

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 001

By: Mayor Perciak and All Members of Council

**AN ORDINANCE ENACTING NEW CHAPTER 1485
“DEMOLITION OR REMOVAL OF STRUCTURES” OF TITLE
EIGHT OF PART FOURTEEN-BUILDING AND HOUSING CODE
OF THE CODIFIED ORDINANCES OF THE CITY OF
STRONGSVILLE, AND DECLARING AN EMERGENCY.**

WHEREAS, pursuant to the Constitution of the State of Ohio and Ohio Revised Code, municipalities have the right to enact building and housing laws that are for the health, safety, welfare, comfort and peace of the citizens of the municipality; and

WHEREAS, the City of Strongsville has the right to establish regulations for the demolition and removal of structures; and

WHEREAS, Council deems it to be in the best interests of the community and for the protection and preservation of the public health, safety and welfare to adopt regulations concerning such demolition or removal of structures.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That Chapter 1485 Demolition or Removal of Structures of Title Eight of Part Fourteen-Building and Housing Code, of the Codified Ordinances of the City of Strongsville, be and is hereby enacted in order that it shall read in its entirety as follows:

**CHAPTER 1485
Demolition or Removal of Structures**

- 1485.01 Permit required before demolition or removal of structures.**
- 1485.02 Type of demolition and removal permits required.**
- 1485.03 General permit requirements.**
- 1485.04 Standard demolition procedure.**
- 1485.05 General requirements upon demolition or removal.**
- 1485.06 Dump tickets.**
- 1485.07 Hard surfaces.**
- 1485.08 Equipment.**
- 1485.09 Protection of party walls and adjoining buildings.**
- 1485.10 Underground storage tanks.**
- 1485.11 Utilities.**
- 1485.12 Waste disposal and environment control.**
- 1485.13 Damages**
- 1485.14 Asbestos hazard abatement.**
- 1485.15 Costs.**
- 1485.16 Fees.**
- 1485.17 Penalty.**

1485.01 PERMIT REQUIRED BEFORE DEMOLITION OR REMOVAL.

(a) A demolition permit is required to be applied for and obtained before any building or structure in the City is demolished or removed.

(b) The Building Commissioner has the authority, within his sole discretion, to waive the permit fee, as required in this Chapter, based on the size of the structure, utilities serving the structure, underground foundations, and other safety factors as determined by the Building Commissioner.

(c) The permit shall be applied for by the owner and/or contractor.

1485.02 TYPE OF DEMOLITION AND REMOVAL PERMITS REQUIRED.

Before commencing any removal or demolition of a building or structure, the applicant shall secure the following permits:

(a) Building permit to demolish and/or remove from the Building Department.

(b) Hydrant permit, when required, from the Cleveland Division of Water.

1485.03 GENERAL PERMIT REQUIREMENTS.

(a) Any contractor doing demolition or removal work must be registered and licensed with the City.

(b) All work shall be completed within the number of calendar days set forth in the schedule of demolition approved by the Building Commissioner. The City reserves the right to withdraw those structures from scheduled demolition which are not completed within the time limitations set forth in the permit granted.

(c) All work shall be done in strict compliance with the provisions of this Chapter.

1485.04 STANDARD DEMOLITION PROCEDURE.

The Building Department shall be notified of the time and location at which demolitions or removals will be performed. Permits are subject to cancellation in the event the applicant fails to properly notify the Building Department of the work schedule.

1485.05 GENERAL REQUIREMENTS UPON DEMOLITION OR REMOVAL.

(a) All sewers shall be bulkheaded at the public right-of-way. An authorized agent of the Engineering Department shall inspect bulkheading.

(b) All demolition debris shall be removed from site including all slab, basement walls and floors, footers and any other sub-grade structures.

(c) All basements or other excavations resulting from demolition shall be backfilled with clean sandy fill (sand, clay or loam) to existing grade. All backfill is subject to inspection and approval by the Engineering Department prior to backfilling.

(d) No excavating shall be made on the job for the purpose of removing soil or burying debris. All excess debris shall be removed from premises and shall be properly disposed.

(e) In the event the applicant buries debris on the site, the applicant shall be responsible for removal of said debris at the applicant's own expense. If the applicant fails to remove said debris the City may take whatever steps are required to re-excavate and properly dispose of improperly buried debris. This includes the hiring of a contractor and any costs shall be incurred by the original applicant responsible for the violation and may be taxable to the tax duplicate certifying the cost to the County Fiscal Officer.

(f) No demolition work shall be performed on Saturday, Sunday or legal holidays without the expressed written consent of the Building Department.

