

## 1311 S. MAIN BUILDING DEMOLITION GENERAL SPECIFICATIONS

The City of Sidney Standard Drawings along with the State of Ohio Construction and Material Specifications Manual (latest edition) shall govern the completion of the work. ODOT construction details shall govern in any conflicts that may occur. City of Sidney Standard Drawings are available for viewing at:

<http://www.SidneyOH.com/Engineering/engineering-const-stand-sidney-ohio.asp>

## 1311 S. MAIN BUILDING DEMOLITION TECHNICAL SPECIFICATIONS

**Schedule of Drawings:** No drawings available. Contractors are required to review site.

**Location:** 1311 South Main Avenue, Sidney, Ohio (see attached map)

**Scope:**

The work involves any and all supervision, labor, materials, tools, and equipment necessary for and incidental to the demolition and removal of building and any rubble and debris from the parcel designated in Location above. The work shall also include the backfilling as described in these specifications.

**Demolition and Removal, General Requirements:**

- 1) Demolition work shall be done in strict accordance with all applicable laws, ordinances, and codes of the City of Sidney, Shelby County Health Department, and the State of Ohio. See City of Sidney Standard 500-5.
- 2) Special attention is also directed to Chapter 1511 of the Fire Prevention Code, Codified Ordinances. In addition to other restrictions, **the burning of any material or rubble is not permitted.**
- 3) Demolition work shall include the demolition and removal of building and structure, including accessory buildings and structures (and all trash and debris in or around the structures). Foundations, walls, steps, floors, tanks, pit well, and cistern shall be removed to below the grade level. The basement shall be excavated 24" below finished grade level and backfilled with compacted soil with 1' lifts or other approved material.
- 4) The grade of the parcel after the structure is demolished and removed shall be determined in the field by the City of Sidney and shall be of a uniform slope so that the site will drain properly.
- 5) In the event that storage tanks, wells, cisterns, or subsurface structures are uncovered in the demolition operation, they shall be removed and/or treated in the same manner as basements. All storage tanks shall be crushed, with hole punched in the bottom. Adequate drainage of such voids encountered must also be provided.
- 6) All trees more than 10' from building shall remain. The contractor shall exercise care in the demolition and site clearance operation so that these trees are not injured.
- 7) The contractor shall utilize a **State-approved disposal site for all rubble and debris and submit to the City of Sidney for approval the routing of all trucks from the site to the place of disposal, if requested.**

**Receipts from the approved facilities must accompany the Contractor's Request for Payment.** All trucks used for hauling must use tailgates and will be required to use the hauling route approved by the City of Sidney, if required. Any material dropped from the trucks must be picked up immediately. It shall be the responsibility of the contractor to clean daily the haul route of all the materials dropped from the haul trucks. The condition of the haul route shall at all times meet the approval of the City of Sidney. The contractor will be required to maintain streets and clean daily from them any dirt and debris falling from trucks or from tires. If streets are not kept clean daily by the contractor, the City will clean same and deduct the cost from funds due the contractor.

- 8) **Extreme caution shall be used in demolition and removal to prevent damage to adjoining properties not included in this Contract.** This includes the lifts station used by residence of 1315 S. Main which is located southwest of 1311 S. Main. The contractor shall be responsible for any damages to adjacent buildings or property caused by demolition and removal.
- 9) Contractor shall obtain a demolition permit from the City, cost of which is to be waived.
- 10) Surety Bond typically required from the City in order to acquire a Demolition Permit will not be required.

**Dust Control:** The contractor shall have an active fire hose of sufficient length to cover the section of building(s) that are to be demolished. The hose shall be run as needed. This shall be done as long as any demolition work is being done. The intent of hosing with water is to prevent dust and check possible fire hazards. This dust control method shall be solely the contractor's responsibility to implement. Failure to carry out this portion of the Contract will be grounds for the City of Sidney to stop work. Under no conditions will the work be permitted to continue or start until the City of Sidney is satisfied as the method of dust control of the contractor. Dust control water may be provided from a metered hydrant or a portable tank.

**Safety Requirements:**

- 1) The contractor shall comply with all Federal, State, and local laws, ordinances, and regulations.
- 2) The contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any and all damage and injuries.
- 3) The contractor shall be entirely responsible for all apparatus, equipment and appurtenances as furnished by him in connection with this work until date of final acceptance; special care shall be taken to protect all parts thereof in such a manner as may be necessary or as directed.
- 4) Precautions shall be executed at all times for the protection of persons (including employees) and property. The safety provisions of applicable laws, and building and construction codes shall be observed.

**Use of Explosives:** The use of explosives to perform the work under this contract **is prohibited.**

**Use of Weighted Ball:** The use of weighted ball (commonly referred to as the "Pearhead or Headache Ball") to perform the work under this Contract **is prohibited** unless written permission is given to the contractor by the City.

**Burning Specifications:** The burning of any **combustible materials will not be permitted** at any time prior, during, or after the demolition operations.

