

TOP 10 HOUSING VIOLATIONS

IN CLEVELAND HEIGHTS AND BEYOND



WHY DOES MY CITY CITE VIOLATIONS?

- a) TO MAKE YOUR LIFE MISERABLE**
- b) IT PASSES THE TIME UNTIL RETIREMENT**
- c) THE CITY HAS A VITAL INTEREST IN MAINTAINING PROPERTY VALUES**
- d) ALL OF THE ABOVE**



WHAT THE CITY CARES ABOUT

IS MOSTLY WHAT WE CARE ABOUT (IN NO PARTICULAR ORDER...)

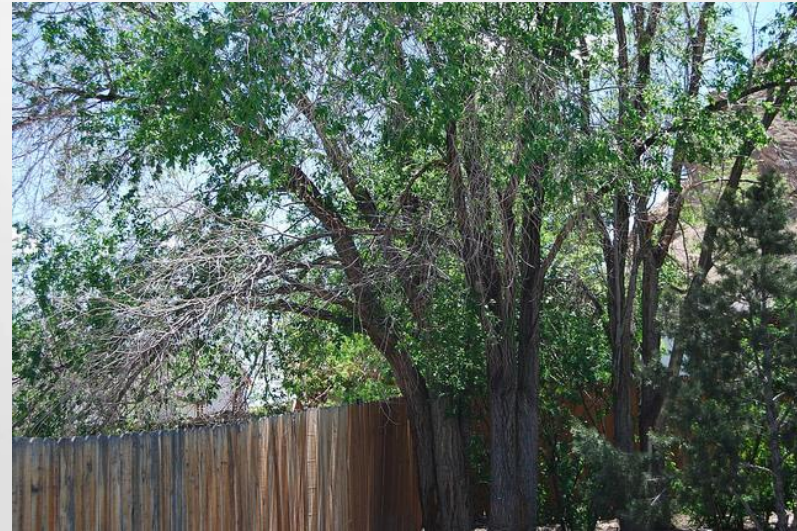


#10 GREEN STUFF (and things that used to be green)

GREEN STUFF



USED-TO-BE-GREEN STUFF



#9 FENCES

(good fences = good neighbors)

WOOD



CHAIN LINK



#8 GARAGES

(did you know a car goes in them?)

REPAIR



REPLACE



#7 CONCRETE

SIDEWALKS



DRIVEWAYS



#6 FOUNDATIONS

HEAVING



CRACKING



#5 WINDOWS & DOORS

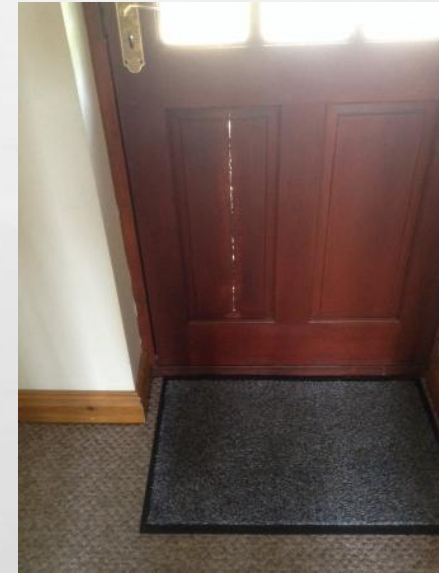
BROKEN WINDOW



CRACKED WINDOW



BROKEN EXTERIOR DOOR



#4 PORCHES & STEPS

BROKEN HANDRAILS



DAMAGED STEPS



MISSING HANDRAILS



#3 PAINT & CARPENTRY REPAIRS

HOLES



PEELING PAINT



ROTTED WOOD



#2 ROOFS & CHIMNEYS

MISSING MORTAR



DAMAGED FLASHING



ROOF DAMAGE



#1 GUTTERS & DOWNSPOUTS

BROKEN GUTTER



DAMAGED GUTTER



BROKEN DOWNSPOUT



WHAT CAN YOU DO?



KNOW THE RULES

YOU CAN ACCESS THE CITY BUILDING CODE
FROM THE CITY'S WEBSITE:

www.clevelandheights.com

Part Thirteen covers the Building Code

Screenshot of the City of Cleveland Heights website showing the Building Code section.

URL: www.clevelandheights.com/NXT/gateway.dll?templates&fms=default.htm&vid=whdrane:OHClevelandhts

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PART THIRTEEN - BUILDING CODE

(EDITOR'S NOTE: This Building and Housing Code was adopted by Ordinance 9-1973, passed February 5, 1973, which Ordinance is the history of all sections not otherwise indicated.)

TITLE ONE - Standards Adopted

Chap. 1301. Residential Building Code of Ohio for One, Two and Three-Family Dwellings.

Chap. 1303. Ohio Building Code (OBC).

TITLE THREE - Local Provisions

Chap. 1311. Administration, Fees and Penalty.

Chap. 1313. Architectural Board of Review.

Chap. 1315. Board of Building Code Appeals.

Chap. 1317. Registration of Contractors.

Chap. 1321. Fences.

Chap. 1323. Signs.

Chap. 1325. Awnings and Tents.

Chap. 1327. Moving Buildings.

Chap. 1329. Point of Sale Inspection.

Chap. 1333. Exterior Paint Removal and Surface Cleaning.

Chap. 1335. Storm Water Management.

Chap. 1337. Flood Damage Reduction.

TITLE FIVE - Housing Code

Chap. 1341. Definitions.

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Chap. 1347. Certificate of Occupancy.

Chap. 1349. Certificate of Authorized Occupancy. (Repealed)

Chap. 1351. Basic Standards for Residential Occupancy.

Chap. 1353. Additional Standards for Multiple Dwellings.

Appendix Housing Schedules

TITLE SEVEN - Business Maintenance Code

Chap. 1361. Definitions.

Chap. 1363. Purpose and Scope.

Chap. 1365. Enforcement and Penalty.

Chap. 1367. Certificate of Business Occupancy.

Chap. 1369. Basic Standards for Business Occupancy.

Chap. 1371. Abandoned or Inoperative Gasoline Service Stations.

CODIFIED ORDINANCES OF CLEVELAND HEIGHTS

PART THIRTEEN - BUILDING CODE

WHAT CAN YOU DO?

PREVENT OR D-I-Y REPAIR

- **KEEP GRASS MOWED**
- **FENCE REPAIRS**
- **GLAZING WINDOWS, REPAIRING WOOD & SIDING**
- **REPLACING DOORS**
- **REPLACING & REPAIRING RAILINGS AND STEPS**

CALL A PROFESSIONAL

- **TAKE DOWN DEAD TREES**
- **FOUNDATION ASSESSMENT & REPAIR**
- **REPLACING WINDOWS**

WHAT CAN YOU DO?

PREVENT OR D-I-Y REPAIR

- **PAINTING (ALWAYS USE LEAD-SAFE PRACTICES), PERMIT MAY BE NECESSARY**
- **MINOR TUCKPOINTING (GROUND LEVEL)**
- **MINOR WOOD REPAIR & REPLACEMENT**
- **GUTTER REPAIR & REPLACEMENT, ASPHALT ROOFS**

CALL A PROFESSIONAL

- **CHIMNEY AND ROOF ASSESSMENT & REPAIR**
- **GUTTER REPAIR & REPLACEMENT, HISTORIC ROOF**

REMEMBER



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**This presentation is
on our website**

www.hrrc-ch.org



HOME REPAIR RESOURCE CENTER

2520 Noble Road (Oxford & Noble)

Cleveland Heights

www.hrrc-ch.org

216.381.6100

Open Monday through Friday

9 am – 5 pm

