



VILLAGE OF HARVEYSBURG

Jonathan Funk, Mayor – Steven Rivera, Certified Building Official

79 WEST MAIN STREET · HARVEYSBURG, OHIO 45032-9998

MEMORANDUM

To: Harveysburg Village Council

From: Steven J. Rivera, CBO, RBO

Date: February 27, 2024

Re: A policy to explain the requirements for demolition structures located inside the Village jurisdiction.

Demolition Policy

1. Purpose: The purpose of this policy is to provide guidelines and procedures for the safe and controlled demolition of buildings within the jurisdiction of the building department.
2. Scope: This policy applies to all demolition activities conducted within the jurisdiction of the building department, including residential, commercial, and industrial structures.
3. Regulatory Compliance: All demolition activities must comply with local, state, and federal regulations, including but not limited to building codes, environmental regulations, and occupational safety standards.
4. Permit Requirement: Prior to commencing any demolition activity, a demolition permit must be obtained from the building department. The permit application shall include detailed plans and specifications outlining the proposed demolition method, safety measures, waste disposal plan, and any other relevant information.
5. Pre-Demolition Inspection: A pre-demolition inspection shall be conducted by qualified personnel to assess the condition of the structure, identify hazardous materials such as asbestos, lead-based paint, or other contaminants, and determine any potential risks or hazards.
6. Hazard Mitigation: Any identified hazards or risks shall be mitigated prior to the commencement of demolition activities. This may include the removal or encapsulation of hazardous materials, securing utilities, and implementing appropriate safety measures.
7. Notification: Prior to demolition, adjacent property owners and relevant stakeholders shall be notified of the planned demolition activities to minimize disruption and ensure

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safety.

8. Method of Demolition: The method of demolition shall be selected based on factors such as the size and type of structure, site constraints, and environmental considerations. Common methods may include mechanical demolition, implosion, or manual dismantling.
9. Safety Measures: Adequate safety measures shall be implemented throughout the demolition process to protect workers, bystanders, and the surrounding environment. This may include the use of personal protective equipment, dust control measures, noise mitigation, and perimeter fencing.
10. Waste Management: Proper waste management practices shall be followed to ensure the safe and environmentally responsible disposal of demolition debris. This may include recycling, reuse, or disposal at authorized facilities in accordance with applicable regulations. Additionally, it is mandated that all concrete foundation debris be removed from the site to facilitate site cleanup and prevent potential hazards or obstructions to future development or land use.

The removal of concrete foundation debris is essential to mitigate risks associated with potential structural instability, environmental contamination, and obstruction of future construction activities. Therefore, it is imperative that all demolition contractors adhere strictly to this requirement.

Failure to remove concrete foundation debris from the site may result in enforcement actions, including fines and penalties, as well as the requirement for additional remediation measures to ensure compliance with this policy and applicable regulations.
11. Post-Demolition Inspection: Following demolition, a post-demolition inspection shall be conducted to verify compliance with permit requirements, ensure site cleanup and restoration, and address any outstanding issues.
12. Enforcement: Non-compliance with this policy may result in enforcement actions, including but not limited to fines, stop-work orders, or legal proceedings.
13. Review and Revision: This policy shall be reviewed periodically and revised as necessary to reflect changes in regulations, best practices, and lessons learned from past demolition activities.

By adhering to this demolition policy, the building department aims to promote public safety, protect the environment, and ensure the orderly and responsible removal of structures within its jurisdiction.

Warm regards,

A handwritten signature in black ink that reads "Steven J. Rivera". The signature is written in a cursive style with a large initial 'S'.

Steven J. Rivera, CBO, RBO
Village of Harveysburg Building Department