

Lakewood Division of Building & Housing

Applicant Description

Lakewood's Division of Building & Housing (B & H) ensures safe, well-maintained buildings and housing through code enforcement, permitting, and inspection services. The Division administers the City's building, housing, and property maintenance codes; inspects residential and commercial properties; licenses rental housing; and conducts all inspections required by state building codes for new builds, remodels and repairs, including electrical, mechanical, plumbing, and building projects.

B & H has 16 employees including the Building Commissioner, Assistant Building Commissioner, 3 Administrative Staff, 5 Building Inspectors, 4 Property Maintenance Inspectors, 1 Commercial Property Maintenance Inspector, and 1 Part-Time Residential Plans Examiner. Building Inspectors are the Building Commissioner's eyes & ears in the community. They inspect construction projects for compliance with state building codes and approved construction documents. Property Maintenance Inspectors assess and enforce compliance with Lakewood's property maintenance and safety code.

The Division of Building & Housing addresses blighted conditions, manages the vacant property registry, and works with property owners to achieve compliance. Guided by professionalism and fairness, the Division protects public health, safety, and neighborhood quality. B & H is responsible for safeguarding the health, safety, and welfare of residents, businesses, and visitors through the administration and enforcement of building, housing, and property maintenance codes. It ensures construction, renovation, occupancy, and property upkeep throughout the City meet established standards for safety, accessibility, and neighborhood quality. It performs exterior property maintenance inspections for compliance with city building codes including, but not limited to roofs, porches, stairs, paint, driveways and windows; issues correction notices to property owners; attends housing court (when necessary); and responds to complaints regarding non-compliance with city building codes (high grass, snow removal, blight, etc...).

B & H enforces local Property Maintenance and Safety Codes, Flood Water Maintenance codes and zoning codes. It assures compliance with the Ohio Building Code and the Residential Code of Ohio for new construction projects through plan review and approval, and on-site construction inspections. It conducts property maintenance inspections, complaint inspections, fire damage inspections, zoning inspections and permit inspections.

The Division issues and maintains contractor registrations, mobile food service vending licenses, rental housing licenses. It issues building and zoning permits for new construction, repairs, and alterations; schedules and process sewer department dye test requests; conduct point of sale inspections and issue certificates of code compliance for all rental properties prior to transfer; assists police and fire departments with and responds to hoarding situations and nuisance property complaints that threaten public health and safety; inspects fire, storm and wind damaged properties for structural issues/concerns; and assists Lakewood homeowners, renters, contractors, and landlords with and educate them about building code compliance.

B & H educates residents about & connect them with affordable housing programs offered by Lakewood, Cuyahoga County, the State of Ohio, and not-for-profit agencies including, but not limited to, Lakewood Division of Community Development Affordable Housing Financial Assistance loans, grants, and rebates; Housing Enhancement Loan Program (HELP), Lead Safe Cuyahoga, Heritage Home Program, Home Energy Assistance Program (HEAP), and Lakewoodalive Paint Rebate Program.

Finally, Lakewood's Division of Building & Housing operates with a commitment to professionalism, fairness, and public service, ensuring that all enforcement and permitting activities are consistent, transparent, and supportive of Lakewood's goal to maintain safe, healthy, and attractive neighborhoods.