

# Demolition Guidance Sheet

## Remove prior to demolition:

- All solid waste such as furniture, appliances, or any other item that is not permanently attached to the walls, floors or ceiling.
- All mercury containing devices such as thermostats, thermometers, switches, flow meters, any HVAC components and fluorescent lamps.
- All lamps (light bulbs) which contain hazardous materials (metal halide, neon, high intensity discharge, high pressure sodium and mercury vapor).
- All battery operated devices such as emergency lighting. Dispose of batteries properly, many become hazardous waste upon disposal.
- Oils, gas, paints, thinners, liquids etc. These must be disposed of properly, as either hazardous waste or non-hazardous waste.
- Tires (>10 tires must be handled by a licensed scrap tire transporter).

## Also, prior to demolition:

- Purge and reclaim the Freon from HVAC systems. Purge, collect, and dispose of properly, all other HVAC materials.
- Check all ballast and transformers for PCB content. PCB containing items must undergo special disposal.

Solid Waste is defined in OAC 3745-27-01

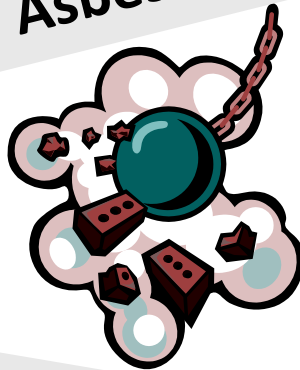
Construction & Demolition Debris or "debris" is defined in OAC 3745-400-01

Hazardous Waste is defined in OAC 3745-51

Any material generated from the demolition of a structure, part of a structure and **is not** "clean hard fill" is considered demolition debris and must be disposed of at either a licensed Construction & Demolition Debris (C&DD) facility or a Solid Waste facility.

*Clean hard fill consists of reinforced or non-reinforced concrete, asphalt concrete, brick, block, tile and/or stone. "Clean" means clean hard fill material is not contaminated by solid waste, infectious waste, hazardous waste, or C&DD. Clean Hard fill regulations are addressed in **OAC 3745-400-05**.*

## Asbestos?



## Hazardous?

The USEPA 40 CFR, Part 61, Subpart M, Federal NESHAP regarding asbestos, and the Ohio EPA OAC 3745-20 Asbestos Emission Control Rules apply if a building is a "facility", defined as *any institutional, commercial, public, industrial or residential structure, installation, or building (including any structure, installation, or building containing condominiums or individual dwelling units operated as a residential cooperative, but excluding residential buildings having four or fewer dwelling units); any ship; and any active or inactive waste disposal site.*

For purposes of this definition, *any structure, installation or building that contains a loft used as a dwelling is not considered a residential structure, installation or building. Any structure, installation or building that was previously subject to this rule due to its prior use or function is not excluded, regardless of its current use or function.*

If the NESHAP rules do not apply, then the OEPA Solid Waste or Construction & Demolition rules and OEPA fugitive dust rules may still apply. Documentation is required regarding compliance with asbestos regulations prior to demolition in order for any of the debris to be considered demolition debris or clean hard fill.

**Note:** If there are multiple layers or chipping paint on brick, block, etc., then samples must be collected and analyzed for concentrations of hazardous substances **prior to use as fill**. If the paint is not hazardous, the brick or block should be scraped to remove the chipping paint prior to use as fill material and disposed of as solid waste or demolition waste, otherwise the brick or block must be disposed of as demolition waste. A representative from the Lake County General Health District may be contacted to inspect the multiple layers of paint to determine if the painted block can be used as fill. If the paint is hazardous, then the brick must be handled in accordance with the applicable hazardous waste regulations.

If a "clean" floor/slab is to be left in place as hard fill, it will be necessary for all piping in the slab to be properly drained and/or cleared of all liquids or contaminants and then sealed with concrete. If the piping is not properly drained and sealed, the slab will be considered as demolition waste and not clean hard fill, therefore requiring removal and proper disposal.

REV1: 2/13/2018



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