



CORRECTION NOTICE

12650 Detroit Avenue • 44107

Building Commissioner: (216) 529-6270
Commercial Division: (216) 529-6278
Housing Division: (216) 529-6285
Fax: (216) 529-5930
www.onelakewood.com

GUGGENHEIM, INC.
ATTN: MICHAEL A. GUGGENHEIM
23215 COMMERCE PARK DRIVE, SUITE 115
BEACHWOOD, OHIO 44122

DATE: 8/22/2011
ZONING DISTRICT: MH
TYPE OF STRUCTURE: 3B
AUTHORIZED OCCUPANCY: 66 ROOMS
PRESENT OCCUPANCY: 66 ROOMS
GARAGE PARKING SPACES AVAILABLE: N/A
OPEN PARKING SPACES AVAILABLE: YES
CONDITIONS ON DAY OF INSPECTION: Sunny☐

RE: 12019 LAKE AVE
(CASE NO. CV-11-753994)
TEMPERATURE ON DAY OF INSPECTION: 80 °F

TYPE OF INSPECTION: Annual
- CN11-001002

Dear M/M MICHAEL A. GUGGENHEIM:

A recent inspection of the above noted property disclosed the following corrections are necessary for safe, sanitary, and proper maintenance standards as required by the Codified Ordinances of the City of Lakewood (Ord. 85-78).

The personnel of the Division of Housing and Building want to cooperate with you in keeping this city a fine place to reside. Efforts in maintaining this property are appreciated. The enforcement of Lakewood's Codes is critical to the future of the City and our department is prepared to work with you to make the following corrections.

If you have any questions on complying with the aforementioned correction(s), or if I may be of any assistance, do not hesitate to contact me. A re-inspection will occur on or about the above listed dates to verify compliance.

Property owners may qualify for financial assistance for major building corrections. Please contact the Division of Community Development at (216) 529-4663 for information about financial assistance.

This was a VISUAL INSPECTION. The city assumes no liability or responsibility for failure to report violations that may exist and makes no guarantee whatsoever that future violation(s) cannot or will not occur.

Correction Needed	Additional Information	Date to Comply
1. Other Violation - See Notes	CORRECTION NOTICE OF 2/4/10 RE: EXTERIOR HAD BEEN COMPLETED WITH THE EXCEPTION OF #81. PROPERLY SUPPORT/LEVEL/REPAIR WEST CANOPY, AND #83. REPAIR/REPLACE/MAINTAIN MISSING/DAMAGED EXHAUST FAN LOUVRE(S). PERMITS MUST BE ISSUED FOR THESE TWO CORRECTIONS BY 9/26/11 TO AVOID COURT SUMMONS.	9/26/2011
2. Other Violation - See Notes	APPROXIMATELY 25% OF THE SLEEPING ROOMS WERE INSPECTED. RANDOM ROOMS WILL BE ENTERED AT RE-INSPECTION. ALL CORRECTIONS NOTED APPLY TO ALL ROOMS.	9/26/2011

