

# LAKEWOOD DIVISION OF BUILDING & HOUSING

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CHRISTOPHER S. PARMELEE

BUILDING COMMISSIONER

FY27 CDBG PROJECT PRIDE CODE ENFORCEMENT PROGRAM



# DIVISION OF BUILDING & HOUSING STAFF

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## ➤ **17 EMPLOYEES**

- ✓ 3 ADMINISTRATIVE STAFF, 6 BUILDING INSPECTORS, 4 PROPERTY MAINTENANCE INSPECTORS, 1 COMMERCIAL PROPERTY MAINTENANCE INSPECTOR, PART-TIME RESIDENTIAL PLANS EXAMINER, ASSISTANT BUILDING COMMISSIONER & BUILDING COMMISSIONER

## ➤ **BUILDING INSPECTORS**

- ✓ BUILDING COMMISSIONER'S EYES & EARS IN THE COMMUNITY
- ✓ INSPECT CONSTRUCTION PROJECTS FOR COMPLIANCE WITH STATE BUILDING CODES AND APPROVED CONSTRUCTION DOCUMENTS

## ➤ **PROPERTY MAINTENANCE INSPECTORS**

- ✓ ASSESS & ENFORCE COMPLIANCE WITH LAKEWOOD'S PROPERTY MAINTENANCE AND SAFETY CODE (CH 1306)

# DIVISION OF BUILDING & HOUSING

## ROLES & RESPONSIBILITIES

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- CONDUCT ALL INSPECTIONS REQUIRED BY STATE BUILDING CODES FOR NEW BUILDS, REMODELS & REPAIRS, INCLUDING ELECTRICAL, MECHANICAL, PLUMBING, AND BUILDING PROJECTS
- PERFORM EXTERIOR PROPERTY MAINTENANCE INSPECTIONS FOR COMPLIANCE WITH CITY BUILDING CODES INCLUDING, BUT NOT LIMITED TO ROOFS, PORCHES, STAIRS, PAINT, DRIVEWAYS & WINDOWS
- ISSUE CORRECTION NOTICES TO PROPERTY OWNERS & ATTEND HOUSING COURT, WHEN NECESSARY
- RESPOND TO COMPLAINTS REGARDING NON-COMPLIANCE WITH CITY BUILDING CODES (HIGH GRASS, SNOW REMOVAL, BLIGHT, ETC...)
- CONDUCT CERTIFICATE OF CODE COMPLIANCE INSPECTIONS & ISSUE CERTIFICATES OF CODE COMPLIANCE FOR ALL RENTAL PROPERTIES PRIOR TO TRANSFER
- ISSUE & MAINTAIN CONTRACTOR REGISTRATIONS, MOBILE FOOD SERVICE VENDING LICENSES, RENTAL HOUSING LICENSE PROGRAM
- SCHEDULE & PROCESS SEWER DEPARTMENT DYE TEST REQUESTS

# DIVISION OF BUILDING & HOUSING

## ROLES & RESPONSIBILITIES

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- ASSIST POLICE & FIRE DEPARTMENTS WITH AND RESPOND TO HOARDING SITUATIONS & NUISANCE PROPERTY COMPLAINTS THAT THREATEN PUBLIC HEALTH & SAFETY
- INSPECT FIRE, STORM & WIND DAMAGED PROPERTIES FOR STRUCTURAL ISSUES/CONCERNS
- ASSIST LAKEWOOD HOMEOWNERS, RENTERS, CONTRACTORS, AND LANDLORDS WITH AND EDUCATE THEM ABOUT BUILDING CODE COMPLIANCE
- EDUCATE RESIDENTS ABOUT & CONNECT THEM WITH AFFORDABLE HOUSING PROGRAMS OFFERED BY LAKEWOOD, CUYAHOGA COUNTY, THE STATE OF OHIO, AND NOT-FOR-PROFIT AGENCIES: OWNER & RENTAL LOW-INTEREST REHAB LOANS & GRANTS, HOUSING ENHANCEMENT LOAN PROGRAM (HELP), LEAD SAFE CUYAHOGA GRANT PROGRAM, HERITAGE HOME PROGRAM, HOME ENERGY ASSISTANCE PROGRAM (HEAP), LAKEWOODALIVE PAINT REBATE PROGRAM, AND LAKEWOOD'S HOME WEATHERIZATION ASSISTANCE PROGRAM, TO NAME JUST A FEW

