

**ARCHITECTURE**

**SECTION 02221**

**BUILDING DEMOLITION**

**PART 1 - GENERAL**

1.1 SUMMARY

A. This Section includes the following:

1. Demolition and removal of buildings and site improvements.
2. Abandoning in place and Removing below-grade construction.
3. Disconnecting, capping or sealing, and abandoning in-place and removing site utilities.
4. Salvaging items for reuse by Owner.

1.2 DEFINITIONS

- A. Demolish: Completely remove and legally dispose of off-site.
- B. Recycle: Recovery of demolition waste for subsequent processing in preparation for reuse.
- C. Salvage: Carefully detach from existing construction, in a manner to prevent damage, and deliver to Owner ready for reuse. Include fasteners or brackets needed for reattachment elsewhere.

1.3 MATERIALS OWNERSHIP

- A. Unless otherwise indicated, demolition waste becomes property of Contractor. Refer to demolition drawings for further information on items to be removed and disposed of and those to be removed and stored for future reuse.
- B. Historic items, relics, antiques, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, and other items of interest or value to Owner that may be uncovered during demolition remain the property of Owner.
  1. Carefully salvage in a manner to prevent damage and promptly return to Owner.

1.4 SUBMITTALS

- A. Qualification Data: For refrigerant recovery technician.
- B. Proposed Protection Measures: Submit informational report, including drawings, that indicates the measures proposed for protecting individuals and property, for environmental protection, for dust control and, for noise control. Indicate proposed locations and construction of barriers.
  1. Adjacent Buildings: Detail special measures proposed to protect adjacent buildings to remain.
    - a. Wooden walkway, stairs and decorative arbor, located on adjacent property, are to be disassembled, and stored for reassembly and reinstallation at end of construction.
- C. Schedule of Building Demolition Activities: Indicate the following:
  1. Detailed sequence of demolition work, with starting and ending dates for each activity.
  2. Temporary interruption of utility services.
  3. Shutoff and capping or re-routing of utility services.
- D. Building Demolition Plans: Drawings indicating the following:
  1. Locations of temporary protection and means of egress for adjacent occupied buildings.
- E. Predemolition Photographs or Video: Show existing conditions of adjoining construction and site improvements, including finish surfaces, that might be misconstrued as damage caused by

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building demolition operations. Comply with Division 1 Section "Photographic Documentation." Submit before the Work begins.

- F. Landfill Records: Indicate receipt and acceptance of hazardous wastes by a landfill facility licensed to accept hazardous wastes.
- G. Statement of Refrigerant Recovery: Signed by refrigerant recovery technician responsible for recovering refrigerant, stating that all refrigerant that was present was recovered and that recovery was performed according to EPA regulations. Include name and address of technician and date refrigerant was recovered.

### 1.5 QUALITY ASSURANCE

- A. Refrigerant Recovery Technician Qualifications: Certified by EPA-approved certification program.
- B. Regulatory Requirements: Comply with governing EPA notification regulations before beginning demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- C. Standards: Comply with ANSI A10.6 and NFPA 241.
- D. Predemolition Conference: Conduct conference at Project site to comply with requirements in Division 1 Section "Project Management and Coordination."

### 1.6 PROJECT CONDITIONS

- A. Buildings to be demolished will be vacated and their use discontinued before start of the Work.
- B. Buildings immediately adjacent to demolition area will be occupied. Conduct building demolition so operations of occupied buildings will not be disrupted.
  - 1. Provide not less than 72 hours' notice of activities that will affect operations of adjacent occupied buildings.
  - 2. Maintain access to existing walkways, exits, and other facilities used by occupants of adjacent buildings.
    - a. Do not close or obstruct walkways, exits, or other facilities used by occupants of adjacent buildings without written permission from authorities having jurisdiction.
- C. Owner assumes no responsibility for buildings and structures to be demolished.
  - 1. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
  - 2. Before building demolition, Owner will have tenants remove any items that tenant intends to keep. Refer to drawings for items intended to be removed and stored for future reinstallation.
- D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
  - 1. Hazardous materials will be removed by Owner before start of the Work.
  - 2. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.
- E. On-site storage or sale of removed items or materials is not permitted.

### 1.7 COORDINATION

- A. Arrange demolition schedule so as not to interfere with operations of adjacent occupied buildings.

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**PART 2 - PRODUCTS**

**2.1 SOIL MATERIALS**

- A. Satisfactory Soils: Comply with requirements in Division 2 Section "Earthwork."

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Verify that utilities have been disconnected and capped before starting demolition operations.
- B. Review Project Record Documents of existing construction provided by Owner. Owner does not guarantee that existing conditions are same as those indicated in Project Record Documents.
- C. Inventory and record the condition of items to be removed and salvaged.
- D. Perform an engineering survey of condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during building demolition operations.

