

DEMOLITION APPLICATION GUIDE

SUBMISSION PROCEDURE

- Submit the completed application packet with payment (per the fee schedule) to the Planning & Zoning Department (checks payable to City of Tallmadge). A completed application includes:
 - Environmental Study (if applicable),
 - Structure Photos to show all elevations
 - 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:
 - 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.
 - 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.
- 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.
- 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.

For SWIMMING POOL DEMOLITIONS:

PARTIAL REMOVAL:

Filling the 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,
6. compacting the soil, and
7. reseed the area if appropriate.

COMPLETE REMOVAL:

Filling the pool with complete removal involves

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

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

Technical Specifications for DemolitionsDemolition and Removal Procedures:

1. The contractor shall remove 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.



PLANNING & ZONING DEPARTMENT | 46 NORTH AVE, TALLMADGE, OH 44278 | P 330.633.0090 | F 330.633.1359 | ZONING@TALLMADGE-OHIO.ORG | WWW.TALLMADGE-OHIO.ORG

OFFICE USE ONLY			
RCT		FEE	
<input type="checkbox"/> PZ	<input type="checkbox"/> SVC	<input type="checkbox"/> STR	<input type="checkbox"/> UTIL <input type="checkbox"/> ENG <input type="checkbox"/> B/C

PLANNING & ZONING CERTIFICATE APPLICATION

BASIC APPLICATION REQUIREMENTS (See the appropriate application guide for any additional requirements)

- Completed & Signed Application Form
 Application Fee
 Plot Plan
 Building Plan
 Additional per Application Guide

APPLICATION TYPE (Check all that apply)

SITE DEVELOPMENT		DEVELOPMENT	USE PERMIT
<input type="checkbox"/> Residential Construction	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Preliminary Plat/RePlat	<input type="checkbox"/> Use & Compliance
<input type="checkbox"/> Non-Residential Construction	<input type="checkbox"/> Signage	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Demolition	<input type="checkbox"/> Engineering Review	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Similar Use

PROJECT DETAILS

PROJECT: _____

PROJECT ADDRESS/LOCATION _____

EXISTING CONDITIONS	PROPOSED PROJECT DETAILS, WHERE APPLICABLE
---------------------	--

ACREAGE: _____ NO. OF LOTS _____ SQ.FT OF PROPOSED STRUCTURE: _____

ZONING DISTRICT: _____ PROPOSED ZONING DISTRICT: _____

EXISTING LAND USE: _____ PROPOSED LAND USE _____

CHECK ALL THAT APPLY AND PROVIDE DOCUMENTATION: _____ EST COST (TRACKING PURPOSE ONLY): _____

- EASEMENT
 FEMA FLOODPLAIN
 RIPARIAN
 WETLANDS

CONTACT INFORMATION

Applicant

 Company _____
 Address _____
 Phone _____
 Email _____

Architect/Engineer/Surveyor/Other: _____

Name _____
 Company _____
 Address _____
 Phone _____
 Email _____

Owner

 Company _____
 Address _____
 Phone _____
 Email _____

Architect/Engineer/Surveyor/Other: _____

Name _____
 Company _____
 Address _____
 Phone _____
 Email _____

SIGNATURES & ENDORSEMENTS

_____ I UNDERSTAND THAT I MUST CONTACT SUMMIT COUNTY DEPARTMENT OF BUILDING STANDARDS (330-630-7280) TO VERIFY BUILDING DEPARTMENT REQUIREMENTS FOR APPLIED PROJECTS.

_____ I UNDERSTAND THAT I MUST CONTACT THE CITY OF TALLMADGE ZONING DEPARTMENT WHEN THE PROJECT IS STAKED OUT FOR SETBACK COMPLIANCE. I AM RESPONSIBLE FOR DETERMINING PROPERTY LINES AND MAINTAINING THE APPROVED SETBACKS.

The undersigned hereby certifies that the information in and with this application is accurate, and consents to employees and/or agents of the City entering the premises for inspection verification of the information submitted.

Applicant's Signature _____ Date _____

Owner's Signature _____ Date _____

OFFICE USE ONLY	
REVIEWED BY: _____	DATE: _____
BOND AMT: _____	<input type="checkbox"/> CASH <input type="checkbox"/> CERT _____
<input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED AS NOTED <input type="checkbox"/> DENIED	

DEMOLITION APPLICATION

PROPERTY LOCATION: _____

Use: Residential Commercial Industrial

- When a primary structure is demolished, all accessory structures must also be taken down
- A permit is required for each structure over 500 square feet.
- All debris must be cleared away and the site restored.

- | | |
|--|--|
| <input type="checkbox"/> Bond submitted \$ _____
<i>(as determined by Director of Public Service)</i> | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Structure(s) photos included | <input type="checkbox"/> Environmental Study (if applicable) |

PROJECT DETAIL

Is the property on a Corner? Yes No

STRUCTURE DETAILS

Structure Description:

Historic Structure: No Yes If yes, Heritage Commission Approval: No Yes 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)

STRUCTURE	SIZE (square feet)	YEAR BUILT	TYPE OF CONSTRUCTION	BASEMENT
<input type="checkbox"/> Residential				<input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> None
<input type="checkbox"/> Non-Residential				<input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> None
<input type="checkbox"/> Accessory Structure				<input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> None

PROPERTY LOCATION: _____

_____ I understand that prior to submittal of application, I must contact each utility provider having utility service connections as well as all other entities relevant to work being done.

Water Service disconnected at ROW shut-off: Tallmadge Utilities contacted Yes No n/a

Sanitary Sewer line plugged at ROW: Tallmadge Utilities/DOSSS contacted Yes No n/a

Water Well Capped: Report filed with ODNR Yes No n/a
Health Department contacted Yes No n/a

Sanitary Lateral/Septic System disconnected, crushed, filled: Health Department contacted Yes No n/a

Cistern, cesspool, underground vault or underground metal storage tank: Yes No n/a

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

Environmental Survey completed: Asbestos Detected Yes No n/a
(Residential buildings that have four or fewer dwellings are not ARAQMD contacted Yes No n/a
subject to this requirement)

DOSSS - Department of Sanitary Sewer Services
ODNR - Ohio Department of Natural Resources
ARAQMD - Akron Regional Air Quality Management District

Approvals are solely based on information and plans submitted and becomes void if altered without prior approval of the Planning & Zoning Department. A Zoning Certificate under which no work is commenced within one (1) year shall expire per Section 1102.07 H of the Zoning Code.

FOR OFFICE USE ONLY:

Tallmadge Utilities Department Approval: _____ Date: _____

Tallmadge Zoning Department Approval: _____ Date: _____

Utility Notes: