



2019 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. Not only do we inspect permit work, but we go behind the scenes prior to issuing permits. We conduct extensive research when an application for a permit is presented. We consult the Zoning and Building codes so we supply accurate information to our customers. We may have to visit a property to get a visual or take measurements in order to approve a project. After a complete review, if a project must be heard by the Board of Zoning Appeals or the Planning Commission for a variance or another approval, we guide applicants through those reviews.

In a proactive effort to strengthen property value in the city, exterior property and maintenance inspections are completed regularly on residential properties. The “Street Walk” inspections are a systematic sweep of the city. The exterior of every home is viewed approximately every 5 years. Our department receives and inspects all complaints and reviews them to verify if violations exist. If a complaint is found to be a violation of the many codes we enforce, we send a correction letter with a due date and work with the owner to reach code compliance. 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, then a ticket is issued for a summons to Brooklyn’s Mayor’s Court.

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, assembles the Planning Commission or Board of Zoning Appeals dockets for our monthly meetings, types the minutes for the meeting, places required ads in the paper, and does an extensive amount of general 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 (by contract)

Master Plans Examiner

Primary and backup personnel holding each certification are required by the state in order for a city to maintain a certified building department.

YEAR IN REVIEW

In 2019, there was over \$55.7 Million in construction valuation. By far the biggest year ever. The ongoing Medical Mutual of Ohio project at 1 American Road accounted for more than half of that total. Menards opened in April. Tap Packaging brought their operation to 4600 Tiedeman Road. They installed massive equipment that cranks out all sorts of retail packaging, including the iconic Wheaties boxes. Construction of a Fairfield Inn is well under way behind Cracker Barrel. Raising Cane's Chicken Fingers took the place of the Perkins restaurant on Tiedeman. Most of the inspections required to complete all of the construction in the City are capably performed by Assistant Building Commissioner Jim Maciaszek.

Building Department Secretary Dawn Neal spearheaded the City's first Exterior Property Maintenance Grant which was able to help 38 residents complete much needed projects. Brendan Zak, provided to us through the Cleveland Foundation Summer Intern Program, assisted Dawn with the coordination. The Cleveland State student gained valuable career experience and proved valuable in the success of the grant. A \$50,000 county grant along with \$50,000 of City funds provided for up to \$3,000 for roof replacements, driveways, siding, windows, doors, stairs and painting.

The grant was intended to bring compliance to some of the violations cited by Property Maintenance Inspector Marty Baier. Marty had an injury that sidelined him for a few months during the winter and spring when he does interior inspections of rental properties. Foreclosure notifications have come down over the past couple years and home sale price increased significantly this year.

BUSINESS OCCUPANCY

New businesses to Brooklyn in 2019:

MENARDS

CLEVELAND CLINIC EXPRESS CARE

TAP PACKAGING

RAISING CANE'S

IBEW MEDICAL

TRG

- 7700 BROOKPARK ROAD

- 7580 NORTHCLIFF AVE

- 4600 TIEDEMAN ROAD

- 5180 TIEDEMAN ROAD

- 7575 NORTHCLIFF AVE

- 1 AMERICAN ROAD



PROPERTY MAINTENANCE REPORT

Exterior Property Maintenance

Lack of property maintenance is the biggest reason for low property values in any city. The City of Brooklyn has taken a proactive approach in enforcing the Property Maintenance Code and aiding residents who wish to keep 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, sweeping “street walk” of all residential properties. The first full sweep of the city was completed this year. Mr. Baier will begin on Delora Ave. in the spring and work north through the neighbors off of Ridge Rd.

Year	Total Inspections	Violation Notices	Complied	Violations Sent to Court	Tall Grass Notifications	Grass Cut by City
2019	1166	371	288	1	188	42
2018	1333	455	351	3	231	26
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- and two-family homes that are not owner occupied. The license fee is for the purpose of periodic safety and maintenance inspections.

Year	Licenses Issued
2019	423
2018	407
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. Cuyahoga County also requires registration.

