



CITY OF BROADVIEW HEIGHTS ENGINEERING DEPARTMENT

9543 BROADVIEW ROAD
BROADVIEW HEIGHTS, OH 44147
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DEMOLITION GUIDELINES

All contractors must be registered with the City of Broadview Heights Building Department for any and all construction activities within City limits. Applications are available on the City's website.

The following procedures shall be implemented for demolition of dwelling houses and/or other accessory structures:

1. A building permit shall be secured prior to demolishing a dwelling house, accessory structure, and/or a commercial building. If there is an accessory structure such as a shed on the same parcel with the main building, it shall be noted that two structures are removed.

2. A permit is required prior to demolition. The fees are as follows:

- For Residential: \$100.00 (+ 1% State Fee) Demolition Permit Fee= \$101.00
- Each Accessory Structure: \$30.00 (+ 1% State Fee) = \$30.30
- For Commercial: \$100.00 (+ 3% State Fee) Demolition Permit Fee= \$103.00
- \$90.00 Engineering Inspection Fee
- \$5,000 Street Opening Deposit, if required by Engineering and/or Building

3. The demolition contractor must be currently licensed to obtain a demolition permit.

4. All utilities are to be properly capped and terminated and approved by the appropriate utility company. The following utility companies shall be contacted by the demolition contractor and request written documentation to submit to the Building Department, proving termination:

- **Gas** - Dominion East Ohio Gas – 216-736-6697
- **Electric** - First Energy – 1-800-589-3101
- **Water** - Cleveland Water – 216-664-2444
- **Sewer** – City of Broadview Heights – 440-838-4705
- **Septic** - Cuyahoga County Board of Health – 216-201-2001 ext. 1231

5. Demolition debris must be placed in a licensed construction and demolition debris facility except that clean, hard fill, as permitted by the EPA, may be used on site in legitimate fill operations for construction purposes.

6. Compaction Requirements :

- Footers must be removed.
- Backfill Fill the basement and out buildings with masonry material or fractured gravel of #57 size or smaller or sand with compaction.
- Onsite masonry block and concrete material must be broken up to 12" size or smaller including garage and basement floor slabs.
- If basement wall material is to be utilized as fill material, the walls are to be knocked over and broken up to a size 12" or smaller.
- No off site construction material may be brought on site to be used as fill material and no organic material is allowed as fill material.
- Fill the remaining voids with fractured stone or sand leaving it 4" higher than the surrounding area after compaction.
- Place 4" of screened top soil, seed and mulch over the disturbed area.
- All demolition material is to be removed from the site as the structure is being demolished, no stockpiling any material.
- All trees, brush, limbs, bushes are to be removed by the contractor as part of this project.
- Backfill shall not contain any organic material and/or hazardous materials including asbestos.

7. All excavations are to be backfilled and the ground grade restored to the adjoining finish grades. The area shall be re-seeded for erosion control.

8. Pedestrian protection is required at all times.

9. The holder of the demolition building permit shall contact the Building Department to schedule a final inspection upon completion of the demolition, grading, and reseeded.

10. Demolition contractor is responsible to properly discard all wastes and hazardous materials such as asbestos.