

SECTION 01732  
SELECTIVE DEMOLITION

PART 1 - GENERAL

1.01 SUMMARY

- A. This Section includes demolition and removal of selected portions of the existing building as required to construct and tie-in the addition.
- B. Related Sections: The following Sections contain requirements that relate to this Section:
  - 1. Section 01731, "Cutting and Patching."
  - 2. Section 01500, "Temporary Facilities and Controls" for temporary utilities, temporary construction and support facilities, temporary security and protection facilities, and environmental protection measures for selective demolition operations.

1.02 QUALITY ASSURANCE

- A. Regulatory Requirements: Comply with governing EPA notification regulations before starting selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

1.03 PROJECT CONDITIONS

- A. Owner will occupy the existing building, including the second floor directly below the addition. Conduct selective demolition so that Owner's operations will not be disrupted. Provide not less than 72 hours' notice to Owner of activities that will affect Owner's operations.
- B. Owner assumes no responsibility for actual condition of buildings to be selectively demolished. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
- C. Storage or sale of removed items or materials on-site will not be permitted.

1.04 SCHEDULING

- A. Arrange selective demolition schedule so as not to interfere with Owner's on-site operations.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Verify that utilities have been disconnected and capped.
- B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.

- C. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.
- D. When 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.
- E. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.

### 3.02 UTILITY SERVICES

- A. Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
- B. Do not interrupt existing utilities serving occupied or operating facilities, except when authorized in writing by Owner and authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to Owner and to governing authorities.
  - 1. Provide not less than 72 hours' notice to Owner if shutdown of service is required during changeover.

### 3.03 PREPARATION

- A. Existing to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by the Architect, items may be removed to a suitable, protected storage location during selective demolition and then cleaned and reinstalled in their original locations.
- B. Conduct demolition operations and remove debris to ensure minimum interference with roads, streets, walks, and other adjacent occupied and used facilities.
  - 1. Do not close or obstruct streets, walks, 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 governing regulations.
- C. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around selective demolition area.
  - 1. Protect walls, ceilings, floors, and other existing finish work that are to remain and are exposed during selective demolition operations.
- D. Erect and maintain dustproof partitions and temporary enclosures to limit dust and dirt migration and to separate areas from fumes and noise.
  - 1. Seal joints and perimeter. Equip partitions with dustproof doors and security locks.
  - 2. Construct dustproof partitions of fire-retardant materials, as required to conform to local fire-prevention codes.
  - 3. Insulate partition to provide noise protection to occupied areas.

4. Protect air-handling equipment.
  5. Weatherstrip openings.
- E. Provide and maintain interior and exterior shoring, bracing, or structural support to preserve stability and prevent movement, settlement, or collapse of building to be selectively demolished.
1. Strengthen or add new supports when required during progress of selective demolition.

### 3.04 POLLUTION CONTROLS

- A. Use temporary enclosures, and other suitable methods to limit the spread of dust and dirt. Comply with governing environmental protection regulations.
- B. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level.
- C. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before start of selective demolition.

### 3.05 SELECTIVE DEMOLITION

- A. Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete Work within limitations of governing regulations and as follows:
1. Proceed with selective demolition systematically, from higher to lower level. Complete selective demolition work above each floor or tier before disturbing supporting members on lower levels.
  2. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. To minimize disturbance of adjacent surfaces, use hand or small power tools designed for sawing or grinding, not hammering and chopping. Temporarily cover openings to remain.
  3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
  4. Do not use cutting torches until work area 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. Maintain adequate ventilation when using cutting torches.
  5. Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.

6. Dispose of demolished items and materials promptly. On-site storage or sale of removed items is prohibited.
  7. Return elements of construction and surfaces to remain to condition existing before start of selective demolition operations.
- B. Roofing: Remove existing roofing entirely from the second floor roof deck of the existing building and from the penthouse of stair No. 6; refer to Drawings for extent. Remove insulation and other components to expose bare floor deck. Within the field of the roof, remove blocking, nailers, curbs and similar items; pull fasteners or cut them off flush with the concrete deck.
1. Remove perimeter metal flashing and fascia.
  2. Remove wood blocking.
  3. Leave top of existing walls clean of all bolts, fasteners and attachments.
- C. Remove exterior insulation and finish system on walls of the mechanical shaft above the roof, including sheathing and studs. Refer to Drawings for extent of removal.
- D. 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 not use power-driven impact tools.

### 3.06 PATCHING AND REPAIRS

- A. Promptly patch and repair holes and damaged surfaces caused to adjacent construction by selective demolition operations.
- B. Patching after selective demolition is specified in Section 01731, "Cutting and Patching."

### 3.07 DISPOSAL OF DEMOLISHED MATERIALS

- A. General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.
- B. Disposal: Transport demolished materials off Owner's property and legally dispose of it. Comply with applicable State, Local and Federal regulations.

### 3.08 CLEANING

- A. Sweep the building broom clean on completion of selective demolition operation.

### 3.09 MATERIALS OWNERSHIP

- A. Except for items or materials indicated to be salvaged, reinstalled, or reused in the Work, or otherwise specifically indicated to remain the Owner's property, demolished materials shall become the Contractor's property and shall be removed from the site with further disposition at the Contractor's option.

END OF SECTION 01732