



2017 ANNUAL REPORT
BUILDING DEPARTMENT
CITY OF BROOKLYN

DAVE KULCSAR
BUILDING COMMISSIONER

JIM MACIASZEK
ASSISTANT BUILDING COMMISSIONER

MARTY BAIER
PART-TIME PROPERTY MAINTENANCE INSPECTOR

DAWN NEAL
ADMINISTRATIVE SECRETARY

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DEPARTMENT FUNCTIONS

The City of Brooklyn Building Department has many functions. We not only inspect permit work, but we go behind the scenes prior to issuing permits. There is extensive research when an application for permit is presented. We consult, review the Zoning and Building codes so that we advise accurate information to our customers. We may have to go to the property to get a visual or take measurements to be able to approve their project. After a complete review, if the project needs to go to The Board of Zoning Appeals or the Planning Commission to seek either a variance or approval, we guide them through to help make their project become a reality.

Exterior Property and Maintenance Inspections are completed regularly on residential properties. These inspections were started in 2014 at the southeast border of the city and have continued north and west through 2017. Our department receives and inspects all complaints and reviews them to verify if there is a violation. If the complaint is in violation of the many codes we enforce, we send a correction letter with a due date and work with the owner to rectify the situation. If the owner does not comply with a violation notice, a notice for an office hearing is sent as a last friendly effort to resolve the matter. If all else fails, than a ticket is issued for summons to Brooklyn's Mayor's Court.

We review sign applications for compliance with the sign ordinance, then assist the applicant through the approval process prior to issuing the permits. Contractors must register with the City, so we can verify liability insurance and state required certifications to protect our citizens. We issue rental housing licenses to identify our absentee landlord properties. Safety and Maintenance Inspections are performed on these rental properties. We inspect when we have a new business or an occupancy change. The Building Department also provides consultations to home and business owners for any matter related to their property.

Our administrative staff member ties all of the functions together in issuing the permits or receipts, putting the Planning Commission or Board of Zoning Appeals dockets together for our monthly meetings, types the minutes for the meeting, places ads in the paper and does an extensive amount of work to keep the Building Department running.

ORGANIZATIONAL CHART

MAYOR

KATHERINE A. GALLAGHER

SAFETY DIRECTOR

KATHERINE A. GALLAGHER

BUILDING COMMISSIONER

DAVID A. KULCSAR

ASSISTANT BUILDING COMMISSIONER

JAMES E. MACIASZEK

PROPERTY MAINTENANCE INSPECTOR

MARTIN J. BAIER

ADMINISTRATIVE SECRETARY

DAWN NEAL

STATE OF OHIO BOARD OF BUILDING STANDARDS CERTIFICATIONS

Dave Kulcsar

Building Official
Building Inspector
Residential Building Official
Residential Building Inspector
Residential Plans Examiner
Plumbing Inspector
Plumbing Plans Examiner

Jim Maciaszek

Building Inspector
Residential Building Official
Residential Building Inspector
Residential Plans Examiner
Electrical Safety Inspector

Walt Maynard

Back up Building Official
Back up Plumbing Inspector
Back up Electrical Safety inspector

Alan Fodor

Master Plans Examiner

One primary and one back up personnel are required by the state for each certification to maintain the certified building department.

YEAR IN REVIEW

Brooklyn Pointe broke ground this fall. This will be an 80 room assisted living and memory care facility located at 4800 Idlewood Drive. Similar plans for this location have been approved a few times over the last couple decades, but none of them had materialized. New ownership of the property and development have made this long anticipated project a reality.

Ryder Truck is putting the finishing touches on their \$5.5 M project. They purchased two parcels next to them on Brookpark Road. Three buildings were demolished to make way for additions to their current business and a new building. This consolidated their business which had a location across the street in Parma.

A review of the Building Department Fee Schedule led to rewriting the ordinance and having it passed by City Council. The fees are well in line with other area cities and better cover the costs associated with administration and inspection services. The Rental Dwelling License Fee Schedule was updated to add a rate per dwelling unit for multi-family buildings. The previous fee was a flat \$100 per property. A single family home and the large apartment complexes paid the same amount. Administrative Secretary Dawn Neal researched all area cities with rental licenses. The outcome was moderate in comparison with those cities. Council adopted this amendment.

