



City of Lakewood
Department of Housing
and Building

City of Lakewood, Ohio
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Contractor and Homeowners acting as General Contractors

Per LCO § 1306.66

“No permit shall be issued until the applicant has registered on a form prescribed by the Administrator of the City Income Tax, the name of the general contractor, subcontractors and all other persons involved with the actual construction, the place of business of each, and the person or persons to whom correspondence shall be directed for each such contractor, subcontractor or other persons involved.”

Per LCO § 1321.02:

(a) No person, corporation, partnership, firm or other business association shall, acting in the capacity of a contractor, engage in heating, ventilating and/or air conditioning work, hydronics work, electrical work or plumbing work, without first registering for each trade with the Building Commissioner.

(b) “Contractor”, for the purpose of this section, means any person, corporation, partnership, firm or other business association who performs any work specified above for consideration evidenced by an oral or written agreement. “Contractor”, for purposes of this section, shall also mean any person, firm, corporation or other business association which negotiates a contract either written or oral for any work specified above, but does not perform physical labor to complete the work as set forth in the contract.

Per LCO § 1323.01

(a) No person, corporation, partnership, firm or other business association acting in the capacity of a contractor shall work at the trade or occupation of building, constructing, altering, repairing, painting, moving or demolishing any building or other structure or do landscaping on the site thereof or do any plaster work, mason work, brick laying, roofing work, paving, fencing or commercial snow plowing by motor vehicle, unless such person, corporation, partnership, firm or other business association has been duly registered as a contractor by the Building Department.

(b) Persons employed by the owner of the property in the capacity of a Building Custodian shall not be required to register or be otherwise subject to any provisions of this chapter.

(Note: They must be properly licensed by the State of Ohio Construction Industry Licensing Board (OCILB))

(c) “Contractor”, for the purpose of this section, means any person, corporation, partnership, firm or other business association who performs any work specified above for consideration evidenced by an oral or written agreement. “Contractor”, for purposes of this section, shall also mean any person, firm, corporation or other business association which negotiates a contract either written or oral for any work specified above, but does not perform physical labor to complete the work as set forth in the contract. No corporation, partnership, firm or other business association shall engage in work for which a Certificate of Registration is

required, unless at least one responsible member, officer or employee of such corporation, partnership, firm or other business association has been registered pursuant to this chapter. All work performed by such corporation, partnership, firm, or other business association shall be under the direct supervision of the registered person. (Ord. 48-80. Passed 10-6-1980.)

All workers under your registration must be on your payroll and receive a Form W2. If you pay your help, or sub work out a Form 1099-MISC must be issued to each person to whom you have paid at least \$600 they are designated as independent contractors and must also be registered. If they are doing work in any of the five specialty trades (Electrical, Plumbing, HVAC, Hydronics or Refrigeration) they must also be licensed by the OCILB.

NOTE: “Homeowner” permits for 1, 2, and 3 family dwellings are issued based upon the homeowner performing the physical labor to complete the scope of work. If you pay your help by other than Form W2, they are a contractor and must be registered before performing any work.