



Re: Rules and regulations for **DEMOLITION OF BUILDINGS**

1. A building permit is required for the demolition of any building or appurtenant structure. See **Policy Bulletin 88-01-A for additional requirements for commercial buildings (attached)**.
2. All existing water, sewer, gas, electric, steam 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 of applicable utility. (See Section 1311.12 Building Code regarding street opening permits and specifications.)
3. The contractor shall protect all public sidewalks, curbs, streets, sewers and water lines, and any neighboring public or private structures, from damage. The contractor shall be held liable for damage resulting from demolition activities and shall restore or repair any structure or facility damaged in the course of demolition. Any adjoining or party walls shall be restored to conform to existing exterior walls or an approved alternative, with proper support and foundations maintained or provided.
4. The contractor at the direction of the Building Department shall erect and maintain temporary barricades or enclosures at the demolition site and shall, if ordered, use warning lights and/or watchmen to prevent injury to persons or damage to property. Watchmen shall be provided at the contractor's expense. The City must receive, in writing, requests to block sidewalks or other public rights-of-way. Such requests must be received with the demolition permit application.
5. Open burning of debris or other combustibles is prohibited.
6. The contractor shall provide for dust and litter control, as needed.
7. All work in connection with breaking up basement floors, disconnecting water lines and bulkheading sewer connections shall be done in the presence of and with the approval of City personnel (building inspectors, and Water or Service Department staff).
8. Fences and paved areas shall be removed from the property as directed by the Building Department.

9. Upon completion of demolition activities, all debris, rubbish and trash shall be removed. The project site shall be graded to provide for proper drainage (please see item 11h). The site shall then be properly landscaped (by seeding or with sod).
10. Location of dumpsters must be approved in advance by the Building Department. Please supply a site plan showing where the dumpster(s) are to be located.
11. **The following demolition specifications apply to all buildings:**
 - a. Demolition includes the removal of all walls, floors, piers, and foundation supports to an elevation of eighteen (18) inches below the final finished grade.
 - b. Asbestos removal activities shall conform to state and federal regulations. Contact City of Cleveland, Division of Air Pollution Control, 664-3500, for asbestos removal information and permit procedures.
 - c. Basement floors shall be broken into sections not greater than one (1) square yard to provide proper water drainage.
 - d. All debris shall be removed promptly from the demolition site, including from basement areas. Backfilling of basements or other substructures shall be done by the contractor.
 - e. No wall over ten (10) feet high of any width or length without proper lateral support shall be permitted to remain standing after working hours.
 - f. Basements shall be filled with any non-combustible material, the individual pieces of which are not to exceed one (1) cubic foot in volume to a grade of not less than eighteen (18) inches below the final future finished grade. Fill for the 18 inches to the grade line shall be clean sand and/or loam or other fill approved by the Building Department. The fill shall be placed in such a manner as to prevent the formation of voids which could lead to uneven settling.
 - g. The finish grade line shall drain the lot towards the public right-of-way or with the natural contours of the land. Ponding of water shall be avoided.
 - h. Driveway aprons shall be removed, and sidewalks and curbs installed where necessary. (See Policy Bulletin 87-01 for curb and sidewalk specifications.)
12. For specifications on removal or filling of out-of-use service station fuel storage tanks, call the Fire Prevention Bureau at 291-2291.

For further information, contact the Building Department at 291-4900.