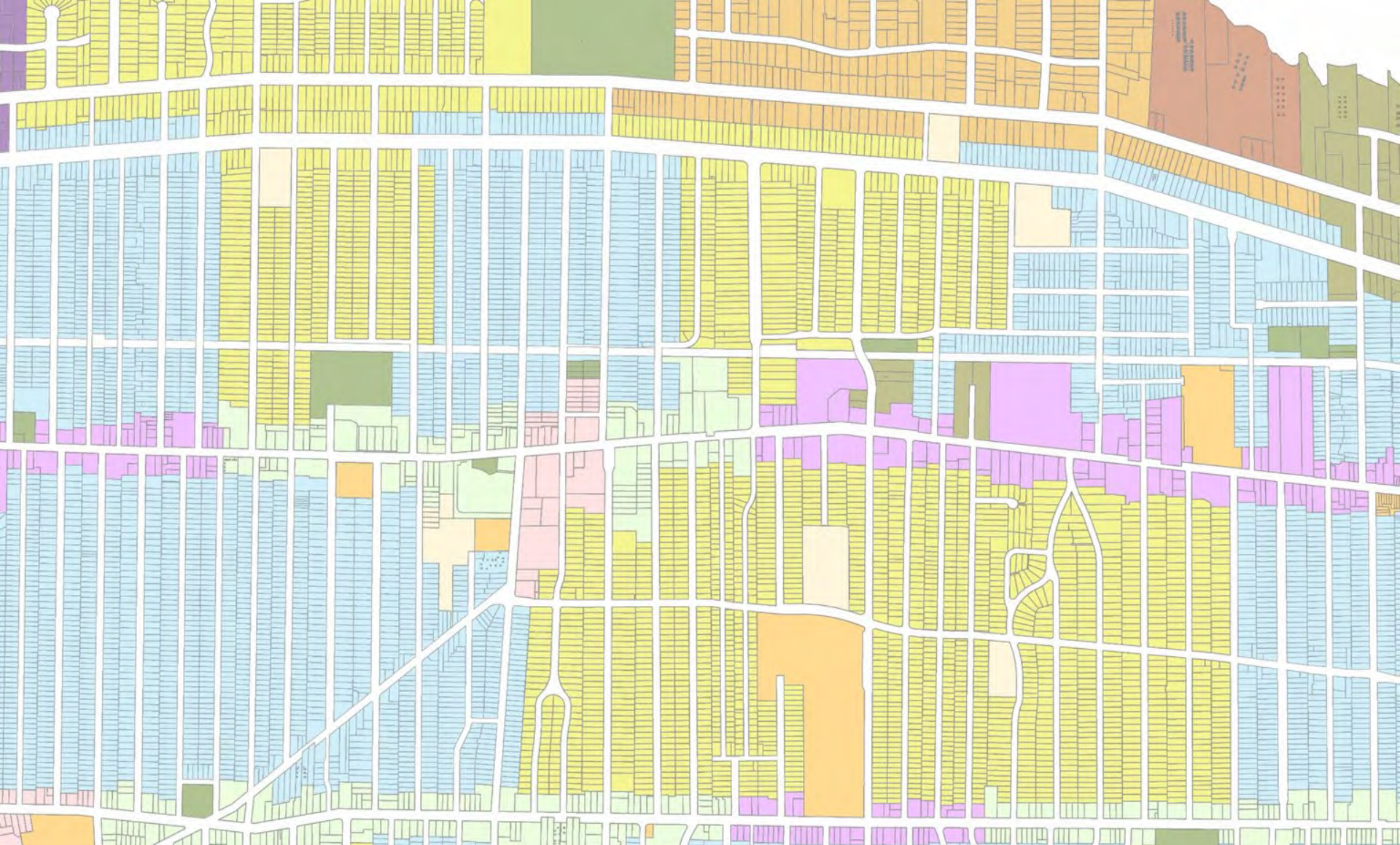


ASTM D2564

PRODUCT NUMBER	SIZE	DESCRIPTION	CTN. QTY
32160V	4 oz.	Hot Medium Blue Lava PVC Cement	24
32161V	8 oz.	Hot Medium Blue Lava PVC Cement	24
32162V	16 oz.	Hot Medium Blue Lava PVC Cement	24
32163V	32 oz.	Hot Medium Blue Lava PVC Cement	12
32164V	Gallon	Hot Medium Blue Lava PVC Cement	6



