



CITY OF CLEVELAND
Mayor Justin M. Bibb

City of Cleveland

2026 Budget Hearings

Board of Building Standards and Building Appeals

*Carmella Davis, Executive Secretary
Patrick Gallagher, Chair*



Agenda

- 01** Departmental Overview
- 02** Divisional/Sectional Responsibilities and Priorities
- 03** Staffing Levels and Vacancies



Mission Statement

To maintain and ensure high quality and safe standards in building construction by enforcing the Ohio Building Code, the Cleveland Building Code, and the Cleveland Rehabilitation Code.

Board Members

Mr. Howard Bradley, Builder

Mr. Patrick Gallagher, Chairperson & Labor Representative

Mr. Robert Maschke, Architect

Mr. Joseph Denk Jr., Mechanical Engineer

Vacant, Structural Engineer

Mrs. Margaret (Peggy) Falk, Architect Alternate

Mr. Darius Moss, Mechanical Engineer Alternate

Office Staff

Carmella Davis, Executive Secretary

Latasha Vanzant, Assistant Administrator



Staffing Levels

- **2025 Budget Head Count**
 - 7
- **Current Vacancies (as of September 30, 2025)**
 - 1 Structural Engineer
- **2026 FT Approved Positions**
 - 2



Fee Schedule

3103.21 Board Hearing and Time Extension Fees

When submitting an application for a hearing before the Board of Building Standards and Building Appeals, the application shall be accompanied by a fee payment in full as follows:

Type Hearing	Fee
Owner-occupied single-family dwelling appeal	\$15.00
Single-family (non-owner-occupied) 2 and 3 family dwelling appeals	\$30.00
Other type of building appeals	\$130.00
Product approvals and any other appeals	\$65.00
Time extension appeal	\$20.00

(Ord. No. 2393-02. Passed 2-3-03, eff. 2-3-03)



Updated Fee schedule request

1536-2025 update fees for Board hearings, time extension fees, and expedited appeal hearings

Issue:

Senate Bill 6 was signed into law by Governor DeWine. It changes the state law on building appeals and **establishes an expedited appeal process** on “any appeal of This law allows for an **expedited appeal either at the time of filing with the board or at any time during the pendency of the appeal if the board continues the hearing**. R.C. 3781.21 (A)(1), (2). The law requires the expedited appeal to be “commenced” within one day after the request is made (excluding Saturdays, Sundays, and legal holidays) and requires the board to hold a hearing (in person or virtual) within five (5) after the request is made (excluding Saturdays, Sundays, and legal holidays). R.C. 3781.21(A)(1)(1), (b). Notice of the hearing is still required to be given for the appeal, however the law is silent as to amount of time for such notice. R.C. 3781.21(A)(3). The board may establish additional reasonable fees for the expedited appeal. R.C. 3781.19, 3781.20(B). The fee must be paid by the person making the expedited appeal request, R.C. 3781.21(B), and the fee shall not exceed a \$500 for each day the appeal is pending and shall not exceed a total of \$1,000. R.C.3781.21(B).

These expedited appeals only apply to the state law matters as indicated under R.C. 3781.21 (“any appeal of an order requested under...[R.C.] 3781.19 or 3781.20..,” “appeal of an order pursuant to...[R.C.] 3781.19 or 3781.20”). In essence, these expedited appeals only apply to adjudication order appeals, not appeals under the Cleveland Codified Ordinances.

This change will impact this board's budget (CCO 173.17(b) provides a maximum annual amount, while 173.17(c) provides a per diem amount). Finally, this change will impact this board's fee structure provided under CCO 3103.21, which has not been updated since 2003:

Recommendation:

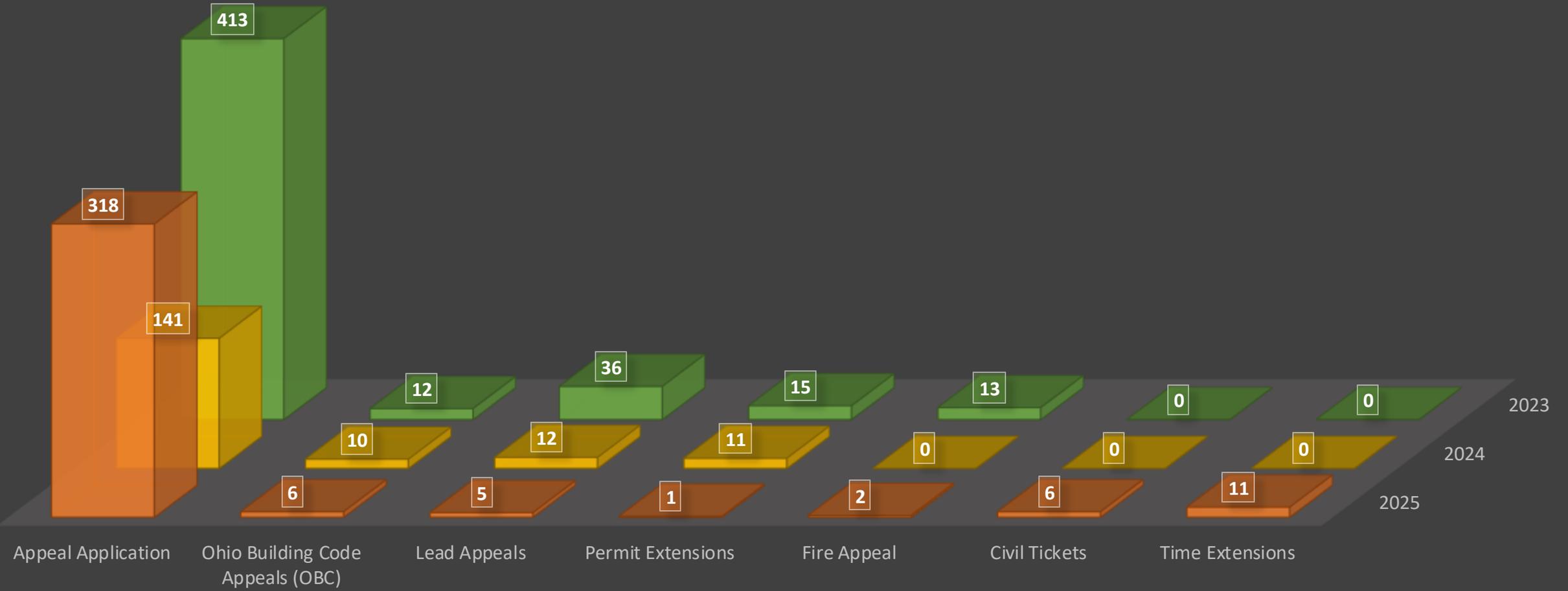
The new recommended fee structure for current fees is included below. City Planning and BBS request **that Law propose the best approach and amount for new fees for expedited hearings, given the parameters provided in ORC 3781.**

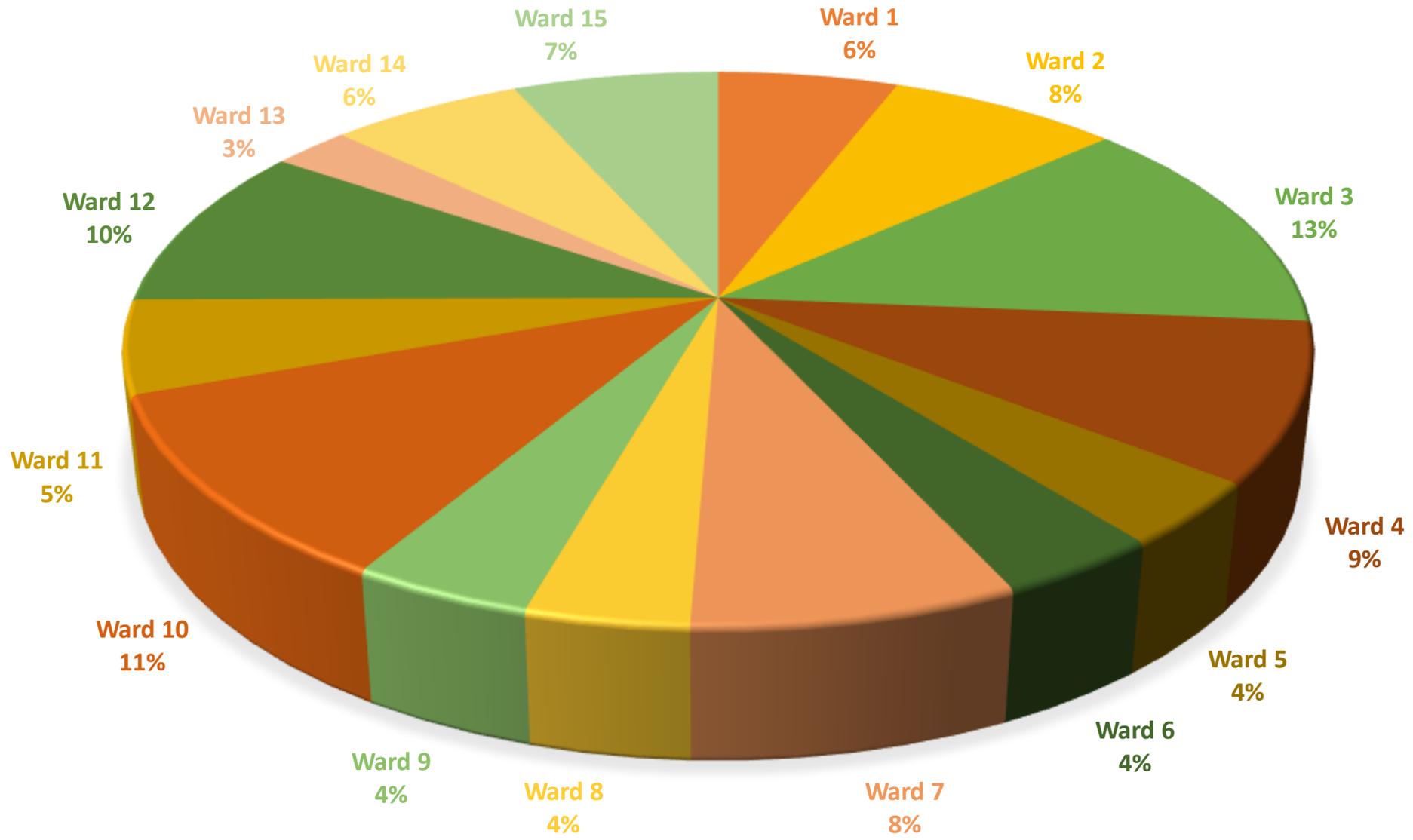
Following the passage of this legislation, City Planning and BBS will work with the Law to incorporate these expedited appeals into the Rules and Regulations for BBS that are being drafted.