Correction Needed	Additional Information	Date to Comply
3. Maintain/provide doors/windows/screens (1306.25/29(d))	TEMPERED/SAFETY GLASS REQUIRED AT " HAZARDOUS LOCATIONS"(2007 O.B.C.2406.3), ALL ENTRY DOORS(REAR/EAST)	9/26/2011
4. Provide approved bathroom exhaust to exterior. (1306.17(c))	THROUGHOUT(115,PUBLIC,117,120,125)	9/26/2011
5. Maintain plumbing fixture(s) (1306.29(g)(8))	MAINTAIN TUB/SHOWER ANTI-SCALD/PRESSURE BALANCE VALVES THROUGHOUT	9/26/2011
6. Maintain plumbing fixture(s) (1306.29(g)(8))	REPAIR/REPLACE/MAINTAIN TUB TRIPWASTES AND HANDSINK POP-UPS THROUGHOUT	9/26/2011
7. Provide/maintain automatic door closures (1306.55)	THROUGHOUT	9/26/2011
8. Maintain receptacles/switches/fixtures (1306.22)	GLOBE ALL LIGHTS IN ALL OCCUPIABLE ROOMS AND SPACES (215,120,133)	9/26/2011
9. Eliminate extension cord used as permanent wiring (NEC 400.8)	THROUGHOUT (PARTICULARLY 215[UNDER CARPET])	9/26/2011
10. Remove debris from interior (1306.29(k))	REMOVE ABANDONED HOT WATER HEATERS/TANKS AND BOILER.	9/26/2011
11. Provide/maintain automatic door closures (1306.55)	ALL SLEEPING ROOM ENTRY/COMMON HALL DOORS. DUMBWAITER/CLOTHES CHUTE DOORS	9/26/2011
12. Maintain plumbing fixture(s) (1306.29(g)(8))	PROVIDE BACKFLOW PROTECTION DEVICE TO POTABLE WATER SUPPLY AT ICE MACHINE OR PROOF OF INTEGRAL/INTERNAL AIR GAP	9/26/2011
13. Maintain plumbing fixture(s) (1306.29(g)(8))	PROVIDE BACKFLOW PREVENTER DEVICE CONFORMING TO A.S.S.E. 1022 AT COFFEE AND BEVERAGE DISPENSERS/MACHINES	9/26/2011
14. Maintain plumbing fixture(s) (1306.29(g)(8))	PROVIDE SEPARATE SHUT-OFF VALVE TO EACH APPLIANCE WITHIN A REASONABLE LINE-OF-SIGHT OF THE APPLIANCE IT SERVES	9/26/2011
15. Maintain walls/floors/ceiling structurally sound (1306.29(a))	REPAIR/MAINTAIN LAUNDRY AND HOUSEKEEPING AREAS AND ROOMS IN GOOD CONDITION.	9/26/2011

Correction Needed	Additional Information	Date to Comply
16. Replace waste pipes (1306.29(g)(7))	REPAIR/REPLACE/MAINTAIN WASHING MACHINE DRAINS IN GOOD CONDITION AND TO OPERATE PROPERLY	9/26/2011
17. Maintain interior doors operable (1306.32(a))	THROUGHOUT(115,120, 218)	9/26/2011
18. Provide for re-inspection (1306.50)	1:30PM ON 9/26/11	9/26/2011

PER THE REQUIREMENT OF LAKEWOOD CODIFIED ORDINANCES, FAILURE TO COMPLY BY THE SPECIFIED DATES MAY RESULT IN THIS MATTER BEING REFERRED TO THE LAKEWOOD MUNICIPAL COURT POSSIBLY RESULTING IN FINES AND/OR PROSECUTION.

Prior to the start of work, permits are required for electrical, plumbing, heating, air conditioning, building, fencing, paving, and/or demolition work.

Thank you for your anticipated cooperation.

Timothy J. McDonough

Building Inspector

Phone: (216) 529-6282

E-Mail Address: Timothy.McDonough@lakewoodoh.net

CC:
EMERALD HOSPITALITY ASSOCIATES, INC
ATTN: JEFF MAHONEY
7261 ENGLE ROAD, SUITE #306
MIDDLEBURG HEIGHTS, OHIO 44130



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DAYS INN/ LAKEWOOD MANOR MOTEL
ATTN: GOVIND THAKKAR
12019 LAKE AVE
LAKEWOOD, OHIO 44107

DATE: 2/4/10
ZONING DISTRICT: MH
TYPE OF STRUCTURE: 3A
AUTHORIZED OCCUPANCY: 66 ROOMS
PRESENT OCCUPANCY: 66 ROOMS
PARKING SPACES AVAILABLE: N GARAGE `Y OPEN

RE: 12019 LAKE AVENUE

TYPE OF INSPECTION: Annual • Certificate of Occupancy • Complaint • DCD Program

Dear M/M **THAKKAR**:

A recent inspection of the above noted property disclosed the following corrections are necessary for safe, sanitary, and proper maintenance standards as required by the Codified Ordinances of the City of Lakewood (Ord. 85-78).

The personnel of the Division of Housing and Building want to cooperate with you in keeping this city a fine place to reside. Efforts in maintaining this property are appreciated. The enforcement of Lakewood’s Codes is critical to the future of our city, and our department is prepared to work with you to make the following corrections.