**Moving Structures to Other Locations:** No structure shall be moved from the premises as a whole, or in any substantially-whole condition, but all such buildings shall be demolished on the premises.

**Permits:** The contractor shall secure all required permits and pay all required permit fees necessary to perform this project. Contractor and any subcontractors must be registered with the City as a contractor. This cost will be incidental to the Demolition complete per Specifications.

Contractor is responsible for contacting the Health Department and the County to obtain a permit for the abandoned well located in the basement of 1311 S. Main.

**Hazardous or Combustible Materials:** The contractor shall be responsible for the proper inspection and removal or disposal of any material located on the site, which may be deemed as hazardous, flammable, or combustible by any state or federal agency. This shall include, but shall not be limited to paint, heating oil, motor oil, diesel fuel, gasoline, etc.

An asbestos assessment has been completed and none of the samples collected were found to contain asbestos.

**Soil Erosion Control:** The contractor shall take appropriate measures to prevent soil erosion and to keep sediment from entering adjacent properties or creeks and streams.

**Removal of Trash and Refuse:** The contractor shall be responsible for removing all trash and refuse on the site, which includes but is not limited to: tires, refrigerators, freezers, air conditioners, and other refuse.

**Inspection and Testing of Materials:** In the event inspection or testing of materials is required by this Contract, the contractor shall be responsible for and pay for such inspection and testing of materials, as determined by the technical specifications.

**Site Restoration:** After demolition and clearance is complete, the contractor shall grade and compact subgrade for parking area with 6" compacted 411 aggregate. Seeding and Mulching will be required in all grass areas disturbed during the project. Contractor is to place asphalt on drives to the restore site drives to an easy access parking lot.

**NOTES**

**A.** NO PERSON SHALL DEMOLISH ANY BUILDING OR STRUCTURE WITHOUT FIRST SECURING A PERMIT FROM THE CITY BUILDING INSPECTOR. A PERMIT FEE WILL BE REQUIRED OF EACH APPLICANT (SEE BUILDING INSPECTOR FOR FEE AMOUNT).

**B.** AS A CONDITION OF RECEIVING A DEMOLITION PERMIT, THE OWNER, AGENT OR PERSON IN CONTROL OF A BUILDING OR STRUCTURE TO BE DEMOLISHED SHALL NOTIFY, IN WRITING, THE APPROPRIATE UTILITIES OR PUBLIC AUTHORITIES SERVING THE BUILDING OR STRUCTURE REGARDING THE PERSON'S INTENTIONS TO DEMOLISH THE BUILDING OR STRUCTURE. SUCH NOTICE SHALL INCLUDE A REQUEST THAT THE UTILITIES BE DISCONNECTED WITHIN SEVEN DAYS. THE OWNER, AGENT OR PERSON IN CONTROL OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED, OR THE UTILITY COMPANY, SHALL PROVIDE EVIDENCE TO THE CITY THAT THE UTILITIES HAVE BEEN DISCONNECTED. THE PERMIT WILL NOT BE ISSUED UNTIL ALL PROPER VERIFICATION HAS BEEN RECEIVED. PROOF OF VERIFICATION THAT SERVICES HAVE BEEN DISCONNECTED CAN BE FOUND ON THE APPLICATION FOR A DEMOLITION PERMIT.

**C.** PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT, THE OWNER, AGENT OR PERSON WITH CONTROL OF THE PROPERTY SUBJECT TO DEMOLITION SHALL POST WITH THE CITY A PERFORMANCE BOND, CASH DEPOSIT OR OTHER SURETY APPROVED BY THE PUBLIC WORKS DIRECTOR TO ASSURE THE CITY THAT THE DEMOLITION WORK WILL PROCEED AS PERMITTED. THE VALUE OF THE SURETY SHALL NOT EXCEED THE COST ASSOCIATED WITH THE DEMOLITION AND SITE RESTORATION. THE TERMS OF THE SURETY SHALL PROVIDE THAT THE CITY MAY RETAIN OR CLAIM THE SURETY PROCEEDS IF THE PERMIT HOLDER FAILS TO PERFORM THE DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PERMIT GRANTED. THE VALUE OF THE SURETY MAY BE REDUCED DURING THE COURSE OF THE DEMOLITION WORK, AT THE SOLE DISCRETION OF THE CITY ADMINISTRATOR, IF, IN THE ESTIMATION OF THE CITY ADMINISTRATOR, SUFFICIENT SURETY REMAINS TO ASSURE COMPLETION OF THE DEMOLITION AND SITE RESTORATION ACTIVITY.

**D.** DURING THE COURSE OF THE DEMOLITION ACTIVITY, THE OWNER, AGENT OR PERSON IN CONTROL OF THE PROPERTY SUBJECT TO THE DEMOLITION SHALL TAKE STEPS TO ENSURE THE SAFETY OF THE GENERAL PUBLIC. THE PROPOSED STEPS SHALL BE IN COMPLIANCE WITHIN GENERALLY ACCEPTED BUILDING INDUSTRY SAFETY PRACTICES AS MAY BE REFLECTED IN BUILDING CODES APPLICABLE IN THE STATE OF OHIO AND IN STANDARDS OF THE CITY FOR CONSTRUCTION SITE SAFETY MEASURES.