**3.2 PREPARATION**

- A. Refrigerant: Remove refrigerant from mechanical equipment according to 40 CFR 82 and regulations of authorities having jurisdiction before starting demolition.
- B. Existing Utilities: Locate, identify, disconnect, and seal or cap off indicated utilities serving buildings and structures to be demolished.
  - 1. Arrange to shut off indicated utilities with utility companies.
  - 2. If removal, relocation, or abandonment of utility services will affect adjacent occupied buildings, then provide temporary utilities that bypass buildings and structures to be demolished and that maintain continuity of service to other buildings and structures.
  - 3. Cut off pipe or conduit a minimum of **24 inches (610 mm)** below grade. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing according to requirements of authorities having jurisdiction.
- C. Temporary Shoring: Provide and maintain interior and exterior shoring, bracing, or structural support to preserve stability and prevent unexpected movement or collapse of construction being demolished.
  - 1. Strengthen or add new supports when required during progress of demolition.
- D. Salvaged Items: Comply with the following:
  - 1. Clean salvaged items of dirt and demolition debris.
  - 2. Pack or crate items after cleaning. Identify contents of containers.
  - 3. Store items in a secure area until delivery to Owner.
  - 4. Transport items to storage area designated by Owner.
  - 5. Protect items from damage during transport and storage.

**3.3 PROTECTION**

- A. Existing Facilities: Protect adjacent walkways, loading docks, building entries, and other building facilities during demolition operations. Maintain exits from existing buildings.
- B. Existing Utilities: Maintain utility services to remain and protect from damage during demolition operations.
  - 1. Do not interrupt existing utilities serving adjacent occupied or operating facilities unless authorized in writing by Owner and authorities having jurisdiction.

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2. Provide temporary services during interruptions to existing utilities, as acceptable to Owner and authorities having jurisdiction.
  - a. Provide at least 72 hours' notice to occupants of affected buildings if shutdown of service is required during changeover.
- C. Temporary Protection: Erect temporary protection, such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction, and as indicated. Comply with requirements in Division 1 Section "Temporary Facilities and Controls."
  1. Protect adjacent buildings and facilities from damage due to demolition activities.
  2. Protect existing site improvements, appurtenances, and landscaping to remain.
  3. Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
  4. Provide protection to ensure safe passage of people around building demolition area and to and from occupied portions of adjacent buildings and structures.
  5. Protect walls, windows, roofs, and other adjacent exterior construction that are to remain and that are exposed to building demolition operations.
- D. Remove temporary barriers and protections where hazards no longer exist. Where open excavations or other hazardous conditions remain, leave temporary barriers and protections in place.

### 3.4 DEMOLITION, GENERAL

- A. General: Demolish indicated existing buildings and site improvements completely. Use methods required to complete the Work within limitations of governing regulations and as follows:
  1. Do not use cutting torches until work area is cleared of flammable materials. Maintain portable fire-suppression devices during flame-cutting operations.
  2. Maintain fire watch during and for at least four (4) hours after flame cutting operations.
  3. Maintain adequate ventilation when using cutting torches.
  4. Locate building demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
- B. Site Access and Temporary Controls: Conduct building demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
  1. Do not close or obstruct streets, walks, walkways, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by authorities having jurisdiction.
  2. Use water mist and other suitable methods to limit spread of dust and dirt. Comply with governing environmental-protection regulations. Do not use water when it may damage adjacent construction or create hazardous or objectionable conditions, such as ice, flooding, and pollution.
- C. Explosives: Use of explosives is not permitted.

### 3.5 DEMOLITION BY MECHANICAL MEANS

- A. Proceed with demolition of structural framing members systematically, from higher to lower level. Complete building demolition operations above each floor or tier before disturbing supporting members on the next lower level.
- B. Remove debris from elevated portions of the building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.

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1. Remove structural framing members and lower to ground by method suitable to minimize ground impact and dust generation.
  - C. Salvage: Items to be salvaged are indicated below:
    1. Mechanical and Plumbing equipment scheduled for relocation.
  - D. Below-Grade Construction: Demolish foundation walls and other below-grade construction as required for new construction.
    1. Existing battered concrete retaining wall along Fore Street is to remain in place to the greatest extent possible, unless determined to be a potential hazard or of being non-structural in regards to supporting the street, by the geotechnical engineer. Top of retaining wall to be cut down to below base course for future new brick sidewalk.
    2. Remove below-grade construction, including basements, foundation walls, and footings, to at least **12 inches (300 mm)** below the level of any new construction.
  - E. Existing Utilities: Demolish existing utilities and below-grade utility structures that are within **5 feet (1.5 m)** outside footprint indicated for new construction. Abandon utilities outside this area.
    1. Fill abandoned utility structures that will not be reused, and are deemed not worth removing, with satisfactory soil materials according to backfill requirements in Division 2 Section "Earthwork."
- 3.6 SITE RESTORATION
- A. Below-Grade Areas: Rough grade below-grade areas ready for further excavation or new construction.
  - B. Site Grading: Uniformly rough grade area of demolished construction to a smooth surface, free from irregular surface changes. Provide a smooth transition between adjacent existing grades and new grades.
- 3.7 REPAIRS
- A. Promptly repair damage to adjacent buildings caused by demolition operations.
- 3.8 DISPOSAL OF DEMOLISHED MATERIALS
- A. Remove demolition waste materials from Project site and legally dispose of them in an EPA-approved landfill acceptable to authorities having jurisdiction.
    1. Do not allow demolished materials to accumulate on-site.
    2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
  - B. Do not burn demolished materials.
- 3.9 CLEANING
- A. Clean adjacent structures and improvements of dust, dirt, and debris caused by building demolition operations. Return adjacent areas to condition existing before building demolition operations began.

**END OF SECTION**