Docket No. 08-68-23 (1617 Larchmont) Plumbing Inspection Requirement



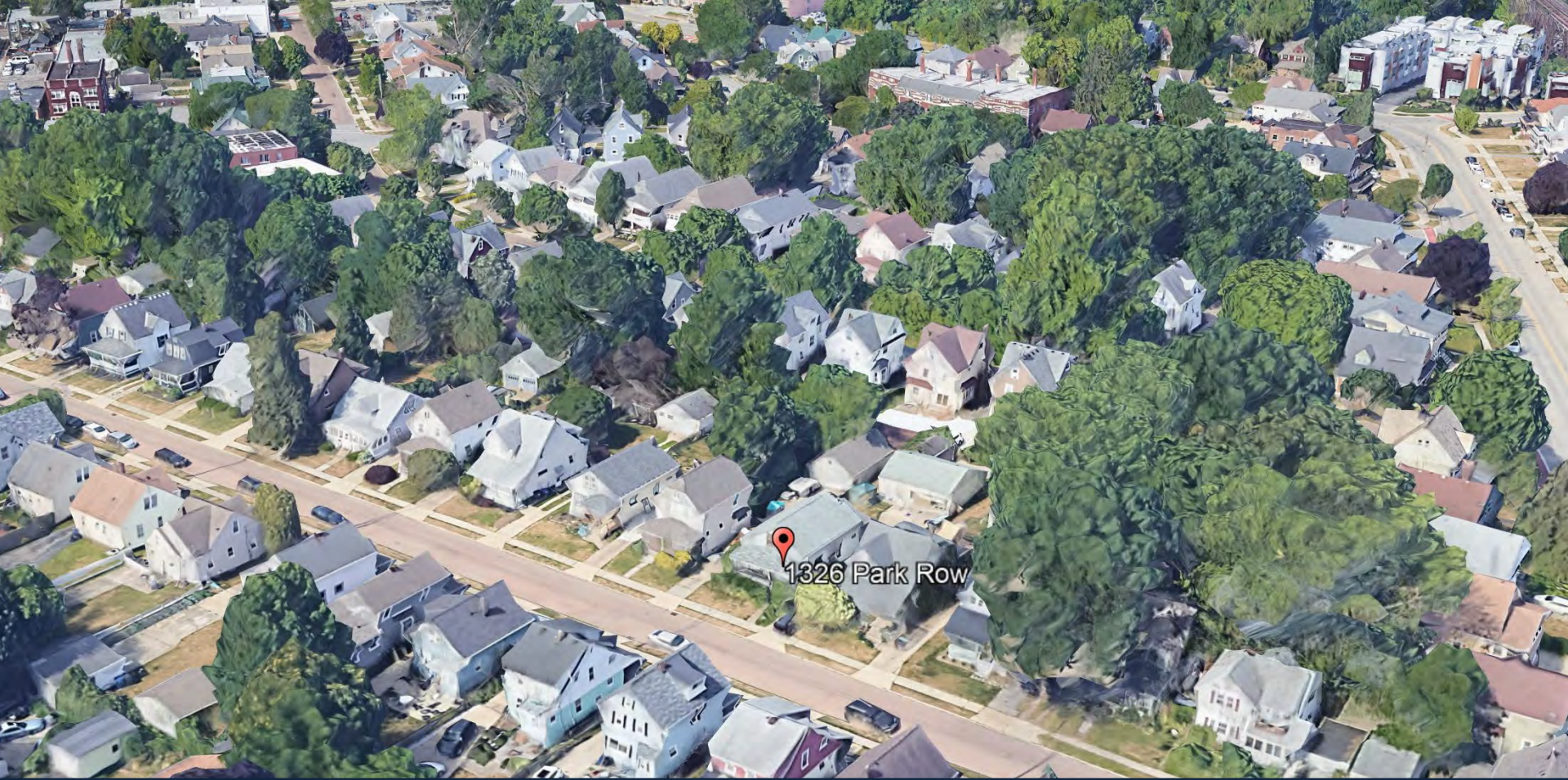
Architectural Board of Review

New Business – August 2023

Applicant proposes roof dormer addition.