The 2017 Ohio Building Code went into effect on November 1st. The Building Department webpage was updated with the most current information and links.

BUSINESS OCCUPANY

New businesses to Brooklyn in 2017:

National Safety Apparel	1 American Rd Rm. 5
Cutting Line	7004 Biddulph Rd
Boost Mobile	7006 Biddulph Rd
Plaza Nuevo Mexican Grill	7106 Biddulph Rd
Ohio Intermodal Services	8800 Clinton Rd
Likehome Child Care	7003 Memphis Ave
Wing Stop	7317 Northcliff Ave
Mini Miracles & Beyond	4674 Ridge Rd
American Fleet Service	4800 Tiedeman Rd
Inogen	1 American Rd. Suite 650
Great Work Employment	7020 Biddulph Rd.
Peterbilt Trucking	9500 Brookpark Rd. (2 nd location)

PROPERTY MAINTENANCE REPORT

Exterior Property Maintenance

Lack of property maintenance is the biggest reason for low property values. The City of Brooklyn has taken a proactive approach in enforcing The Property Maintenance Code and aiding residents in keeping their homes in good repair. The Exterior Property Maintenance Inspection Program was started in April 2014 with the hiring of Part-Time Property Maintenance Inspector Marty Baier. This program consists of a systematic sweep of all residential properties.

In 2017, the neighborhood north of Brooklyn School was completed.

Year	Inspections	Violation Notices	Complied	Violations Sent to Court	Tall Grass Notifications	Grass Cut by City
2017	1379	494	399	19	200	16
2016	1414	243	336	13	113	14
2015	1075	281	248		98	39

Rental Dwelling Licenses

Rental Dwelling Licenses are issued for all properties that lease dwelling units. This includes all apartment buildings and single/two-family that are not owner occupied. The license fee is for the purpose of periodic safety and maintenance inspections.

Year	Licenses Issued
2017	349
2016	275
2015	235
2014	209

These increases were due in large part from unlicensed rentals discovered during exterior inspections and monthly home transfers.

Rental Dwelling Inspections

Year	Inspections Completed
2017	34
2016	20
2015	34

The Fire Department is notified of the scheduled inspections, and if available will perform their inspection at the same time. This lessens the inconvenience of the owner and tenants. These inspections insure that buildings are being maintained above minimum standards per The International Property Maintenance Code.

Vacant Property Registration

This requires the owner to provide their intentions for any property that is left vacant. Periodic inspections verify that the buildings are secure and maintained. An escalating annual fee is designed to encourage that these properties are restored in a timelier manner.

Vacant Registrations Filed

2017	20
2016	17

Foreclosure Filing Notification

This is another means for tracking properties before they become vacant.

Foreclosure Notifications Filed

2017	35
2016	22

CONSTRUCTION REPORT

Construction more than tripled in 2017. The total project valuation was \$28,890,198. This is \$20M more than performed in 2016.

Ryder Truck invested \$5.5M. The Brooklyn Pointe project is valued at \$11M. Renovations at the old American Greetings building totaled over \$1M for Inogen, HKM, HMI and National Safety Apparel. Autozone nears completion of its new regional store on Brookpark Rd. at the old Staples location. Peterbilt continues its transformation of the Carnegie Body building for its second Brooklyn location. Both are over \$600K investments. Sam's Club remodeled their store for \$700K.

Residential projects for 2017 totaled almost \$3.5M. This was a 39% increase from the previous year.

YEAR	CONSTRUCTION COST ESTIMATE	PERMIT FEES
2017	\$28,890,198	\$375,539.74
2016	\$ 8,003,112	\$114,914.58
2015	\$ 6,823,754	\$154,063.96
2014	\$34,860,219	\$495,561.46
2013	\$36,872,028	\$302,534.35

RESIDENTIAL PERMIT FEES 2017

DESC	PERMITS	FEES	EST. COST
BUILDING PERMIT	518	\$ 34,351.01	\$ 3,064,033.00
DEMOLITION PERMIT	6	\$ 606.00	\$ 16,371.00
ELECTRICAL PERMIT	62	\$ 4,260.18	\$ 101,951.00
GARAGE SALE	103	\$ -	
HVAC PERMIT	50	\$ 3,322.90	\$ 195,402.00
PLUMBING PERMIT	46	\$ 2,105.85	\$ 109,362.00
TOTAL	785	\$ 44,645.94	\$ 3,487,119.00