# DIVISION OF BUILDING & HOUSING CDBG PROJECT PRIDE PROGRAM

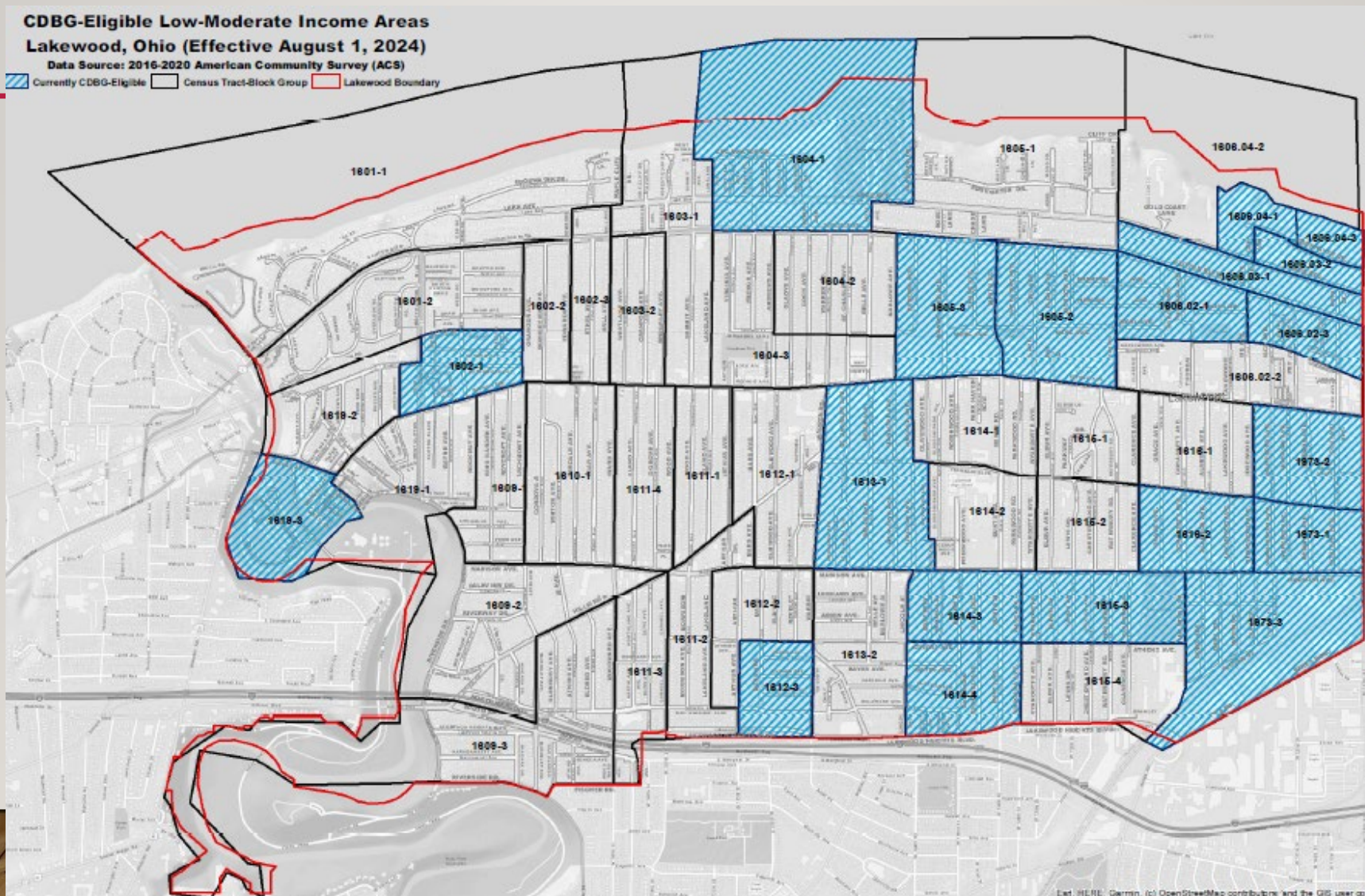
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- DIVISION OF BUILDING & HOUSING REQUESTS \$75,000 IN FY27 CDBG FUNDING TO SUPPORT (1.1) FULL-TIME EQUIVALENT STAFF DEDICATED TO ENFORCING RESIDENTIAL AND COMMERCIAL BUILDING CODES IN LAKEWOOD'S HUD-DESIGNATED LOW-MODERATE INCOME AREAS
- PROJECT PRIDE WORKS HAND IN HAND WITH A BROAD ARRAY OF AFFORDABLE HOUSING AND INFRASTRUCTURE IMPROVEMENT INITIATIVES TO MAINTAIN AND IMPROVE LAKEWOOD'S HOUSING AND COMMERCIAL BUILDING STOCK; ENHANCE QUALITY OF LIFE, ARREST BLIGHT, STIMULATE NEIGHBORHOOD REVITALIZATION, AND STRENGTHEN PROPERTY VALUES
- OUR PROACTIVE APPROACH TO CODE ENFORCEMENT EMPHASIZES BOTH CORRECTING CURRENT VIOLATIONS AND WORKING WITH RESIDENTS AND BUSINESS OWNERS TO ADDRESS EMERGING ISSUES BEFORE THEY BECOME VIOLATIONS

