



Jack Bradley
Mayor

CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszniir
Director

David Faciana
Chief Building Official

The building department is responsible for enforcing construction and safety laws as well as Zoning regulations and enforcement. Our duties are guided primarily by the Ohio Building Code (OBC) and Ohio Revised Code (ORC) International property maintenance code (IPMC) Lorain City Ordinance (LCO). Core responsibilities include:

Building Code Enforcement

- Enforce the Ohio Building Code, Residential Code of Ohio, and related rules
- Ensure structures meet safety, health, accessibility, and energy-efficiency standards

Permits & Plan Review

- Review construction documents (architectural, structural, MEP)
- Issue permits for:
 - New construction
 - Additions and alterations
 - Electrical, plumbing, HVAC, and fire protection systems
- Verify zoning approval before permit issuance (often coordinated with zoning department)

Inspections

- Perform required inspections at various stages, such as:
 - Footings and foundations
 - Framing
 - Electrical, plumbing, mechanical
 - Fire protection systems
 - Final occupancy inspections
- Ensure work complies with approved plans and code
- Ensure all Zoning regulations are met

Certificates of Occupancy

- Issue Certificates of Occupancy (CO) or Temporary COs
- Confirm buildings are safe for use before occupancy via special inspection, conducted with Building inspector, Plumbing inspector, Electrical inspector and the Fire Department

200 West Erie Avenue, 5th Floor, Lorain, Ohio 44052

Building Division: (440) 204-2045 Fax: (440) 204-2540 | Housing & Planning Division: (440) 204-2020 Fax: (440) 204-2080
Cityoflorain.org



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Zoning Enforcement & Compliance

- Enforce the International property maintenance code
- Enforce the Lorain Zoning Code
- Investigate complaints and unsafe structures
- Issue:
 - Notices of violation
 - Stop-work orders
 - Orders to correct unsafe or illegal construction
 - High Grass
 - Bulk Trash (on tree lawn or in right of way)
- Coordinate enforcement actions when necessary
- Submit citation for housing court
- Work with Lorain Health Department

Fire & Life Safety (in coordination)

- Review and inspect fire protection systems
- Enforce life-safety and accessibility requirements
- Coordinate with fire departments and state agencies

Accessibility & ADA Compliance

- Enforce state accessibility requirements (aligned with ADA standards)
- Review public and commercial projects for compliance

Coordination with State of Ohio Board of Building Standards

- Work under authority of the Ohio Board of Building Standards (OBBS)
- Report data and follow state certification and training requirements

Public Assistance & Records

- Provide guidance to contractors, design professionals, and residents
- Maintain permit, inspection, and occupancy records
- Educate the public on code requirements and processes



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Building Department Staff

Chief Building Official

- Dave Faciana

Permit Techs

- Megan Warrens
- Reiko Lucente

Building Department Office Manager

- Carmen Abutin-McHugh

Building Department Secretary

- Kande Cummins

Building Inspectors

- Dave Faciana (CBO, RBO, Building, Mechanical, Fire Suppression and Fire Alarm Inspector, Plan examiner)
- Andy Ward (Plumbing Inspector, Residential Building Inspector)
- Paul Sopko (Electrical Inspector)
- Chris Yates (Building Inspector)

Zoning Officer

- Evelisse Atkinson

Zoning and Housing Inspector

- Andy Arocho (Housing Inspector Supervisor)
- Juan Cortes-Ruiz (Housing Inspector)
- John Berrios (Housing Inspector)