

## SECTION 02070

## SELECTIVE DEMOLITION

1 ~~PART 1~~ GENERAL

## 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification sections, apply to work of in this section.

## 1.2 DESCRIPTION OF WORK

- A. Remove building equipment and fixtures.
- B. Remove designated partitions and components.
- C. Cap and identify exposed utilities.

## 1.3 SUBMITTALS

- A. Permits and notices authorizing demolition if required by local authorities having jurisdiction.
- B. Certificates and severance of utility services.
- C. Permit for transport and disposal of debris.
- D. Demolition procedures and operational sequence for review by the Owner and Architect.

## 1.4 PROTECTION

- A. Prevent movement or settlement of adjacent elements of construction. Provide and place bracing or shoring and be responsible for safety and support of structure. Be liable for any such movement or settlement and any damage or injury caused.
- B. Cease operations and notify the Architect immediately, if safety of structure appears to be endangered. Take all precautions to properly support structure. Do not resume operations until permission is granted by the Architect and authorities having jurisdiction.
- C. Provide, erect, and maintain barricades, lighting, and guard rails as required by applicable regulatory advisory to provide full protection for occupants of building and workers.
- D. Construction and Demolition Safety: All demolition must be performed safely and, as a minimum, shall comply with the requirements of the current editions of ~~Standard for Safeguarding Building Construction and Demolition Operations~~ of the Department of Labor (DOL/OSHA - 29 CFR 1910), and ~~Construction Industry Standards~~ (DOL/OSHA - 29 CFR 1926).
  - 1. Provide protective measures as required to provide free and safe passage of Owner's personnel and general public to occupied portions of building.
  - 2. Protect from damage existing finish work that is to remain in place and becomes exposed during demolition operations.

- E. Damages: Promptly repair damages caused to adjacent facilities by demolition work.
- F. Traffic: Conduct selective demolition operations and debris removal to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities.
  - 1. Do not close, block, or otherwise obstruct streets, walks, or other occupied or used facilities without written permission from authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.
- G. Flame Cutting: Do not use cutting torches for removal until work area is cleared of flammable materials. At concealed space, such as interior of ducts and pipe spaces, verify condition of hidden space before starting flame-cutting operations. Maintain portable fire suppression devices during flame-cutting operations.

#### 1.5 EXISTING SERVICES

- A. Arrange and pay for disconnecting, removing and capping utility services within areas of demolition. Disconnect and stub off where indicated on the Drawings or as directed in the field. Notify the affected utility company in advance and obtain approval before commencing with this work.
  - 1. Cap or stub off utilities behind finish surfaces, in concealed spaces or as acceptable to the Architect.
  - 2. Do not interrupt utilities serving occupied or used facilities, except when authorized in writing by authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to governing authorities.
- B. Place markers to indicate location of disconnected services. Identify service lines and capping locations on as-built drawings.

#### 1.6 JOB CONDITIONS:

- A. Occupancy: Owner's tenants will continue to occupy portions of the building immediately adjacent to the area of selective demolition work in manner that will minimize need for disruption of Tenant's normal operations. Provide minimum of 72 hours advance notice to Owner of demolition activities that will affect tenant's normal operations.
- B. Condition of Structures: Owner assumes no responsibility for actual condition of items or structures to be demolished.
- C. Partial Demolition and Removal: Items indicated to be removed but of salvageable value to Contractor may be removed from structure as work progresses. Transport salvaged items from site as they are removed.
  - 1. Storage or sale of removed items on site will not be permitted.

## 2 PART 2 PRODUCTS

### 2.1 MATERIALS

- A. Except where noted otherwise, maintain possession of all materials being demolished. Immediately remove from site.
- B. Relics and antiques (i.e. cornerstones and their contents, commemorative plaques, and tablets) and similar objects found or indicated remain the property of the Owner.
- C. Carefully remove, store and protect for re-installation materials and/or equipment as indicated on the Drawings, and as shown but not limited to the items listed below:
  - 1. Doors.
  - 2. Signs.
  - 3. Mirrors.
  - 4. Tackboards.
  - 5. Chalkboards.
  - 6. Handrails.
  - 7. Fire Extinguishers.
  - 8. X-ray View Boxes.
  - 9. I.V. Tracks/Trees.
  - 10. TV Brackets.
- D. Carefully remove materials and equipment, as indicated on the Drawings, to be retained by the Owner. Deliver and store where directed by the Architect or Owner's representative.

## 3 PART 3 EXECUTION

### 3.1 PREPARATION

- A. Maintain exit requirements.
- B. Erect and maintain dustproof partitions as required to prevent spread of dust, fumes and smoke to other parts of the building. On completion, remove partitions and make good damaged surfaces to match adjacent surfaces.
  - 1. Utilize materials and products that will control scattering of dust.
- C. Properly locate guard rails in stairwells and around open shafts to protect workers. Post warning signs which are clearly visible.
- D. Maintain fire protection services during selective operations.

### 3.2 DEMOLITION

- A. Demolish to extent indicated on Drawings and as required to accommodate new work, including that required for connection to the existing buildings. Take particular care in area of new work ensuring protection of existing foundations and supporting structure. Demolish in an orderly and careful manner.
- B. Perform demolition in accordance with applicable authorities having jurisdiction.
- C. Repair all demolition performed in excess of that indicated or required, to the approval of the

Architect and at no cost to the Owner.

- D. Burning of materials on site is not permitted.
- E. Hazardous waste or other dangerous materials encountered are to be removed from the site and disposed of by safe means so as not to endanger the health of workers and the public at the direction of the owner under contract with others.
- F. Remove all demolished materials, tools and equipment from site upon completion of work. Leave site in a condition acceptable to the Architect.
  - 1. The Owner has right of first refusal for all salvageable items removed from the project, including but not limited to light fixtures, plumbing fixtures, doors, windows, equipment, artifacts, copper and other metals and the like.
- G. Environmental Controls: Use water sprinkling, temporary enclosures, and other methods to limit dust and dirt migration. Comply with governing regulations pertaining to environmental protection.
  - 1. Do not use water when it may create hazardous or objectionable conditions such as ice, flooding, and pollution.
- H. If unanticipated mechanical, electrical or structural elements that conflict with intended function or design are encountered, investigate and measure both nature and extent of the conflict. Submit report to Architect in written, accurate detail. Pending receipt of directive from Architect, rearrange selective demolition schedule as necessary to continue overall job progress without undue delay.

### 3.3 DISPOSAL OF DEMOLISHED MATERIALS:

- A. Remove from building site debris, rubbish and other materials resulting from demolition operations. Transport and legally dispose off site.
  - 1. If hazardous materials are encountered during demolition operations, comply with applicable regulations, laws, and ordinances concerning removal, handling, and protection against exposure or environmental pollution.

### 3.4 CLEANUP AND REPAIR:

- A. General: Upon completion of demolition work, remove tools, equipment and demolished materials from site. Remove protections and leave interior areas broom clean.
  - 1. Repair demolition performed in excess of that required. Return elements of construction and surfaces to remain to condition existing prior to start operations. Repair adjacent construction or surfaces soiled or damaged by selective demolition work.

...END OF SECTION