

City of Beachwood
Building Department

Frequently Asked Questions about Commercial Maintenance Inspections

1. Why does the City of Beachwood inspect the outside of my Commercial Building?

Title Seven of the City of Beachwood Codified Ordinance entitled Commercial Structural Maintenance Code establishes a set of minimum standards necessary to ensure that commercial buildings and properties are safe, sanitary and free from fire and health hazards and do not represent a blighting influence on the City.

2. How often are the Inspections performed?

Inspections may be conducted at any time during business hours based on a complaint. The City of Beachwood is divided into five (5) commercial areas. Each area will be inspected annually.

3. What are the typical violations?

Typical violations include the following: Resurfacing deteriorated parking lots; improper storage of building materials; peeling and/or flaking paint of building exterior; broken drive aprons or sidewalk blocks; and exterior electrical violations.

4. How long do I have to correct the violation(s)?

From the date of issuance of the violation, the building owner/property manager has one-hundred twenty (120) days to correct the violation(s).

5. What if I cannot correct the violation(s) by the deadline?

Extensions may be granted based on sufficient progress in correcting the violations. An extension of time may be granted after the owner/property manager submits a written request to the Building Department. It is incumbent on the building owner/property manager to complete the violation(s) within the required time period unless there are extenuating circumstances which will be determined by the Building Commissioner.

6. Will the City help me find a contractor?

The City of Beachwood does not recommend or endorse any specific contractor.

7. I was cited to replace my roof. Does my contractor need a permit?

Yes, not only does the contractor need a permit under the jurisdiction Ohio Building Code but, initially, must also be a registered contractor with the City of Beachwood.

8. How high does my neighbor's grass have to be before I register a complaint?

For a single-family property, the grass shall not exceed eight (8) inches. Weed growth on any parcel in the City shall not exceed twelve (12) inches.

9. Do I have to leave my name to register a complaint?

Yes, you do have to leave your name in order to register a complaint.

10. How many and what kind of signs can I display? Where can they be located?

Permits are required for all signs erected in the City of Beachwood except for political signs and security signs. All other signs require a permit from the City, approval of the Building Commissioner, Architectural Board of Review and/or Planning and Zoning Commission. A predetermined sign measurement standard has been established in each zoning district in the City. Both the quantity and quality of the sign shall be determined upon submission by the applicant to the City.

The City Building Commissioner and Planning and Zoning Commission shall approve the appropriate location of all signs via a site plan. No signs shall be permitted in the public-right-a-way or to obstruct a view of either pedestrians or motorists and thereby create a safety hazard.

11. Can my contractor put a sign with his name on my lawn?

No, temporary advertising signs are prohibited.

12. Can I store old pallets in the rear of my building?

Nothing is permitted to be stored on exterior property areas. Pallet storage shall be contained within the building and is not permitted on exterior property areas.

13. Are all tenants required to have an Occupancy Permit?

Yes, each tenant is required to have an Occupancy Permit and this is checked during the Commercial Maintenance Inspections.