Rental Dwelling Inspections

Year	Inspections Completed
2019	19
2018	89
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 inconvenience to the owners and tenants. These inspections ensure that buildings are being maintained above minimum standards per the International Property Maintenance Code.

Vacant Property Registration

Our vacant property registration ordinance requires owners to provide their intentions for any properties that are left vacant. Periodic inspections verify that vacant buildings are secure and maintained. An escalating annual fee is designed to encourage that these properties be restored to an occupied condition.

Vacant Registrations Filed

2019	16
2018	17
2017	20
2016	17

Foreclosure Filing Notification

Our new foreclosure filing notification ordinance is another means for tracking properties before they become vacant. It requires those filing foreclosure lawsuits in common pleas court with regard Brooklyn properties to notify the city of the filing.

Foreclosure Notifications Filed

2019	17
2018	25
2017	35
2016	22

CONSTRUCTION REPORT

More than half of the record total construction cost estimate is for the Medical Mutual of Ohio project at 1 American Road. Their remodel of the four story office building will be able to accommodate 1200 employees. The facility boasts a large cafeteria, outdoor dining patio and a workout facility. The over \$32,000,000 investment included new parking lots and will be completed this spring.

Raising Cane's Chicken Fingers built on Tiedeman Rd. at the old Perkins location. Ross Dress for Less is nearing completion of their remodel of the vacant grocery location at Ridge Park Square.

Residents invested over \$2,500,000 in projects on their homes.

YEAR	CONSTRUCTION COST ESTIMATE	PERMIT FEES
2019	\$ 55,725,811	\$ 691,063.36
2018	\$ 26,767,740	\$ 383,242.40
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 2019

DESC	PERMITS	FEES	EST. COST
BUILDING PERMIT	382	\$ 27,917.01	\$ 2,252,891.00
DEMOLITION PERMIT	4	\$ -	\$ 33,600.00
ELECTRICAL PERMIT	42	\$ 3,171.66	\$ 47,896.00
FLOODPLAIN DEVELOPMENT	1	\$ -	
GARAGE SALE	60	\$ -	
HVAC PERMIT	54	\$ 3,535.00	\$ 238,920.00
MISCELLANEOUS PERMIT	1	\$ 200.00	
PLUMBING PERMIT	27	\$ 1,584.67	\$ 20,530.00
STREET OPENING	1	\$ -	
TOTAL	572	\$ 36,408.34	\$ 2,593,837.00