BY WORK TYPE

DESC	PERMITS	FEES	EST. COST
B ACCESSORY BUILDING	2	\$ 100.50	\$ 1,560.00
B ADDITION-RES	2	\$ 418.14	\$ 35,400.00
B ALTERATION	19	\$ 3,767.11	\$ 324,981.00
B ALT-KITCHEN REMDL	4	\$ 300.98	\$ 21,800.00
B APRON	7	\$ 400.00	\$ 6,700.00
B AWNING	2	\$ 179.78	\$ 11,800.00
B DECK	4	\$ 217.73	\$ 9,557.00
B DOOR	6	\$ 181.80	\$ 8,401.00
B DRIVEWAY	43	\$ 4,260.65	\$ 273,773.00
B FENCE	77	\$ 2,570.50	\$ 112,348.00
B FIRE DAMAGE REPAIR	2	\$ 1,864.76	\$ 178,629.00
B FIREPLACE/CHIMNEY/WOOD ST	2	\$ 191.69	\$ 12,979.00
B GARAGE	8	\$ 903.45	\$ 74,375.00
B GARAGE PAD	5	\$ 201.60	\$ 13,750.00
B MISC. CONCRETE PADS	2	\$ 140.00	\$ 2,150.00
B MISC. CONCRETE/ASPHALT	3	\$ 295.00	\$ 18,500.00
B PATIO	6	\$ 570.00	\$ 14,500.00
B PORCH	8	\$ 641.86	\$ 39,550.00
B RAMP	1	\$ 70.70	\$ 4,000.00
B ROOF - ALT/REPAIR	214	\$ 9,857.30	\$ 1,346,414.00
B SIDING/GUTTERS	20	\$ 2,097.22	\$ 147,832.00
B STEPS	3	\$ 199.58	\$ 10,760.00
B STORAGE SHEDS	9	\$ 500.50	\$ 19,021.00
B SWIMMING POOL - AG	1	\$ 50.00	\$ 400.00
B WATERPROOFING	15	\$ 1,683.56	\$ 121,669.00
B WINDOWS REPLACEMENT	53	\$ 2,686.60	\$ 253,184.00
D DEMOLITION - HOUSE	1	\$ 50.50	\$ 7,500.00
D DEMOLITION MISC	5	\$ 555.50	\$ 8,871.00
E 1 FAMILY - E	1	\$ 52.52	\$ 250.00
E ADD-ELEC	1	\$ 63.63	
E ALT - E	50	\$ 3,467.33	\$ 88,312.00
E ELEC UPGRADE	5	\$ 330.27	\$ 9,339.00
E ELEC-ALT-GARAGE	5	\$ 346.43	\$ 4,050.00
GS GARAGE SALE RESIDENTIAL	103		
H COOLING ONLY	10	\$ 535.30	\$ 29,284.00
H HEATING ONLY	20	\$ 939.30	\$ 56,151.00
H HEATING/COOLING COMBINED	19	\$ 1,797.80	\$ 109,467.00
H MISC. HEATING EQUIPMENT	1	\$ 50.50	\$ 500.00
P FIRE DAMAGE REPAIR	2	\$ 115.14	\$ 5,500.00
P HOT WATER TANK	27	\$ 1,121.10	\$ 21,814.00
P PLUMBING - ALTERATION	7	\$ 394.91	\$ 15,348.00
P PLUMBING ADD - RES	1	\$ 36.36	
P PLUMBING-ALT	9	\$ 438.34	\$ 66,700.00
TOTALS	785	\$ 44,645.94	\$ 3,487,119.00

COMMERCIAL PERMIT FEES 2017

DESC	PERMITS	FEES	EST. COST
BUILDING PERMIT	83	\$ 271,580.39	\$ 22,010,695.00
CONDITIONAL USE PERMIT	1	\$ 100.00	
DEMOLITION PERMIT	1	\$ 515.00	\$ 32,900.00
ELECTRICAL PERMIT	42	\$ 14,220.72	\$ 913,976.00
GARAGE SALE			
HVAC PERMIT	21	\$ 13,434.85	\$ 1,571,091.00
OCCUPANCY	20	\$ 1,625.00	
PLUMBING PERMIT	25	\$ 8,370.81	\$ 365,348.00
SIGN PERMIT	34	\$ 12,144.03	\$ 478,051.00
SPECIAL EVENT PERMIT	5	\$ 53.00	
STREET OPENING	3	\$ 8,850.00	\$ 31,018.00
TOTAL	235	\$ 330,893.80	\$ 25,403,079.00