# DIVISION OF BUILDING & HOUSING

## CDBG PROJECT PRIDE PROGRAM

### LOW-MODERATE INCOME BLOCK GROUPS



# **DIVISION OF BUILDING & HOUSING BY THE NUMBERS JANUARY 1 – DECEMBER 31, 2025**

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- 2,381 CODE ENFORCEMENT CASES PROCESSED  
1,325 55% IN CDBG-ELIGIBLE AREAS
- 2,573 PERMITS ISSUED  
1,067 41% IN CDBG-ELIGIBLE AREAS

# DIVISION OF BUILDING & HOUSING HOUSING FORWARD INITIATIVE

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- CDBG SUPPORT FOR THE DIVISION OF BUILDING & HOUSING CONTRIBUTES TO THE ONGOING SUCCESS OF *HOUSING FORWARD*, LAKEWOOD'S COMPREHENSIVE, LONG-TERM HOUSING MAINTENANCE AND IMPROVEMENT INITIATIVE
- HOUSING FORWARD ENTAILS THE VISUAL, EXTERIOR INSPECTION, CONDITION RATING (1-4), AND RE-INSPECTION EVERY 18 MONTHS OF THE CITY'S MORE THAN 12,700 ONE-, TWO- AND THREE-FAMILY DWELLING UNITS. A TRI-ANNUAL SURVEY IS ALSO CONDUCTED ON ONE, TWO, AND THREE FAMILY DWELLINGS RATING THE PROPERTIES 1-4 (1 BEING THE BEST, AND 4 NEEDING MAJOR REPAIRS)
- THE TRI-ANNUAL HOUSING SURVEY HAS DRASTICALLY REDUCED THE NUMBER OF PROPERTIES RATED 3 & 4. 2024 HOUSING SURVEY COMPLETED OCTOBER 2024. 361 PROPERTIES FOUND TO BE IN THE 3 OR 4 CATEGORY WITH 2 BEING RATED A 4. 2027 SURVEY TO BE CONDUCTED IN OCTOBER.

# DIVISION OF BUILDING & HOUSING



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THANK YOU!

QUESTIONS?

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**DIVISION OF BUILDING & HOUSING**

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