BY WORK TYPE

DESC	PERMITS	FEES	EST. COST
B ADDITION-RES	1	\$ 55.55	\$ 2,500.00
B ALTERATION	10	\$ 2,079.43	\$ 175,884.00
B ALT-KITCHEN REMDL	1	\$ 95.95	\$ 6,500.00
B APRON	5	\$ 175.00	\$ 11,100.00
B DECK	2	\$ 176.75	\$ 11,500.00
B DRIVEWAY	41	\$ 4,400.00	\$ 231,427.00
B FENCE	58	\$ 2,900.00	\$ 108,564.00
B FIRE DAMAGE REPAIR	1	\$ 1,181.70	\$ 114,000.00
B GARAGE	5	\$ 714.00	\$ 55,436.00
B GLASS BLOCK WINDOWS	1	\$ 50.50	\$ 795.00
B MISC. CONCRETE PADS	5	\$ 465.00	\$ 52,100.00
B MISC. CONCRETE/ASPHALT	2	\$ 125.00	\$ 3,500.00
B PATIO	3	\$ 300.00	\$ 45,000.00
B PORCH	3	\$ 162.61	\$ 7,100.00
B RAMP	2	\$ 188.87	\$ 12,700.00
B ROOF - ALT/REPAIR	139	\$ 7,388.57	\$ 805,154.00
B SIDING/GUTTERS	28	\$ 3,188.20	\$ 212,129.00
B STEPS	2	\$ 108.07	\$ 4,350.00
B STORAGE SHEDS	8	\$ 400.00	\$ 22,182.00
B SWIMMING POOL - AG	4	\$ 250.00	\$ 22,100.00
B WATERPROOFING	12	\$ 883.79	\$ 51,504.00
B WINDOWS REPLACEMENT	49	\$ 2,628.02	\$ 297,366.00
D DEMOLITION - HOUSE	4		\$ 33,600.00
E ALT - E	37	\$ 2,834.06	\$ 43,796.00
E ELEC-ALT-GARAGE	4	\$ 262.60	\$ 2,600.00
E LIGHT POLES - E	1	\$ 75.00	\$ 1,500.00
FP FLOODPLAIN DEVELOPMENT	1		
GS GARAGE SALE RESIDENTIAL	60		
H COOLING ONLY	12	\$ 606.00	\$ 43,847.00
H HEATING ONLY	23	\$ 1,161.50	\$ 61,831.00
H HEATING/COOLING COMBINED	18	\$ 1,666.50	\$ 122,744.00
H HVAC - ALT	1	\$ 101.00	\$ 10,498.00
M PLANNING COMMISSION MTG.	1	\$ 200.00	
P HOT WATER HEATER	1	\$ 55.55	
P HOT WATER TANK	19	\$ 1,055.45	\$ 17,168.00
P PLUMBING - ALTERATION	1	\$ 72.72	
P PLUMBING-ALT	6	\$ 400.95	\$ 3,362.00
ST STREET OPENING UTILITIES	1		
TOTALS	572	\$ 36,408.34	\$ 2,593,837.00

COMMERCIAL PERMIT FEES 2019

DESC	PERMITS	FEES	EST. COST
BUILDING PERMIT	84	\$ 558,630.95	\$ 52,032,798.00
CONDITIONAL USE PERMIT	5	\$ 500.00	
DEMOLITION PERMIT	1	\$ 515.00	\$ 40,000.00
ELECTRICAL PERMIT	49	\$ 31,116.29	\$ 42,223.00
HVAC PERMIT	22	\$ 21,483.80	\$ 246,223.00
MISCELLANEOUS PERMIT	4	\$ 1,292.05	\$ 10,000.00
OBSTRUCTION	2	\$ 4,512.00	\$ 240,000.00
OCCUPANCY	21	\$ 1,125.00	
PLUMBING PERMIT	30	\$ 23,363.22	\$ 54,355.00
SIGN PERMIT	33	\$ 11,841.71	\$ 466,375.00
SMALL CELL USE	1	\$ 250.00	
SPECIAL EVENT PERMIT	2	\$ -	
STREET OPENING	2	\$ -	
Total	256	\$ 654,630.02	\$ 53,131,974.00