BY WORK TYPE

DESC	PERMITS	FEES	EST. COST
B ALTERATION	26	\$ 76,383.93	\$ 4,025,028.00
B APRON	1	\$ 35.00	\$ 5,150.00
B CELL TOWER MODIFICATION	4	\$ 1,739.20	\$ 60,000.00
B COMMERCIAL BUILDING	2	\$ 144,766.91	\$ 13,010,185.00
B DECK	2	\$ 3,866.62	\$ 184,200.00
B DRIVEWAY	2	\$ 480.00	\$ 75,925.00
B FENCE	3	\$ 130.00	\$ 13,399.00
B HOOD SUPPRESSION SYSTEM	1	\$ 127.25	\$ 2,000.00
B MISC. CONCRETE/ASPHALT	13	\$ 3,830.00	\$ 345,320.00
B ROOF - ALT/REPAIR	8	\$ 1,431.70	\$ 610,780.00
B SIDEWALK	1	\$ 25.00	\$ 1,700.00
B SIDING/GUTTERS	1	\$ 148.32	\$ 5,450.00
B SITE IMPROVEMENT	5	\$ 37,460.15	\$ 3,605,515.00
B SPRINKLER	2	\$ 147.85	\$ 27,400.00
B TEMP SIGN	1	\$ 25.00	\$ 600.00
B TEMPORARY BALLOON	1	\$ 25.00	\$ 500.00
B TENT	7	\$ 462.00	\$ 15,943.00
B WATERPROOFING	2	\$ 393.46	\$ 15,600.00
B WINDOWS REPLACEMENT	1	\$ 103.00	\$ 6,000.00
CU CONDITIONAL USE	1	\$ 100.00	
D DEMOLITION COMMERCIAL	1	\$ 515.00	\$ 32,900.00
E ALT - E	24	\$ 6,893.79	\$ 697,345.00
E COMMERCIAL - E	2	\$ 5,465.18	\$ 99,000.00
E COMMUNICATION TOWER - E	2	\$ 577.25	\$ 3,000.00
E ELEC UPGRADE	1	\$ 77.25	\$ 3,500.00
E FIRE ALARM - E	11	\$ 1,052.75	\$ 107,431.00
E SECURITY SYSTEM - E	1	\$ 77.25	\$ 3,500.00
E SERVICE - TEMPORARY - E	1	\$ 77.25	\$ 200.00
H COOLING ONLY	1	\$ 103.00	\$ 42,000.00
H HEATING/COOLING COMBINED	13	\$ 12,214.30	\$ 792,266.00
H HVAC - ALT	6	\$ 1,066.05	\$ 735,575.00
H KITCHEN EXHAUST/HOOD	1	\$ 51.50	\$ 1,250.00
OC OCCUPANCY COMMERCIAL	20	\$ 1,625.00	
P HOT WATER TANK	1	\$ 56.65	\$ 230.00
P PLUMBING COMM-ALT	8	\$ 728.21	\$ 187,000.00
P PLUMBING - ALTERATION	4	\$ 365.65	\$ 53,500.00
P PLUMBING - NEW	1	\$ 967.17	
P PLUMBING-ALT	1	\$ 73.13	
P SANITARY SEWER	1	\$ 56.65	\$ 3,500.00
P SPRINKLER	9	\$ 6,123.35	\$ 121,118.00
SE SPECIAL EVENT	5	\$ 53.00	
SI BANNERS	1	\$ 25.00	\$ 1,900.00
SI SIGN BLDG MOUNTED	6	\$ 1,970.57	\$ 38,250.00
SI SIGN BLDG MOUNTED ELECT	2	\$ 1,053.31	\$ 55,850.00
SI SIGN FREE STD	3	\$ 300.10	\$ 3,362.00
SI SIGN FREE STD ELECT	1	\$ 7,954.59	\$ 367,650.00
SI SIGN TEMPORARY	15	\$ 375.00	\$ 3,439.00
SI SIGN-CH LETTERS	2	\$ 365.46	\$ 6,200.00
SI TEMP BALLOON	4	\$ 100.00	\$ 1,400.00
ST STREET OPENING	3	\$ 8,850.00	\$ 31,018.00
TOTALS	235	\$ 330,893.80	\$ 25,403,079.00