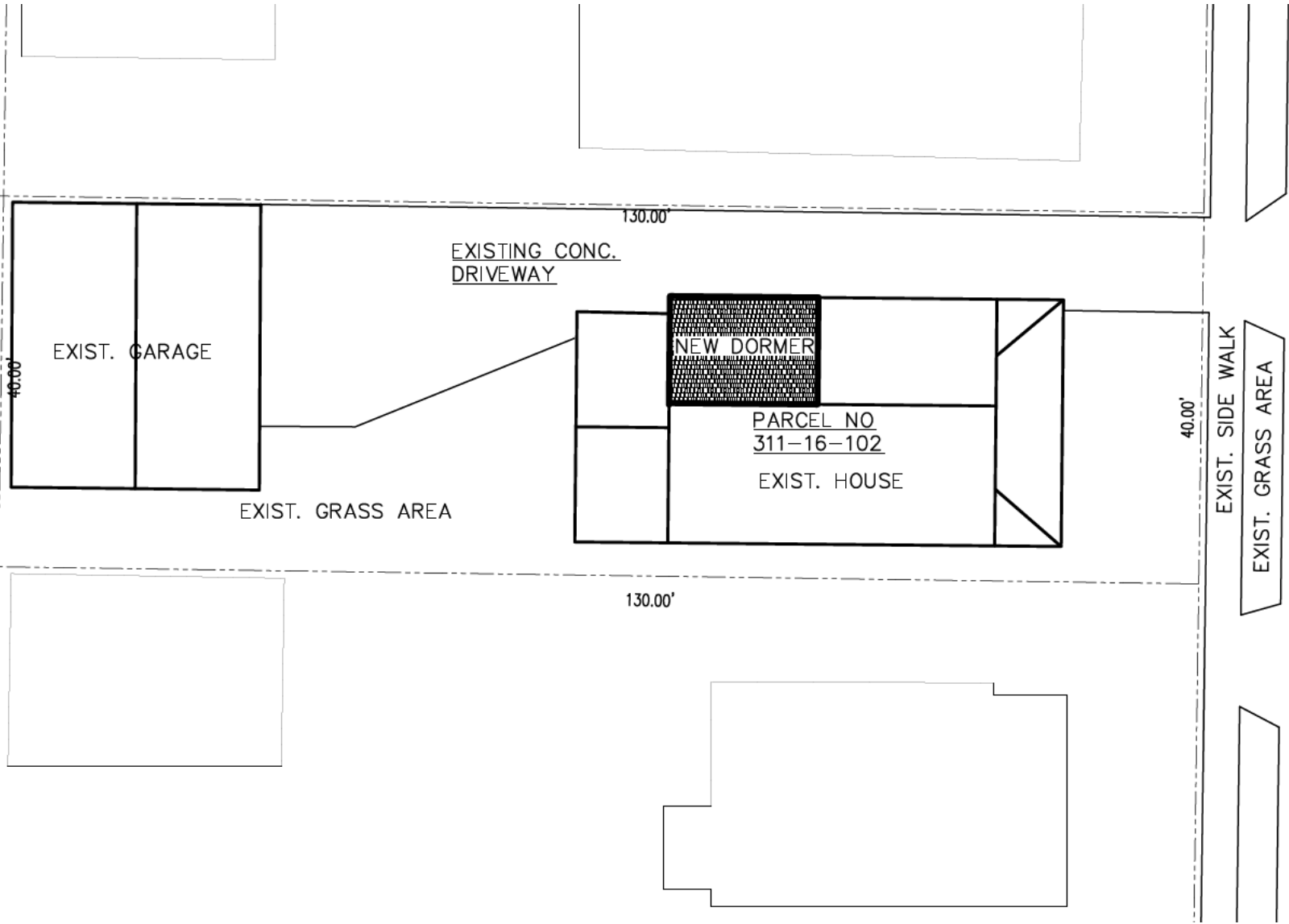
City Notes:

N/A.