BY WORK TYPE

DESC	PERMITS	FEES	EST. COST
B ALTERATION	21	\$ 430,661.13	\$ 39,554,200.00
B ALT-KITCHEN REMDL	1	\$ 159.65	\$ 12,000.00
B CELL TOWER MODIFICATION	2	\$ 690.10	\$ 30,000.00
B CO-LOCATION OF ANTENNAE	1	\$ 242.05	\$ 10,000.00
B COMMERCIAL BUILDING	2	\$ 73,945.00	\$ 6,110,000.00
B COMMUNICATION TOWER	2	\$ 7,592.00	\$ 300,000.00
B FENCE	4	\$ 200.00	\$ 15,000.00
B HOOD SUPPRESSION SYSTEM	1	\$ 195.70	
B MISC. CONCRETE PADS	6	\$ 720.00	\$ 86,750.00
B MISC. CONCRETE/ASPHALT	13	\$ 12,160.00	\$ 1,476,304.00
B ROOF - ALT/REPAIR	12	\$ 3,691.32	\$ 2,045,979.00
B SITE IMPROVEMENT	7	\$ 25,700.00	\$ 2,277,000.00
B SPRINKLER	1	\$ 360.50	
B STORAGE SHEDS	1	\$ 1,801.00	\$ 75,000.00
B TEMP SIGN	1	\$ 25.00	\$ 50.00
B TEMPORARY BALLOON	1	\$ 25.00	\$ 400.00
B TENT	6	\$ 309.00	\$ 25,474.00
B WINDOWS REPLACEMENT	2	\$ 153.50	\$ 14,641.00
CU CONDITIONAL USE	5	\$ 500.00	
D DEMOLITION COMMERCIAL	1	\$ 515.00	\$ 40,000.00
E ALT - E	30	\$ 29,088.79	\$ 25,450.00
E COMMERCIAL - E	1	\$ 77.25	\$ 600.00
E COMMUNICATION TOWER - E	1	\$ 77.25	\$ 2,500.00
E ELECTRIC SIGN	1	\$ 75.00	
E FIRE ALARM - E	12	\$ 922.50	\$ 12,873.00
E NEW COMMERCIAL - E	1	\$ 643.75	
E SERVICE - TEMPORARY - E	3	\$ 231.75	\$ 800.00
FD FIRE DEPARTMENT PERMIT	34	\$ 25.00	
H COOLING ONLY	1	\$ 82.40	\$ 16,000.00
H HEATING ONLY	1	\$ 50.50	\$ 2,400.00
H HEATING/COOLING COMBINED	7	\$ 4,294.10	\$ 202,095.00
H HVAC - ALT	10	\$ 8,801.35	\$ 17,728.00
H HVAC-COMM-ADD	3	\$ 8,255.45	\$ 8,000.00
M PLAN APPROVAL APPLICATION	1	\$ 100.00	
M PLANNING COMMISSION MTG.	2	\$ 700.00	
M WIRELESS CO-LOCATION	1	\$ 492.05	\$ 10,000.00
OB OBSTRUCTION COMMERCIAL	2	\$ 4,512.00	\$ 240,000.00
OC OCCUPANCY COMMERCIAL	21	\$ 1,125.00	
P PLUMBING COMM-ALT	8	\$ 1,430.67	
P PLUMBING - ALTERATION	4	\$ 671.56	
P PLUMBING ADD - COMM	1	\$ 200.85	
P PLUMBING-ALT	2	\$ 924.94	
P SPRINKLER	15	\$ 20,135.20	\$ 54,355.00
SC SMALL CELL USE TYPE 3 NEW	1	\$ 250.00	
SE SPECIAL EVENT	2		
SI BANNERS	2	\$ 25.00	\$ 2,800.00
SI SIGN BLDG MOUNTED	11	\$ 4,837.30	\$ 43,398.00
SI SIGN BLDG MOUNTED ELECT	9	\$ 5,318.90	\$ 266,690.00
SI SIGN FREE STD ELECT	2	\$ 856.75	\$ 87,943.00
SI SIGN TEMPORARY	6	\$ 150.75	\$ 1,100.00
SI SIGN-GROUND	1	\$ 125.00	\$ 500.00
SI SIGN-GROUND-ELECT	1	\$ 503.01	\$ 62,444.00
SI TEMP BALLOON	1	\$ 25.00	\$ 1,500.00
ST STREET OPENING UTILITIES	2		
TOTALS	256	\$ 654,655.02	\$ 53,131,974.00

PERMIT FEES TOTALS 2019

TOTALS RES AND COMM	PERMITS	FEES	EST. COST
BUILDING PERMIT	466	\$ 586,547.96	\$ 54,285,689.00
CONDITIONAL USE PERMIT	5	\$ 500.00	
DEMOLITION PERMIT	5	\$ 515.00	\$ 73,600.00
ELECTRICAL PERMIT	91	\$ 34,287.95	\$ 90,119.00
FIRE DEPARTMENT PERMIT	38	\$ -	
FLOODPLAIN DEVELOPMENT	1	\$ -	
GARAGE SALE	60	\$ -	
HVAC PERMIT	76	\$ 25,018.80	\$ 485,143.00
MISCELLANEOUS PERMIT	5	\$ 1,492.05	\$ 10,000.00
OBSTRUCTION	2	\$ 4,512.00	\$ 240,000.00
OCCUPANCY	21	\$ 1,125.00	
PLUMBING PERMIT	57	\$ 24,947.89	\$ 74,885.00
SIGN PERMIT	33	\$ 11,841.71	\$ 466,375.00
SMALL CELL USE	1	\$ 250.00	
SPECIAL EVENT PERMIT	2	\$ -	
STREET OPENING	3	\$ -	
GRAND TOTAL	866	\$ 691,063.36	\$ 55,725,811.00

