

COMMERCIAL PLAN APPROVAL APPLICATION

DEMOLITION (14)

Site of Demolition _____ Parcel # _____

Owner _____ Date _____

Address _____ Phone _____

City _____ State _____ Zip _____

Contractors Name _____ Phone _____

Address _____ City, St., Zip _____ Reg. # _____

- I. Commercial Building; Industrial Building; 1,2,3 Family Residential Building; Other Type Building or Structure (please specify):

- II. Dimensions of Building _____ ft. by _____ ft:
Basement _____ sq. ft.; First Story _____ sq. ft.;
Second Story _____ sq. ft.; Third Story _____ sq. ft.;
No. and sq. ft. of additional stories _____

TOTAL SQ. FT. _____

- III. Subcontractors:

- IV. Compliance with the following sections:

CONDITIONS REQUIRED DURING DEMOLITION

In addition to the requirements set forth the following conditions shall be maintained during the course of demolition.

- a.) The area shall be kept dust free using covered chutes, etc. in disposing and hauling away debris.
 - b.) The work area shall be cleaned of debris periodically to prevent accumulation causing hazardous and unhealthful conditions.
 - c.) Working conditions and equipment for laborers shall be in accordance with the laws of the State governing demolition of buildings.
 - d.) Adequate protective measures shall be provided during demolition; and
 - e.) All storm and sanitary laterals shall be plugged prior to the demolition of the building. These connections must be plugged in the City right-of-way unless approval is obtained from the City Engineer prior to the demolition of the building.
- The Building Inspector is authorized to impose a stop work order when, in his opinion, the requirements of this section are not being complied with. Work shall not resume until the Building Inspector withdraws the stop work order.

TIME TO COMPLETE DEMOLITION

Demolition work shall be completed **within 30 days** from the date of the issuance of the permit except that in the case of unusual conditions prohibiting completion, the Building Inspector may allow an additional 30 days for the work to be completed. Cleaning up of the premises shall be accomplished within the time allotted for the work to be done.

- V. No debris or materials shall be buried or deposited at the Demolition Site unless prior written approval is obtained by the City Engineer.
- VI. Compliance is required with all applicable Federal, State and City laws, regulations and codes, including, but not limited to, the following:
 - a.) National Emissions Standard for Asbestos (40 CFR Part 61 Subpart M);
 - b.) Ohio Asbestos Emission Control Rules (OAC Rule 3745-20);
 - c.) All Environmental laws, rules and regulations, including the removal of all hazardous or contaminated material or soil in compliance with all applicable laws.
- VII. The undersigned shall fully indemnify and forever save the City, its elected officials, employees, agents and legal representatives, harmless from and against any and all losses or damage, including reasonable attorney fees and court costs, by reason of any claims, demands or actions that may at any time hereafter be made or brought against the City by any person, firm or corporation, in any capacity whatsoever, arising out of any event, transaction, obligation, use of, or act of or by the undersigned or any of his/her employees, agents, legal representatives, including but not limited to, expenses, legal or otherwise, that may be incurred in defending and preparing to defend any such claims, demands or actions, and against and loss or damage arising from such claims, demands or actions.

The undersigned hereby certifies that the information contained herein is accurate to the best of his/her knowledge. The undersigned owner or owner’s agent, by commencing or authorizing commencement of work, takes full responsibility for compliance with City, State, and Federal codes relative to demolition activity.

WARNING: Beginning work without permit in hand shall result in payment of a double fee.

PERMIT MUST BE CONSPICUOUSLY POSTED FOR PUBLIC VIEW
(Preferably in front window)

Total Cost of Demolition \$ _____

Signature of Owner _____

Signature of Owner’s Agent _____

**3% will be added to the total cost of your permit–this is sent to the State of Ohio Board of Building Standards.

Application Approved Application Denied By _____ Date _____

Remarks _____

Demolition Specs

Scope of work:

All demolition activities shall conform to the following requirements:

- a. All structures and improvements within the project area shall be razed and removed from the site. All foundations shall be removed including basement slabs. The hard fill can be requested to be buried, in the excavation, providing no future plans for a new building. Approval of the Building Official is required. All building materials, rubble, junk, brush, debris, etc. shall be removed from the entire project site. The area shall be cleaned of debris periodically to prevent accumulation causing hazardous and unhealthful conditions. The area shall also be kept dust free as possible.
- b. All on-grade concrete slabs, sidewalks and asphalt shall be removed from the project site unless otherwise noted, this includes drive and aprons. Driveway aprons shall be removed. The public sidewalks are not part of the project site and must be protected from damage. The contractor will be responsible for replacing any damaged sidewalk at their expense.
- c. All excavations, pits, depressions, holes, etc. whether or not resulting from the demolition of the building shall be filled with clean fill. All fill will be compacted, in stages, so that settling should not occur.
- d. The site shall be graded to such extent that all portions of the lot are leveled to permit mowing of grass by conventional means and preventing ponding of water.
- e. Every demolition site shall be left in a clean, graded condition. The grade shall be consistent with the grade that was present prior to the demolition so that the surface drainage to or from the abutting property is not adversely affected. If there is to be grade change at the demolition site as a result of demolition operations, the Building Official must be notified and approval must be granted prior to the grade change.
- f. The demolition site shall be seeded with hardy, fast germinating and sufficient grass seed to ensure that a stand of grass will grow. The area will then be covered with straw. Hydro seeding may be used provided that grading and soil preparation standards are met.
- g. All existing water, sewer, gas, electric, and telephone lines, or other connections, outside of the building shall be properly disconnected, plugged or capped by the contractor at his own expense. A separate street opening permit is required for water and sewer line disconnections. Disconnection work shall be done under the supervision of or pursuant to the specifications of the **City Public Works Dept.** (regarding excavating sewer permits and specifications). Note; in the event there is a septic tank, it too must be disposed of properly.

Notice to Proceed:

Execution of the contract agreement, a Notice to Proceed will be issued to the contractor which will clearly and accurately set forth the area and the structures which are thereby released to the contractor for demolition and site clearance. Inspection and approval is required before payment is authorized.

CALL BEFORE YOU DIG!
OUPS 1-800-362-2764