(g) Existing curb cuts shall be restored per the Engineering Department's requirements.

1485.06 DUMP TICKETS.

The applicant shall provide the Building Department with verified, original receipts from an approved landfill or approved dump site, evidencing that all waste material from the job site herein was disposed of in a proper manner. Receipts shall bear the job address, location of the landfill or dumpsite, cubic yardage dumped and shall bear the signature of the landfill operator.

1485.07 HARD SURFACES.

All concrete or hard surfaces, walks, drives and slabs shall be removed from the premises, unless otherwise specifically permitted in the permit.

1485.08 EQUIPMENT.

All structures shall be razed by front end loaders unless special equipment is required. The Building Department must approve special equipment. For most projects, loaders or excavators with special attachments or cranes will be regarded as approved special equipment.

1485.09 PROTECTION OF PARTY WALLS AND ADJOINING BUILDINGS.

(a) Whenever a building or other structure on one side of a party wall is removed, existing party walls shall be maintained in a safe, weatherproof condition by and at the expense of the applicant. Temporary or permanent bracing shall be provided as necessary for maintaining the stability of such party wall or adjoining building. Whenever such stability is endangered by the removal of a building or other structure, or part thereof, it shall be corrected with approved masonry by and at the expense of the applicant.

(b) No accumulation of water which may undermine foundations, or enter the basement or cellar of adjoining property, or result in other injury to adjoining property shall be permitted in any excavating.

1485.10 UNDERGROUND STORAGE TANKS.

All underground storage tanks shall be removed and upon such removal, the excavation shall be filled to grade with clean-fill and compacted to existing lot grade. All underground storage tanks shall be removed under supervision of the Fire Department.

1485.11 UTILITIES.

The applicant is responsible for contacting all affected utility companies and assuring that all utilities are disconnected and capped in accordance with the procedures established by the respective utility companies prior to demolition.

1485.12 WASTE DISPOSAL AND ENVIRONMENT CONTROL.

(a) The applicant shall maintain adequate dust control at all times and is responsible for the removal of dirt and debris from City streets and sidewalks at the end of each day.

(b) The applicant shall at all times keep the site of the work free from accumulations of waste material or rubbish, and upon completion of the work, shall remove all tools, equipment, surplus materials and rubbish and leave the work site in a safe, clean and secure condition.

(c) The applicant shall comply with all federal, state and local environmental statutes, ordinances and regulations ("Environmental Laws"), including emergency planning and community right-to-know laws, and shall obtain any necessary permits and comply with all reporting requirements required by such environmental laws. Applicants shall submit to the Building Department copies of all documents submitted to and any permits obtained from any federal, state and local environmental agencies.

(d) Applicant shall not treat, store or dispose of hazardous wastes or hazardous substances on the site of the work, or allow such waste or substances to be released to the environment: provided, however, that the applicant may store such waste and substances temporarily in approved tanks and containers, in accordance with all environmental laws, so long as a permit is not required therefor under the Federal Resource Conservation and Recovery Act (RCRA), as amended, or analogous or derivative state or local laws. Applicant shall remove from the site of the work and dispose of all waste, including all solid waste, in compliance with applicable environmental laws. Any penalty or other liability arising from the applicant's failure to comply with environmental laws shall be borne by the applicant.

1485.13 DAMAGES.

(a) General. The applicant shall be responsible for all damages occurring as a result of the demolition or removal.

(b) Sidewalks.

- (1) All sidewalks damaged during the course of demolition or removal shall be repaired or replaced by the applicant to the satisfaction of the Building Department within ten (10) calendar days after completion of work as directed by the Building Department. These improvements shall be done at the applicant's sole expense.
- (2) If the applicant does not correct such damaged sidewalks and remove and replace such damaged sidewalks within a reasonable time, as specified in a written notice from the Building Department, the City may have the deficiency corrected or the sidewalk(s) removed and replaced. The applicant shall pay all direct and indirect cost of such correction of removal and replacement. The applicant will also bear the expense of making good all work of other destroyed or damaged areas by applicant's corrections, removal and replacement of defective work.
- (c) All structures shall be abated of non-friable asbestos, razed and have sites properly graded within the time set forth in the proceed order. Failure to comply with the requirement will result in the assessment against the applicant of Five Hundred Dollars (\$500.00) per day as liquidated damages.

1485.14 ASBESTOS HAZARD ABATEMENT.

(a) Friable asbestos.