EXTERIOR CORRECTIONS

- 1. Remove unlicensed/immobile vehicle (1143.09)
- 2. Cease parking on lawn (1143.02(f))
- 3. Remove unapproved furniture from porch/patio/deck (1306.31)
- 4. Remove debris/unsightly material from yard area(s) (1306.31)
- 5. Remove debris/unsightly material from porches (1306.31)
- 6. Store firewood 8 inches above grade (1779.01(d))
- 7. Provide house numbers a minimum of 4” high (1313.04(b))
- 8. Provide sufficient garbage/rubbish containers with lids (1306.26/27)
- 9. Remove dead tree/branches (1306.31)
- 10. Maintain lawn/landscaping (1306.31)
- 11. Provide/repair/replace steps (1306.30(b)(1))
- 12. Provide materials that match and conform (1306.30(b)(2))
- 13. Provide/maintain gutters/downspouts (1306.29(c)) **see p.3, #79**
- 14. Seal downspouts to storm sewer (1306.29(e))
- 15. Maintain/provide lattice (1306.30(b)(1))
- 16. Repair/replace porch decking/trim (1306.30(b)(1))
- 17. Provide/maintain porch ceiling/pillars/rails (1306.30(b)(1))
- 18. Maintain/provide doors/windows/screens (1306.25/29(d))
- 19. Repair soffit/fascia (1306.30(b)(1)) **replace east**
- 20. Maintain Siding (1306.30(b)(1))
- 21. Repair/Replace roof (1306.29(c))
- 22. Maintain foundation/exterior walls (1306.29(a))
- 23. Maintain chimney (1306.30(a)) **point east**
- 24. Repair/replace driveway/service walk (1306.31) **maintain parking lot**
- 25. Maintain fence (1306.31) **west**
- 26. Maintain living fence 3 ft. maximum height (1153.02)
- 27. Raze and rebuild/repair garage (1306.30(b))
- 28. Maintain garage/siding/trim/windows/doors (1306.30(a))
- 29. Paint exterior surfaces where weathered/peeling (1306.30(c)) **see p. 3, #80**
- 30. Paint/stain steps/porch (1306.30(c))
- 31. Paint/stain bare/new surfaces (1306.30(c)(3))
- 32. Provide/maintain handrail on stairs (1306.29(e))
- 33. Remove cooking appliance/device from porches (1306.31/60)
- 34. Remove temporary holiday lighting (1306.22)

INTERIOR CORRECTIONS

- 35. Provide/maintain automatic door closures (1306.55)
- 36. Provide/maintain fire-rated doors (1306.55)
- 37. Maintain emergency lighting/exit signs (4101:3401.2)
- 38. Provide/maintain CO detector within 24 hours. CO detector shall be hard wired or 110 v A.C.(plug in) (1331.01(d))
- 39. Provide/maintain smoke detector within 24 hours. Smoke detectors shall be hard-wired or sealed, tamper proof, long life battery type. (1331.01(a))
- 40. Maintain Window(s) operable/in good repair (1306.29(d))
- 41. Maintain interior doors operable (1306.32(a))
- 42. Repair plaster (1306.29(k))
- 43. Maintain walls/floors/ceiling structurally sound (1306.29(a))
- 44. Provide/maintain handrail for all stairs (1306.29(e))
- 45. Maintain bath floor/walls impervious to water (1306.29(h))
- 46. Remove debris from interior (1306.29(k))
- 47. Provide/maintain approved heating facilities (1306.18/19)
- 48. Provide dirt leg for HWT/furnace (1306.29(i))
- 49. Provide proper pitch of flue pipe (1306.29(i))
- 50. Seal flue pipe at chimney (1306.29(i))
- 51. Provide approved flue pipe material (1306.29(i))
- 52. Provide full size HWT T & P valve runoff pipe (1306.29(i))
- 53. Maintain plumbing fixture(s) (1306.29(g)(8))
- 54. Replace waste pipes (1306.29(g)(7))
- 55. Repair/replace water supply pipes/valves (1306.29(g)(4))
- 56. Bond the water meter (NEC 250.68(B))
- 57. Provide approved installation of elec. conductors (NEC 300.4)
- 58. Eliminate improper splices (NEC 300.15)
- 59. Eliminate extension cord used as permanent wiring (NEC 400.8)
- 60. Eliminate dead end wiring/exposed live parts (NEC 90.4)
- 61. Replace broken/missing switch/receptacle covers (NEC 406.5/404.9(A))
- 62. Correct reverse polarity/grounding of receptacle (NEC 200.1/250.146)
- 63. Maintain receptacles/switches/fixtures (1306.22)
- 64. Ground three-prong receptacle(s) (NEC 406.3(B))
- 65. Seal unused openings in all boxes/panels (NEC 110.12(A))
- 66. Provide covers to all junction boxes (NEC 314.28(C))
- 67. Remove two wires under one lug (NEC 110.14(A))
- 68. Maintain/provide G.F.C.I. receptacle(s) (NEC 210.8(A)and(B))
- 69. Ground all panel boards (NEC 250.80 & 408.40)
- 70. Reduce fuses to 15/20/30 amperes (NEC 240.4(d))
- 71. Provide equipment grounding bar (NEC 408.40)
- 72. Provide grounded receptacle for appliances (NEC 250.114)
- 73. Secure elec. equipment to surface (NEC 110.13(A))
- 74. Provide working clearance at electrical equipment (NEC 110.26(A)(1))
- 75. Secure required permit (1306.62)(1306.63)
- 76. Secure/post the housing license (1306.43(a)) (1306.45)
- 77. Provide/post the custodian's name, hours & location (1306.33(c))
- 78. Provide for re-inspection at _____ on _____ (1306.50)

