

City of Cleveland
Department of Building and Housing
Division of Construction Permitting

PERMIT REQUIREMENTS

Permits are required for all new construction, additions, alterations, changes in use and occupancy, movement, enlargement, replacement, repair, equipment, location, removal, and demolition of every building or structure or any appurtenances connected to such buildings or structures. Permits are required for the installation of plumbing, heating, ventilation, central air conditioning, refrigeration, electrical, elevators, escalators, lifts, dumbwaiters, and amusement rides, garages, sheds, decks, swimming pools, awnings, canopies, fences, signs, parking lots, site development and temporary uses/special events. See the latest edition of the Cleveland Building Code, the Cleveland Zoning Code, the Ohio Building Code and Related Codes, and the Residential Code of Ohio for One-, Two-, and Three- Family Dwellings for details and exceptions.

Separate permits are required at each separate parcel of land and for each separate building thereon. Accessory buildings or structures may be included with the main structure.

Separate permits are required for each separate trade, i.e. general, plumbing, HVAC, electrical, and elevator. Contractors must be registered with the City of Cleveland within their trade in order to obtain permits. Other departments and divisions may require additional permits, e.g. water and sewer connections, fire protection equipment, etc.

Emergency repairs

Where equipment replacements and repairs must be performed in an emergency situation, an application for permit shall be submitted within the next working business day to the Department of Building and Housing.

Minor repairs

Minor repairs to structures may be made without application or notice to the Building Department. Such minor repairs **shall not include** the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electrical wiring or mechanical or other work affecting public health or general safety.

Minor repairs **can include** patching walls and leaking roof coverings, pointing masonry, replacement of shingles, siding and floorboards, where the patching, pointing or replacement is of same material and the scope of replacement is limited to 10% of the wall, floor, ceiling, roof or other building component. Replacement of broken glass or glazing is minor repair, the replacement of window units is an alteration requiring a permit.