- (1) An asbestos hazard abatement Contractor, licensed by the State of Ohio, shall be responsible for the removal and proper disposal of any friable asbestos located on the site. The asbestos hazard abatement Contractor may be the general contractor or a sub-contractor but in either event a copy of the license will be required for those portions requiring asbestos hazard abatement.
- (2) Removal and disposal of friable asbestos shall be performed in compliance with all applicable local, state and federal laws and regulations. The asbestos hazard abatement contractor shall be responsible for insuring that all phases of the removal and disposal process are performed in strict compliance with all sections of the National Emission Standards for Hazardous Air Pollutants (40 C.F.R. 61) and other applicable acts. All notice and reporting requirements specified by the above referenced standards shall be directed to the Building Commissioner.

(b) Non-friable asbestos. The applicant shall be responsible for the removal and proper disposal of any non-friable asbestos located on the site. Non-friable asbestos is material containing more than one percent asbestos by weight that hand pressure cannot crumble, pulverize or reduce to powder when dry. Asbestos shingle siding has been determined to be in a non-friable form. The following procedure is recommended for proper removal of asbestos shingle siding or other non-friable asbestos materials:

- (1) Remove non-friable asbestos materials as units or in sections to the greatest extent possible;
- (2) Adequately wet the non-friable asbestos materials to, prevent the generation of dust when separating, cutting or breaking up these asbestos materials;
- (3) Discharge no visible emissions of asbestos particulate material to the ambient air;
- (4) After the removal has been completed, the waste materials (dust, debris) should be wetted, swept up and bagged in a plastic bag) with a combined thickness of at least six mils. Following this, a HEPA vacuum should be used to clean up all additional dust.
- (5) The non-friable asbestos materials shall be bagged while wet in a plastic bag) with a combined thickness of at least six mils and deposited at a suitable landfill and covered with at least six inches of compacted non-asbestos containing material. Prior approval should be obtained from the landfill for the disposal of this non-friable asbestos material.

1485.15 COSTS.

Costs incurred by the City due to the use of its employees, materials and equipment of the City or by contract for labor, materials and equipment, or both, for correcting any deficiencies in the applicant's work required under this Chapter, including the cost of service or publication of the notice, together with a proper description of the premises, may be certified by the Clerk of Council to the County Fiscal Officer and by him placed upon the tax duplicate.

Such costs shall be a lien upon such lands and shall be collected as other taxes and returned to the City.

1485.16 FEES.

The fee for a permit for demolition or removal as required in this Chapter shall be as follows:

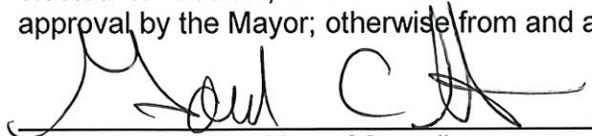
- (a) Two Hundred Dollars (\$200.00) for each residential structure governed by the Ohio Residential Code.
- (b) Ten Dollars (\$10.00) per square foot for each commercial, business, industrial structure and any other structures not included in item (a) herein.

1485.17 PENALTY.

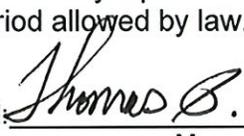
In addition to any other penalty provided in this Chapter, whoever violates or fails to comply with any of the provisions of this chapter is guilty of a misdemeanor of the fourth degree and shall be fined not more than two hundred fifty dollars (\$250.00) or imprisoned not more than thirty days, or both, for each offense. A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues.

Section 2. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and of any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 3. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further purpose of regulating demolition or removal of structures. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.



 President of Council

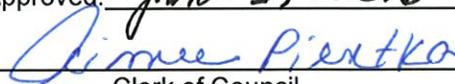
Approved: 

 Mayor

Date Passed: January 5, 2026

 Yea Nay

Date Approved: Jan. 5, 2026

 Attest: 

 Clerk of Council

Carbone	<input checked="" type="checkbox"/>	_____
Clark	<input checked="" type="checkbox"/>	_____
Kaminski	<input checked="" type="checkbox"/>	_____
Kosek	<input checked="" type="checkbox"/>	_____
Roff	<input checked="" type="checkbox"/>	_____
Short	<input checked="" type="checkbox"/>	_____
Zacharyasz	<input checked="" type="checkbox"/>	_____

Ord. No. 2026-001 Amended: _____
 1st Rdg. 01-05-26 Ref: _____
 2nd Rdg. Suspended Ref: _____
 3rd Rdg. Suspended Ref: _____

 Public Hrg. _____ Ref: _____
 Adopted: 01-05-26 Defeated: _____