



Permit Application Submission Procedure

Demolition

- A permit is required to demolish any structure larger than 500 square feet. When a primary structure is demolished, all accessory structures must also be taken down.
- A completed application with Site Plan, Environmental Study (if applicable), Structure Photos and Payment must be submitted to the Zoning Department for approval. (Checks made payable to City of Tallmadge. Applications are reviewed for compliance and approved for a Demolition Permit within 14 days.
 - Plan requirements: Submit (1) set of construction plans and documents (plans are NOT necessarily required to be sealed by an Ohio registered design professionals), at a minimum, shall include the following:
 1. Site details: Construction documents shall show the location of the building to be demolished, location of adjacent buildings and their means of egress, details of pedestrian protection/barriers, as well as dimensions to the interior property lines and/or streets. Fire department access shall be maintained as per the local fire official.
 2. Building details: The plans shall indicate the extent of the removal of the building footing/foundations, specifications on back-fill materials, ground elevations/topography after completion, means of preventing water accumulation, adjacent property protection, utility capping/disconnection information, etc.
- Structure Photos must show all elevations.
- Ohio EPA's asbestos requirements apply to demolition activities at any institutional, commercial, public or industrial structure or any operation involving the demolition of multiple residential structures within a scheduled period of time.
 - Activities at non-commercial residential buildings that have four or fewer dwellings are not subject to Ohio EPA's asbestos requirements, unless the units are part of a larger installation or project.
- Demolition work shall be done in strict accordance with all applicable laws, ordinances and codes of the City of Tallmadge.
- It is the owner's responsibility to contact each utility provider having utility service connections as well as all other entities relevant to work being done.
- City of Tallmadge Utilities must grant approval before permit can be issued. They can be contacted at 330-633-0851.
- Contractors working in the ROW **must** register with the City of Tallmadge.
- When the demolition is cleared and prior to fill, contact the Planning & Zoning Department for inspection.

Technical Specifications for Demolitions

Demolition and Removal Procedures:

1. The contractor shall remove the entire building, including all walls, floors, ceiling and foundation supports of all kinds to the basement level. The existing ground level shall be considered to be a straight line drawn between the front highest present elevation and the rear lot line elevation.
2. In cases where basements exist, the contractor shall break up the basement floor in such a manner as to permit the drainage of water. Basement walls, both exterior and interior, shall be removed to the basement floor level or broken up in pieces not larger than six inches in diameter and incorporated with suitable fill material. Basements shall be backfilled with clean fill material. The contractor shall furnish the required amount of fill material for completing and filling in of basements.
3. All vault spaces shall be filled with material which shall consist of sound durable crushed limestone, crushed slag, crushed gravel or slacker aggregate. The material shall be such that it will compact to the satisfaction of the City. The crushed aggregate shall be thoroughly compacted to a depth of six inches to 100% of maximum dry density. The contractor shall not remove, damage, or destroy vaults of private or public utilities.
4. All metal storage tanks found underground are to be removed and disposed of. All underground masonry structures are to be broken and filled with clean earth. In the case of cisterns or cesspools, the contractor shall notify the City of the existence of the same prior to the removal thereof, and upon obtaining approval, shall break up such cisterns and/or cesspools and cause the voids or cavities to be filled with clean earth.
5. Where basements or excavations are located within five feet of the straight line, as defined in Number 1, a fence shall be erected along the street line and extended five feet beyond such basement or excavation.
6. In addition to other restrictions, the burning of any materials or rubble on the site is not permitted without approval by the City of Tallmadge Fire Chief and the Ohio EPA. A fire extinguisher shall be present, or water line shall be laid at all points where burning torches are used for cutting.
7. The contractor shall dispose of all rubble and debris in a licensed facility. All trucks used for hauling must use tailgates and will be required to use approved City truck routes. Any material dropped from the trucks must be picked up. It shall be the responsibility of the contractor to clean daily the hauling route of all materials dropped from the haul trucks. The condition of the haul route shall at all times meet the approval of the City. The contractor will be required to maintain streets and clean daily from them any dirt and debris falling from the hauling trucks or from tires.
8. If any building or part thereof which is being razed or demolished contains asbestos in quantities or under circumstances subjecting such asbestos to Federal and/or State asbestos removal regulations, the removal of such asbestos shall be performed only by a person, firm or corporation certified by the applicable Federal and/or State approval authorities for such removal and shall be performed in accordance with the methods and procedures required by applicable Federal and/or State statutes and regulations. If there is any question or uncertainty regarding the existence of asbestos subject to Federal or State asbestos removal regulations, no permit shall be issued, and no work shall be commenced until a determination of the need for special asbestos removal procedures has been determined by the County Health Department.
9. The use of explosives to perform the work is prohibited.
10. Prior to commencing any demolition on any parcel, the contractor shall prepare the work in such a manner as to keep dust at a minimum. Dust shall also be controlled during all loading and hauling operations. Water required for the control of airborne particulates and dust must be arranged for in advance and be on-site day one. Water hydrant usage is restricted – City water usage is regulated by the Water Department. 330-633-0851.
11. The contractor shall furnish and erect all temporary sidewalks, barricades, covers, and other temporary structures for the proper and safe conduct of the work as required by law, and shall remove all such temporary structures upon the completion of the work.
12. The work of demolishing any structure shall not begin until pedestrian and occupants, if present, protection is in place (OBC 3306.1). In addition, adjoining public and private property shall be protected from damage during demolition work. (OBC 3307.1)
13. Service utility connections shall be disconnected and capped in accordance with the approved rules and the requirements of the authority having jurisdiction. (OBC 3303.6)

Cleaning the Site:

The contractor shall remove all equipment and debris from the completed parcels and leave the grounds in a neat condition free from stones, rubbish, or debris of any nature. The area must be seeded and strawed

Treatment of Abandoned Water Wells:

1. All water wells will be considered abandoned unless otherwise specified.
2. All cisterns, springs or ponds will be considered abandoned.
3. Water wells to be permanently abandoned shall be completely filled with grout in order to seal the aquifer to prevent contamination of ground water.
4. Cisterns to be permanently abandoned shall be emptied and completely filled with an inert solid material.

Treatment of Abandoned Household Sewage Disposal Systems (Septic Systems):

1. Abandoned sewage disposal system shall be cleaned and filled to the surface of the surrounding ground with suitable material.
2. All underground tanks or other voids shall be pumped, crushed, and filled with suitable material.

When the demolition is cleared and prior to fill, contact the Planning & Zoning Department for inspection.

SWIMMING POOLS

PARTIAL REMOVAL

Filling in a pool involves

1. draining the pool (see note below),
2. punching holes in the bottom,
3. demolishing the top layer of the pool (at least 36"),
4. placing the rubble in the bottom,
5. filling in the pool with additional dirt and topsoil and
6. compacting the soil, and
7. reseed the area if appropriate.

PROS:

- Affordable way to remove an inground pool
- Fast completion

CONS:

- The removal must be disclosed to future buyers of the property, and it could affect the value of the home.
- If this method isn't performed properly, there is an increased risk of sinkage, swelling, or lack of proper seepage. (Have the backfill performed by an engineering technician greatly decreases the chances of this.)

COMPLETE REMOVAL

Filling in a pool with complete removal involves

1. draining the pool (see note below),
2. remove all materials, like concrete/gunite, fiberglass, liner, rebar, etc., and
3. haul away,
4. filling in the pool with additional dirt and topsoil and
5. compacting the soil, and
6. reseed the area if appropriate.

PROS:

- Although having to disclose the full removal of a pool once on the property, it should have little to no impact on the home's value.
- With no concrete buried in the old pool, the risk of sinkage and seepage is greatly reduced, even eliminated.

CONS:

- This option is more expensive than partial removal.

NOTE:

Pools may be drained onto natural ground at a metered rate as to allow the water to percolate into the soils. However, if it is adversely affecting adjacent properties then the pool must be discharged directly to the storm sewer. Such discharge shall only be permitted when the chlorine residual is below the lowest measurable value of the typical home test kit (usually 0.5 mg/L chlorine). - Ordinance 67-2019



DEMOLITION APPLICATION

Please complete all areas and include:

Non-refundable Permit Fee - \$100

Bond (if applicable) \$ _____

*To be determined by Director of Public Service

Site Plan

Structure(s) Photos

Environmental Study (if applicable)

When a primary structure is demolished, all accessory structures must also be taken down.

A permit is required for each structure over 500 sq. ft.

Project Address:		Zoning District:
Structure Description: <i>(i.e. Commercial Structure, Residential Dwelling, Garage, Barn, etc..)</i>		

APPLICANT NAME:			
COMPANY NAME:			
PHONE NUMBER:		EMAIL ADDRESS:	

PROPERTY OWNER INFORMATION					
Name					
Mailing Address					
City		State		Zip Code	
Phone Number		Email Address			

CONTRACTOR INFORMATION					
<i>Contractor working in the right-of-way is required to register with the City</i>					
City of Tallmadge Contractor Registration # _____					
Company Name					
Mailing Address					
City		State		Zip Code	
Contact Person					
Phone Number		Email Address			

Residential: Year Built: _____ Construction: _____ Basement: Full Partial None

Commercial: Year Built: _____ Construction: _____ Basement: Full Partial None

Accessory Building: Size _____ Year Built: _____ Construction: _____

Historic Structure: No Yes If yes, Heritage Commission Approval: Yes No Date: _____

Demolition Start Date: _____ **Demolition Finish Date:** _____

Is the structure within 15 ft from the right-of-way? No Yes *(If yes, 6 ft, solid barricades and light required)*

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I understand that I must contact each utility provider having utility service connections as well as all other entities relevant to work being done.

Electric service disconnected: Utility provider contacted: Yes No N/A

Natural Gas service disconnected: Utility provider contacted: Yes No N/A

Phone/Cable service disconnected: Utility provider contacted: Yes No N/A

Water Well capped: Report filed with Ohio Dept of Natural Resources: Yes No N/A
Health Dept. contacted: Yes No N/A

Sanitary Lateral/ Septic System disconnected, crushed, filled Health Dept. contacted: Yes No N/A

Cistern, cesspool, underground vault or underground metal storage tank? Yes No N/A

Environmental Survey completed: Asbestos: not detected detected
(Residential buildings that have four or fewer dwellings not subject to this requirement) ARAQMD contacted: Yes No N/A

Sanitary Sewer line plugged at ROW: City of Tallmadge Utilities/DOSSS contacted: Yes No N/A

Water service disconnected at ROW shut off: City of Tallmadge Utilities contacted: Yes No N/A

Utility Notes:

All debris must be cleared away and the site restored.

Approvals are solely based on information and plans submitted and becomes void if altered without prior approval of the Planning & Zoning Department.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE INFORMATION IN AND WITH THIS APPLICATION IS TRUE AND ACCURATE, AND CONSENTS TO AGENTS OF THE CITY ENTERING PREMISES FOR INSPECTION AND VERIFICATION OF INFORMATION SUBMITTED UPON APPROVAL OF THIS APPLICATION.

I UNDERSTAND THAT I MUST CONTACT THE CITY OF TALLMADGE ZONING DEPARTMENT 48 HOURS PRIOR TO COMMENCEMENT OF DEMOLITION AND WITHIN 48 HOURS OF COMPLETION TO INITIATE INSPECTION.

Applicant Signature: _____ Date: _____

Owner/Authorized Agent Signature: _____ Date: _____

FOR OFFICE USE ONLY:
Tallmadge Utilities Department Approval: _____ Date: _____
Tallmadge Zoning Department Approval: _____ Date: _____