Docket No. 08-69-23 (1326 Park Row)

Dormer Addition
Michael Tomsik



Docket No. 08-69-23 (1326 Park Row)
Dormer Addition



Docket No. 08-69-23 (1326 Park Row)
Dormer Addition



Docket No. 08-69-23 (1326 Park Row)
Dormer Addition



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Docket No. 08-69-23 (1326 Park Row)
Dormer Addition



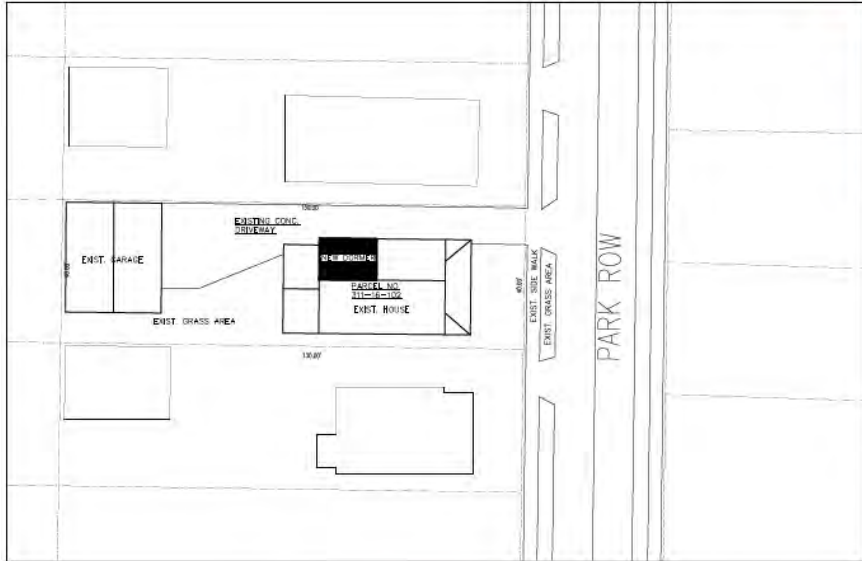
Docket No. 08-69-23 (1326 Park Row)
Dormer Addition