PERMIT INSPECTIONS 2019

INSPECTION TYPE	RESIDENTIAL	4FAMILY+/COMM
AB POOL/ELECT	1	0
AB SWIM POOL	1	0
ACCESSORY STRUC	1	0
ASPHALT	0	2
CEILING	0	34
CELL TOWER INSP	0	1
CHIMNEY	1	0
CONSULTATIONS	4	7
DECK FINAL	3	0
DEMO INSPECTION	9	2
DOOR	1	0
DRIVEWAYS/FORMS	91	1
ELEC FINAL	35	35
ELEC MISC	0	6
ELEC ROUGH	13	44
ELEC UNDERGRD	3	24
FENCE	21	0
FINAL BUILDING	21	31
FIRE ALARM	0	21
FIRE SUPPRESION	0	4
FOOTER	2	35
FORMS	14	55
FOUNDATION WALL	0	3
FRAMING	0	3
GENERAL	7	8
HOT WATER TANK	5	0
HVAC FINAL	42	27
HVAC REPLACE	1	1
HVAC ROUGH	1	21
INGRD SWIM POOL	2	0
INSULATION	5	5
OCCUPANCY	0	51
OTHER	0	2
PERM. SERVICE	4	13
PLANS	0	2
PLUMBING FINAL	9	20
POST HOLES - DE	4	4
ROOF	93	4
ROUGH FRAMING	12	47
ROUGH PLUMBING	13	38
SHED	2	0
SIDING	7	0
SIGN	0	7
SITE IMPORVEMEN	0	10
SLABS	6	11
SPRINKLERS	0	38
TEMP OCCUPANCY	0	2
TEMP SERVC.	0	3
TEMPORARY ITEM	0	6
THRUST BLOCK	0	2
UNDERGRD FLUSH	0	1
UNDERGRD PLUMB	0	1
WATERPROOFING	22	0
WINDOWS	27	0
TOTAL	483	632
INSPECTOR	RESIDENTIAL	4FAMILY+/COMM
DAVE KULCSAR	29	66
FIRE DEPARTMENT INSPECTORS	0	74
JIM MACIASZEK	454	491
WALTER MAYNARD	0	1
TOTAL	483	632
APPROVAL STATUS SUMMARY	RESIDENTIAL	4FAMILY+/COMM
Y	457	555
N	26	77
TOTAL	483	632

GOALS FOR 2020

Since there were many more deserving applicants than funds to go around for the Exterior Property Maintenance Grant, it is returning this year. The City will contribute \$50,000 again and have applied for the same grant from the County in hopes to be able to give \$100,000 in total for projects that will help increase our property values. Applications have already been sent to all residents.

To be able to complete a full exterior property maintenance sweep of the city every three years, we will consider an addition part-time inspector. Possibly, a seasonal hire that can handle all high grass complaints.

The Master Plan process continued through this year and subsequently pushes the Zoning Code rewrite into 2020. The code has not been updated since 1993.

The webpage update has also carried over to 2020. The information and layout has been put together, but the scope is such that it makes sense to do this with a city website update. We will update our info in the existing system in the meantime. In addition to that, a Good Business Guide will be assembled as main link that will provide all useful information for businesses in one location. It will include all of the info and direct links needed for new business occupancy, construction plans, zoning, and sign requirements. It would also have available buildings, tax info, recreation, police, and fire items of interest only to Businesses.