Inspection Division
Date 06/02/17

GENERAL NOTES

1. All work shall be in accordance with IBC 2009 by ICC, 2009 NFPA 101 Life Safety Code, 2010 ADA Standards for Accessible Design, Maine Uniform Building Code, NFPA-70 National Electric Code, NFPA 54 National Fuel & Gas Code, NFPA 96, and any other NFPA codes applicable to Mechanical, Electrical or HVAC installation. Maine State Plumbing Code, ASHRAE, ASTM, UL (Underwritwers Laboratories) and all local, State and Federal requirements.

2. All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health Act (OSHA)

3. All required City and State permits must be obtained before any Demolition begins.

4. It is the contractor's sole responsibility to determine erection procedures and sequence to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting, temporary bracing, guys or tie-downs. Such material shall remain the property of the contractor after completion of the project.

5. Prior to demolition, Contractor/Owner shall notify a DEP-licensed Asbestos Consultant to inspect and conduct survey to identify any asbestos containing materials (ACM) on the site. If, after testing, asbestos is determined to be present, applicant must apply for appropiate permits from the City/State and abate the asbestos containing materials before any other demolition commences. Forms are available at DEP 207-287-7826. Building Owner or Contractor shall notify the DEP at least 5 working days prior to demolition for this survey.

DEMOLITION NOTES

Definitions

A. Remove: Remove and legally dispose of items except those indicated to be reinstalled, salvaged, or to remain the Owner's property.
B. Remove and Salvage: Items to be removed and salvaged remain the Owner's property. Remove, clean, and pack or crate items to protect against damage. Identify contents of containers and deliver to Owner's designated storage area.
C. Existing to Remain: Protect construction indicated to remain against damage and soiling during selective demolition.

1. Asbestos: It is not expected that asbestos will be encountered in the Work. If any materials suspected of containing asbestos are encountered, do not disturb the materials. Immediately notify the Architect and the Owner. [Refer to General Note 5]

3. Contractor shall verify that utilities have been disconnected and capped.

4. Contractor shall provide inventory to Owner of items to be demolished, salvage and reused.

5. Contractor shall survey the condition of the building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of the structure or adjacent structures during demolition.

6. If unanticipated mechanical, electrical or structural elements that conflict with the intended function or design are encountered, investigate and measure the nature and extent of the conflict. Promptly submit a written report to the Architect and Owner.

7. Maintain existing utilities indicated to remain in service and protect them against damage during demolition process. Do not interrupt existing utilities serving occupied or operating facilities, except when authorized in writing by Owner and authorities having jurisdiction. Provide at least 72 hours notice for services to be shutdown.

8. Owner will arrange to shut off indicated utilities when requested by Contractor and arrange to shut off indicated utilities with utility companies.

9. When utility services are required to be removed, relocated, or abandoned, Contractor shall provide bypass connections to maintain continuity of service to other parts of the building before proceeeding with other demolition. (If required-consult Owner)

10. Contractor shall cut pipe or conduit in walls, partitions or floors to be removed. Cap, valve, or plug and seal the remaining portion of pipe or conduit after bypassing.

11. Contractor shall conduct demolition operations and remove debris to ensure minimum interference with roads, streets, walkways and other adjacent occupied and used facilities including adjacent properties.

12. Do not obstruct or close streets, walks parking lots or other adjacent facilities without permission from the Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways as required by governing authorities. Temporary dumpsters or Recycling containers shall be located in accordance with Owners approval and authorities having jurisdiction (maintain required fire lanes and emergency access routes as indicated by authority having jurisdiction .

13. Contractor shall conduct demolition operations to prevent injury to people and damage to adjacent buildings or operations. Ensure safe passage of people around selective demolition areas.

14. Contractor shall erect temporary protection such as fences, railings, canopies where required by authorities having jurisdiction.

15. Erect and maintain dustproof partitions and temporary enclosures to limit dust and dirt migration and to separate areas from fumes and noise. Provide protected egress passageway as required and Equip partitions and dustproof partitions with latches (and/or locks) and required panic exit hardware for egress puposes as required by authorities having jurisdiction.

16. Construct dustproof partitions of not less than 4-inch studs, $\frac{5}{8}$" thick gypsum wallboard with joints taped on occupied side, and $\frac{5}{8}$" fire-retardant plywood on the demolition side.

17. Contractor shall use mist, temporary enclosures, and other suitable methods to limit the spread of dust and dirt. Comply with governing environmental protection regulations and agencies. Do not use water when it may damage existing construction or create hazardous or objectionable conditions such as ice, flooding and pollution.

18. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas. All construction debris generated must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated cointainers are exempt from this provision. For more information call @ 874-8467

19. Contractor shall use methods to complete demolition within limitations of governing regulations and as follows:
a) Do not use cutting torches until work is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. maintain portable fire-suppression devices during flame-cutting operations.
b) Maintain adequate ventilation when using cutting torches.
c) Remove decayed, vermin infested, or otherwise dangerous or unsuitable materials and promptly dispose of off site.
d) On site storage or sale of removed items is prohibited.
e) Demolish concrete and masonry in small sections. Cut concrete and masonry at junctures with construction to remain, using power-driven masonry saw or hand tools; do notuse power-driven impact tools. Break up and remove and dispose of off site.

20. Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site. Do not burn demolished materials. Transport demolished materials off Owner's property and legally deliver to designated facility off-site.

REGISTERED ARCHITECT
JOHN H. LEASURE
No. 310
STATE OF MAINE

REV.	DATE	STATUS
1	4-28-17	SUBMITTED FOR PERMITS

JOHN H. LEASURE ARCHITECT, INC.
6 Q STREET
SOUTH PORTLAND, MAINE 04106

SHWARTZ BUILDING RENOVATIONS
600-604 CONGRESS STREET
PORTLAND, MAINE

DEMOLITION NOTES

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