Docket No. 08-69-23 (1326 Park Row)
Dormer Addition

DORMER ADDITION SINGLE FAMILY HOUSE

1326 PARK ROW
LAKEWOOD, OH 44107



EXISTING PICTURES



NORTH ELEVATION

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

 **SITE PLAN**
SCALE: 1/16"=1'-0"



WEST ELEVATION

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



EAST ELEVATION

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



Docket No. 08-69-23 (1326 Park Row)
Dormer Addition

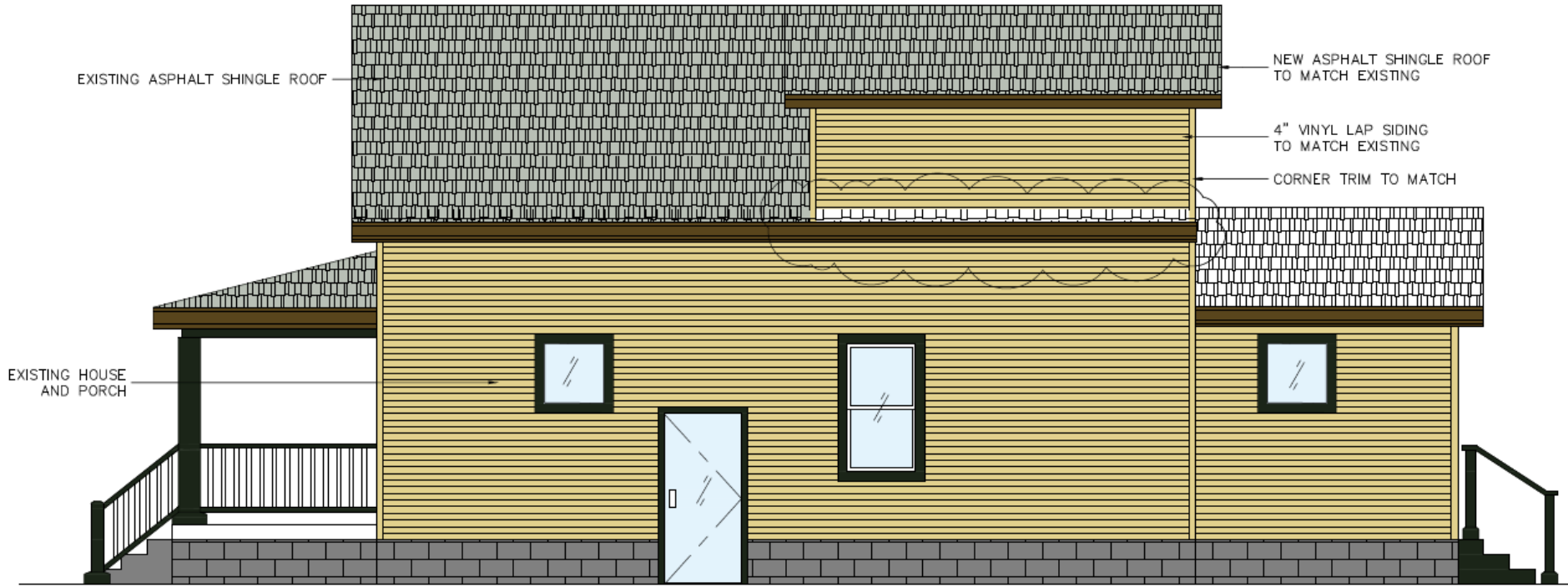


EAST ELEVATION

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

Docket No. 08-69-23 (1326 Park Row)
Dormer Addition





NORTH ELEVATION

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



Docket No. 08-69-23 (1326 Park Row)
Dormer Addition



WEST ELEVATION

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



Docket No. 08-69-23 (1326 Park Row)
Dormer Addition



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CertainTeed

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



Docket No. 08-69-23 (1326 Park Row)
Dormer Addition

RESIDENTIAL ROOFING

RESIDENTIAL ROOFING PRODUCTS

PRODUCTS AVAILABLE NEAR ZIP CODE:

44113

CURRENT FILTERS: 3-TAB 



RESIDENTIAL ROOFING
XT™ 25

AVAILABLE COLORS:



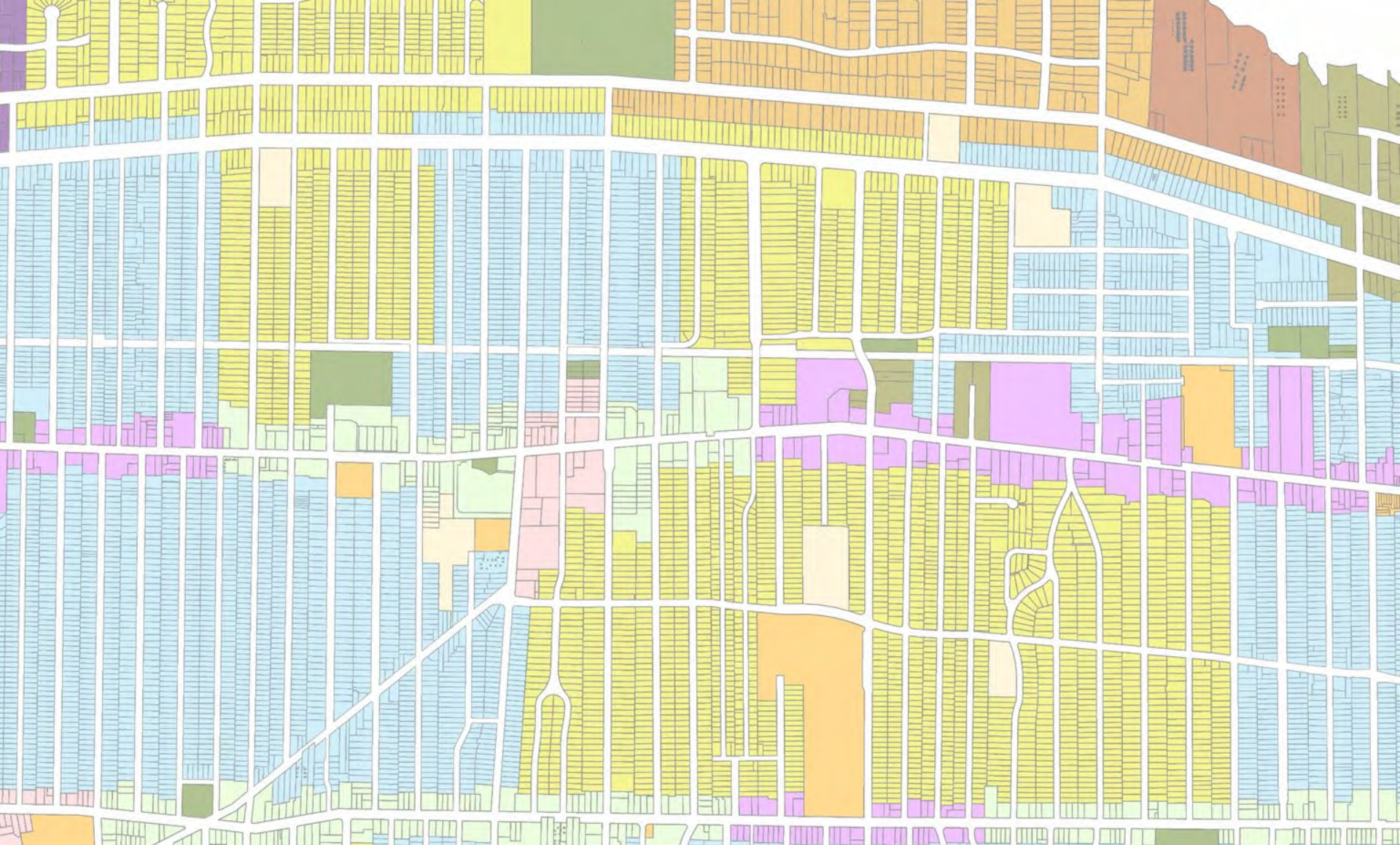
[LEARN MORE](#)



Get Help



Docket No. 08-69-23 (1326 Park Row)
Dormer Addition



Architectural Board of Review

Sign Review – August 2023

Applicant proposes new signage in a C2 district.

City Notes:

- ❑ Business frontage of ~100' = 100ft² of allowable signage.
- ❑ Proposal includes four non-illuminated wall signs (total of 75ft²).



Docket No. 08-70-23 (14588 Madison)

Sign – Knapp Madison Auto Service
Jerry Knapp



Docket No. 08-70-23 (14588 Madison)
Signage – Knapp Madison Auto Service



Docket No. 08-70-23 (14588 Madison)
Signage – Knapp Madison Auto Service



Docket No. 08-70-23 (14588 Madison)
Signage – Knapp Madison Auto Service




Sign Sizes
 A. 8'x3'
 B. 8'x3'
 C. 6'x2'3"
 D. 6'x2'3"

Total Sq Ft : 75 ft



Docket No. 08-70-23 (14588 Madison)
 Signage – Knapp Madison Auto Service

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.