Type of hearings	Proposed new fees
Owner-occupied single-family dwelling appeal	\$20.00
Single-family (non-owner-occupied) 2, 3 & 4 family dwelling appeals	\$65.00
5 - 10 dwelling units	\$150.00
11 dwelling units and up	\$250.00
Mixed-use commercial structures	\$350.00
Permit Extension, Civil Tickets, Lead Appeals, Division of Fire	\$85.00
Product approvals and any other appeals	\$75.00
Time extension appeal	\$30.00

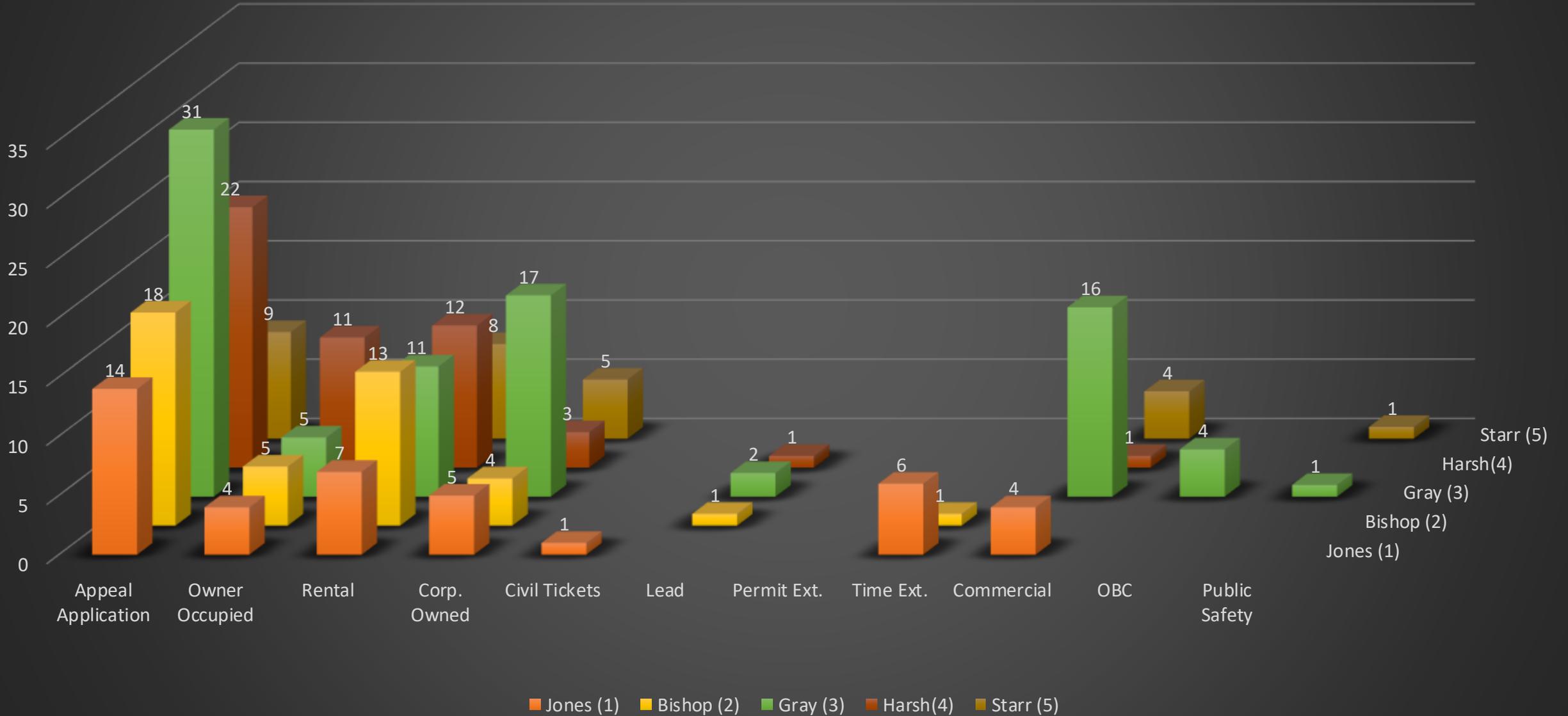
OUTPUT METRICS APPEALS

2025 2024 2023

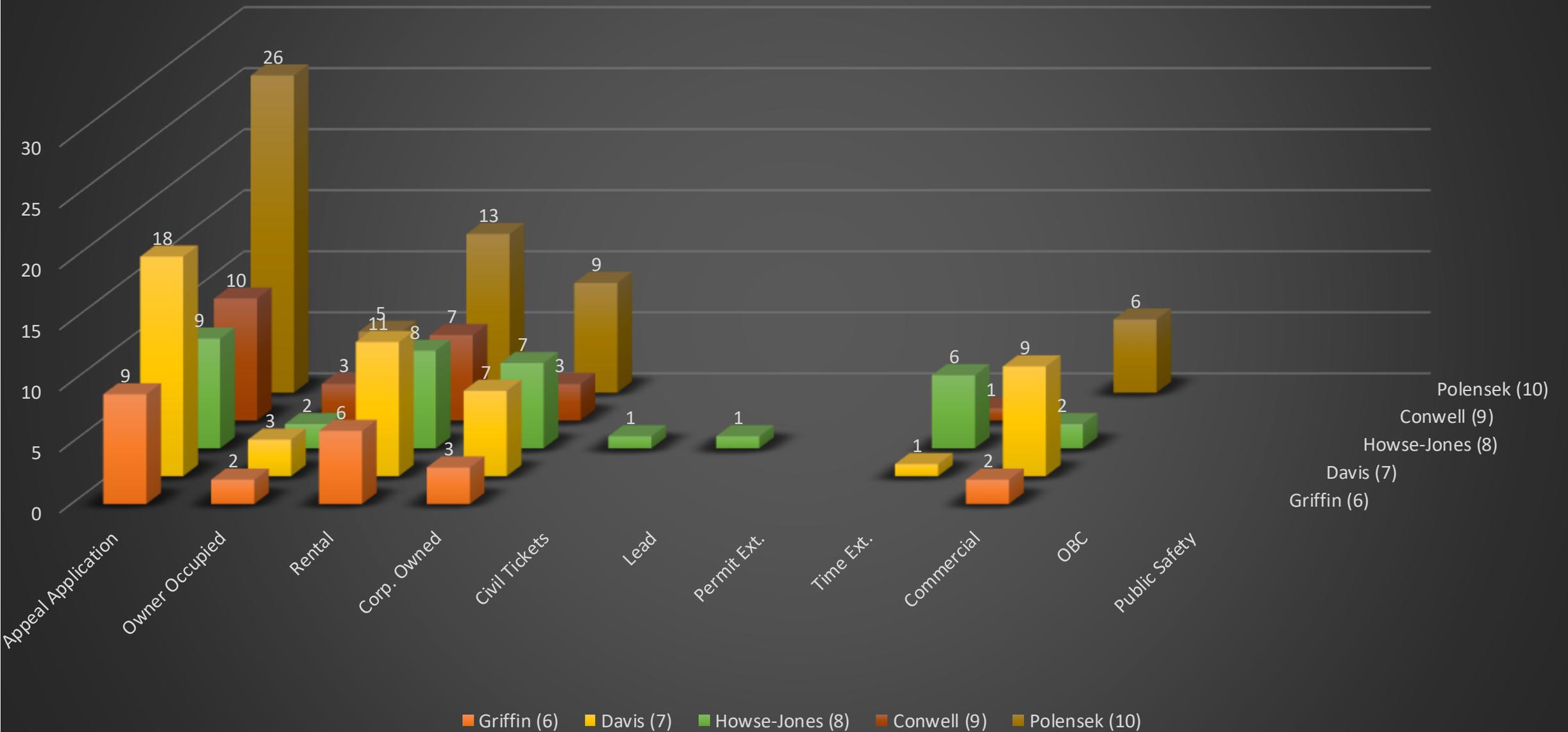