- 79. Properly support and maintain all downspouts, replace damaged/missing east gutter.(1306.30)
- 80. Paint/seal/maintain rusting/bare pipe and conduit; peeling/weathered soffit, fascia and trim throughout.1306.30)
- 81. Provide a written report from a construction design professional explaining the cause and remedy for west canopy failure.Properly support/level/repair canopy.(1306.30)(1306.49)
- 82. Repair/replace/maintain exterior electrical fixtures.(1306.22)
- 83. Repair/replace/maintain missing/damaged exhaust fan louvre(s). Remove abandoned chiller east; repair remaining surface to conform to surrounding. Replace/maintain or remove chimney screen. Restore/maintain window wells to grade. Point/maintain monument sign.(1306.30)
- 84. Provide/maintain wheel stops throughout parking lot.(1306.31)

If you have any questions on complying with the aforementioned correction(s) noted by **(X) #81 report** by **3/8/10** ; correction(s) **#81 repair** by **6/4/10**; and correction(s) **all others** by **5/3/10** , or if I may be of any assistance, do not hesitate to contact me.

FAILURE TO COMPLY BY THE SPECIFIED DATES MAY RESULT IN THE FILING OF A CRIMINAL COMPLAINT IN THE MUNICIPAL COURT.

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Phone: 216.529.6282

E-mail: Timothy.McDonough@lakewoodoh.net

Abbreviations used: BDR-bedroom, KIT-kitchen, BTRM-bathroom, LVRM-living room, DNR-dining room, CLR-cellar, AT-attic, D/U-dwelling unit

CC:



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DAYS INN/ LAKEWOOD MANOR MOTEL
12019 LAKE AVE.
LAKEWOOD, OHIO

DATE: 2/4/11 ZONING DISTRICT: MH

RE: 12019 LAKE AVENUE

TYPE OF STRUCTURE: 3a
AUTHORIZED OCCUPANCY: 66 ROOMS
PRESENT OCCUPANCY: 66 ROOMS
PARKING SPACES AVAILABLE: GARAGE OPEN

TYPE OF INSPECTION: Annual • Certificate of Occupancy • Complaint • Project Pride • DCD Program • Exterior

Dear M/M THAKKAR:

A recent inspection of the above noted property disclosed the following corrections are necessary for safe, sanitary, and proper maintenance standards as required by the Codified Ordinances of the City of Lakewood (Ord. 85-78).

The personnel of the Division of Housing and Building want to cooperate with you in keeping this city a fine place to reside. Efforts in maintaining this property are appreciated. The enforcement of Lakewood's Codes is critical to the future of our city, and our department is prepared to work with you to make the following corrections.

We have received a notice of termination of contract from the engineer previously working on correction #81 from notice of 2/4/10.

Provide/employ a construction design professional to monitor the incremental leveling of the west roof dormer by 2/28/11; submit a copy of contract to LKWD BLDG DEPT as proof of current compliance.

If you have any questions on complying with the aforementioned correction(s) by 2/28/11 ; or if I may be of any assistance, do not hesitate to contact me.

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