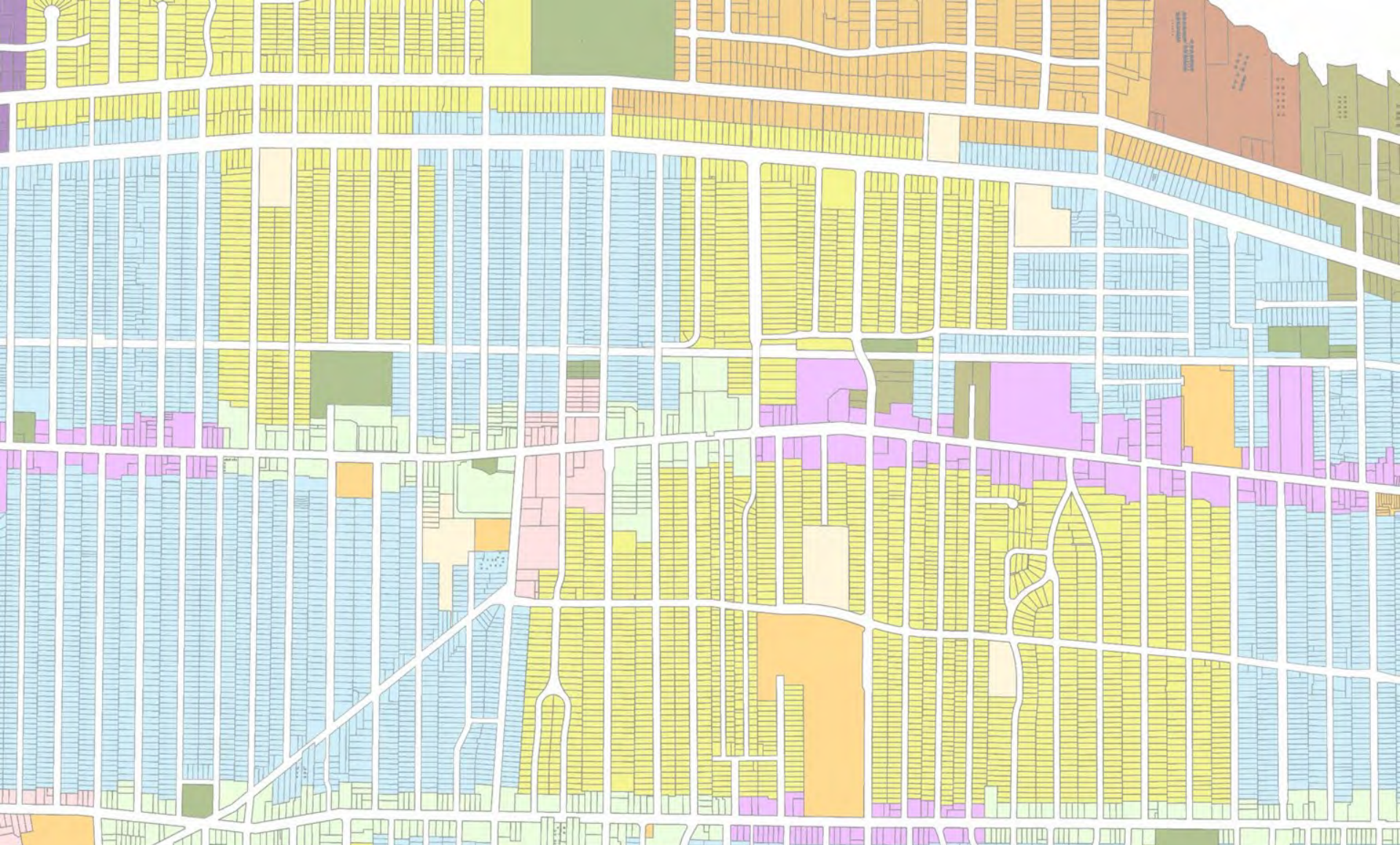
The material we will be using is a heavy duty polymer acrylic that is encased in aluminum. The signs will be laser cut to contour the logo at approx 1 in outline and will be full colored as seen in the documentation.

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.



Docket No. 08-70-23 (14588 Madison)
Signage – Knapp Madison Auto Service



Architectural Board of Review

August 2023