PERMIT FEES TOTALS 2017

TOTALS RES AND COMM	PERMITS	FEES	EST. COST
BUILDING PERMIT	601	\$ 305,931.40	\$ 25,074,728.00
CONDITIONAL USE PERMIT	1	\$ 100.00	
DEMOLITION PERMIT	7	\$ 1,121.00	\$ 49,271.00
ELECTRICAL PERMIT	104	\$ 18,480.90	\$ 1,015,927.00
GARAGE SALE	103	\$ -	
HVAC PERMIT	71	\$ 16,757.75	\$ 1,766,493.00
OCCUPANCY	20	\$ 1,625.00	
PLUMBING PERMIT	71	\$ 10,476.66	\$ 474,710.00
SIGN PERMIT	34	\$ 12,144.03	\$ 478,051.00
SPECIAL EVENT PERMIT	5	\$ 53.00	
STREET OPENING	3	\$ 8,850.00	\$ 31,018.00
GRAND TOTAL	1020	\$ 375,539.74	\$ 28,890,198.00

PERMIT INSPECTIONS 2017

INSPECTION TYPE	RESIDENTIAL	4FAMILY+/COMM
ACCESSORY STRUC	3	0
ASPHALT	0	5
CEILING	0	15
CONSULTATIONS	1	8
DECK FINAL	3	2
DOOR	1	0
DOWNSPOUTS	4	0
DRIVEWAYS/FORMS	89	1
DRYWALL	0	1
ELEC FINAL	70	34
ELEC MISC	1	6
ELEC ROUGH	8	18
ELEC UNDERGRD	0	8
FENCE	48	2
FINAL BUILDING	22	22
FIRE ALARM	0	6
FIRE DAMAGE	3	0
FIRE SUPPRESION	0	3
FIREPLACE	3	0
FOOTER	6	16
FORMS	20	39
FOUNDATION WALL	0	8
GENERAL	27	17
HOT WATER TANK	12	1
HVAC FINAL	33	12
HVAC REPLACE	1	0
HVAC ROUGH	0	6
INSULATION	5	1
OCCUPANCY	0	32
OTHER	0	3
PERM. SERVICE	1	1
PLUMBING FINAL	10	9
POST HOLES - DE	9	3
ROOF	125	4
ROUGH FRAMING	11	19
ROUGH PLUMBING	4	21
SHED	6	0
SIDING	9	0
SIGN	0	14
SLABS	36	32
SOIL/FOOTING	0	1
SPRINKLERS	0	5
TEMP SERVC.	0	1
TEMPORARY ITEM	0	19
WALL	0	1
WATERPROOFING	27	4
WINDOWS	23	0
TOTAL	621	400
INSPECTOR	RESIDENTIAL	4FAMILY+/COMM
DAVE KULCSAR	24	33
FIRE DEPT.	0	3
JIM MACIASZEK	596	363
WALTER MAYNARD	1	1
TOTAL	621	400
APPROVAL STATUS	RESIDENTIAL	4FAMILY+/COMM
Y	584	349
N	37	50
C	0	1
TOTAL	621	400

GOALS FOR 2018

Over the past year, the Building Department webpage was updated with the newest information, revised application forms and links to State Building Codes. This year we will work on the layout of the site and provide smoother steps through all of the different application processes. The idea is to make it as simple as possible for someone to find the instructional process and application(s) for their specific project.

The Planning and Zoning Code has had only minor updates and the Zoning map has not been reprinted since 1993. In 2006, The City of Brooklyn Master Plan identified the need for updating the zoning to provide for better business and community development. The current zoning districts and regulations do not suit the possibility for any type of mixed use occupancies. The Building Commissioner met with the Board of Zoning Appeals and identified regulations that should be investigated and updated based on variance requests. This year we will initiate the prospect of rewriting the Planning and Zoning Code. A Request for Proposals will be prepared to determine the cost of this undertaking. Once those are received, discussions can begin with the Planning Commission and City Council.