**E.** FOLLOWING THE COMPLETION OF DEMOLITION WORK, THE OWNER, AGENT OR PERSON IN CONTROL OF THE PROPERTY SUBJECT TO THE DEMOLITION ACTIVITY SHALL PROVIDE FOR THE RESTORATION OF THE SITE SO AS TO ADDRESS SAFETY AND NUISANCE CONCERNS.

(1) ALL SUCH SITES SHALL BE BROUGHT TO A LEVEL OR OTHER GRADE DETERMINED TO BE APPROPRIATE BY THE BUILDING INSPECTOR.

(2) ALL SURFACE IRREGULARITIES, WELLS, SEPTIC TANKS, BASEMENTS, CELLARS, SIDEWALKS, VAULTS, OR COAL CHUTES REMAINING AFTER DEMOLITION SHALL BE FILLED WITH COMPACTABLE MATERIALS CONSISTENT WITH CITY STANDARDS.

(3) THE PARTY SECURING THE DEMOLITION PERMIT SHALL PROVIDE FOR THE DISPOSAL OF THE DEBRIS ASSOCIATED WITH THE DEMOLITION AND/OR REHABILITATION WORK. THE DEBRIS MUST BE PLACED IN AN APPROPRIATE CONTAINER FOR REMOVAL BY A PRIVATE CONTRACTOR, OR ANOTHER ARRANGEMENT SHALL BE MADE FOR THE DISPOSAL OF THE DEBRIS ON AT LEAST A WEEKLY BASIS. NO PROPERTY OWNER OR PERMIT HOLDER SHALL PERMIT THE NON-CONTAINERIZED ACCUMULATION OF DEMOLITION DEBRIS ON ANY PROPERTY IN THE CITY FOR A PERIOD IN EXCESS OF SEVEN CALENDAR DAYS. ALL DEBRIS AND MATERIAL ASSOCIATED WITH THE DEMOLITION WORK MUST BE REMOVED FROM THE PROPERTY.

(4) WHEN ONE (1), TWO (2), THREE (3), FROM ABOVE ARE COMPLETED, THE BUILDING INSPECTOR SHALL CHECK FOR ALL WORK AT WHICH TIME THE SURETY BOND WILL BE RELEASED.

(5) ALL SANITARY SEWER LEADS THAT SERVED THE SUBJECT DEMOLISHED BUILDING SHALL HAVE INSPECTION CLEANOUTS WITH PVC PLUGS PROPERLY INSTALLED AND INSPECTED AT THE PROPERTY LINE OF THE PROPERTY. REFER TO CITY STANDARDS 900-9 FOR CLEANOUT DETAILS.

(6) AS SOON AS WEATHER PERMITS, THE SITE SHALL BE PREPARED (INCLUDING THE APPLICATION OF TOPSOIL IF NECESSARY TO ENSURE GROWTH), AND SOD, GRASS SEED OR OTHER GROUND COVER MATERIAL SHALL BE INSTALLED TO ADDRESS SOIL EROSION CONTROL. THE CITY MAY REQUIRE THAT STRAW OR MULCH MATERIAL BE PLACED ON THE SITE THAT IS SEEDED TO PREVENT EROSION AND ENHANCE THE LIKELIHOOD OF SUCCESSFUL GROWTH.

**F.** THE PARTY RECEIVING THE DEMOLITION PERMIT MUST COMPLETE THE DEMOLITION ACTIVITY WITHIN THIRTY CALENDAR DAYS FROM THE RECEIPT OF THE PERMIT. THE TIME LIMIT MAY BE EXTENDED AT THE DISCRETION OF THE BUILDING INSPECTOR. THE PETITIONER MUST PROVIDE EVIDENCE TO SHOW THAT EXTENUATING CIRCUMSTANCES PROHIBITED THE COMPLETION OF THE DEMOLITION WORK IN THE THIRTY-DAY TIME PERIOD.

**G.** PEDESTRIAN PROTECTION SHALL BE PROVIDED FOR ALL DEMOLITION ACTIVITY.

**H.** ENTIRE DEMOLITION SITE MUST BE SECURED FROM THE GENERAL PUBLIC FOR SAFETY REASONS.



# DEMOLITION PERMIT REGULATIONS

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CITY OF SIDNEY ENGINEERING DEPT.  
1311 S. MAIN HOUSE DEMOLITION 2016  
DEMOLITION PLAN

CITY OF SIDNEY ENGINEERING DEPT.  
201 WEST POPULAR STREET  
SIDNEY, OHIO 45365-2781  
(937)499-6142  
FAX (937)499-6119



NOT FOR REFERENCE ONLY  
NOT FOR BID SUBMITTAL

**LEGEND**

- Item 411- 2" compacted stone
- Item 411 - 6" compacted stone

Not to Scale