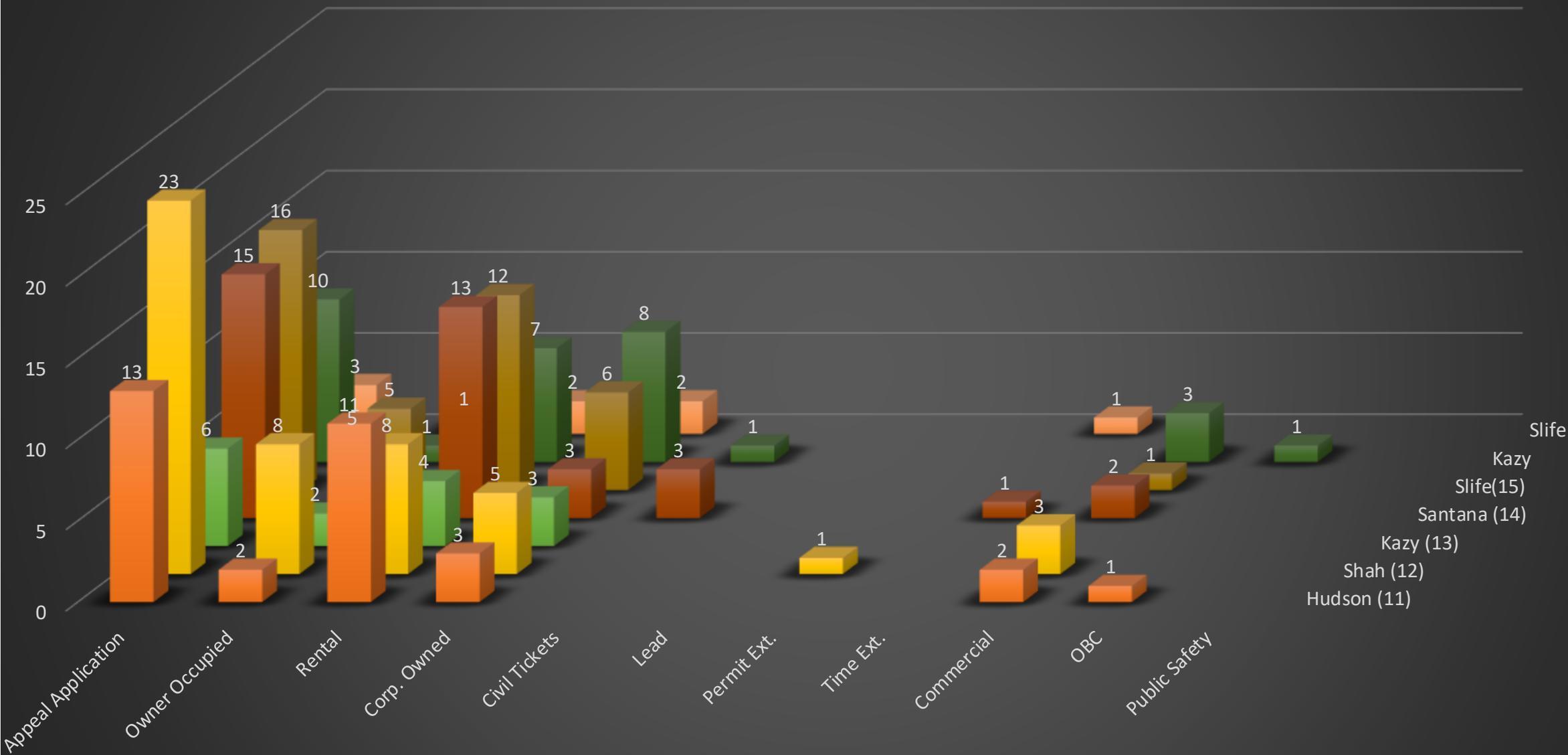
Output metrics By Wards



Output metrics Wards



Output metrics Wards



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 ■ Shah (12)
 ■ Kazy (13)
 ■ Santana (14)
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