

SECTION 01732 - SELECTIVE DEMOLITION

PART 1 - GENERAL

SUMMARY

This Section includes demolition and removal of the following:

- Selected portions of a building or structure.
- Selected site elements.
- Repair procedures for selective demolition operations.

See Division 2 Section "Site Clearing" for site clearing and removal of above- and below-grade improvements.

See Division 15 Sections for demolishing, cutting, patching, or relocating mechanical items.

See Division 16 Sections for demolishing, cutting, patching, or relocating electrical items.

DEFINITIONS

Remove: Detach items from existing construction and legally dispose of them off-site, unless indicated to be removed and salvaged or removed and reinstalled.

Remove and Reinstall: Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.

Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.

MATERIALS OWNERSHIP

Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, demolished materials shall become Contractor's property and shall be removed from Project site.

SUBMITTALS

Proposed Control Measures: Submit statement or drawing that indicates the measures proposed for use, proposed locations, and proposed time frame for their operation. Identify options if proposed measures are later determined to be inadequate. Include measures for the following:

- Dust control.
- Noise control.

Schedule of Selective Demolition Activities: Indicate detailed sequence of selective demolition and removal work, with starting and ending dates for each activity, interruption of utility services, use of elevator and stairs, and locations of temporary partitions and means of egress.

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PROJECT CONDITIONS

Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted. Provide not less than 72 hours' notice to Owner of activities that will affect Owner's operations.

Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities.

Owner assumes no responsibility for condition of areas to be selectively demolished.

Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.

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.

Storage or sale of removed items or materials on-site will not be permitted.

Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.

Maintain fire-protection facilities in service during selective demolition operations.

PART 2 - PRODUCTS

REPAIR MATERIALS

Use repair materials identical to existing materials.

If identical materials are unavailable or cannot be used for exposed surfaces, use materials that visually match existing adjacent surfaces to the fullest extent possible.

Use materials whose installed performance equals or surpasses that of existing materials.

PART 3 - EXECUTION

EXAMINATION

Verify that utilities have been disconnected and capped.

Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.

Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.

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

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UTILITY SERVICES

Existing Utilities: Maintain services indicated to remain and protect them against damage during selective demolition operations.

Do not interrupt existing utilities serving occupied or operating facilities unless authorized in writing by Owner and authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to Owner and to authorities having jurisdiction.

Provide at least 72 hours' notice to Owner if shutdown of service is required during changeover.

Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing.

Utility Requirements: Refer to Division 15 and 16 Sections for shutting off, disconnecting, removing, and sealing or capping utilities. Do not start selective demolition work until utility disconnecting and sealing have been completed and verified in writing.

PREPARATION

Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.

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 governing regulations.

Erect temporary protection, such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction.

Protect existing site improvements, appurtenances, and landscaping to remain.

Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.

Temporary Enclosures: Provide temporary enclosures for protection of existing building and construction, in progress and completed, from exposure, foul weather, other construction operations, and similar activities. Provide temporary weathertight enclosure for building exterior.

Temporary Partitions: Erect and maintain dustproof partitions and temporary enclosures to limit dust and dirt migration and to separate areas from fumes and noise.

Temporary Shoring: Provide and maintain interior shoring, bracing, or structural support to preserve stability and prevent movement, settlement, or collapse of construction to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

POLLUTION CONTROLS

Dust Control: Use water mist, temporary enclosures, and other suitable methods to limit spread of dust and dirt. Comply with governing environmental-protection regulations.

Wet mop floors to eliminate trackable dirt and wipe down walls and doors of demolition enclosure. Vacuum carpeted areas.

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Disposal: 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 in a controlled descent.

Cleaning: Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

SELECTIVE DEMOLITION

General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations.

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.

Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.

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.

Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.

Existing Facilities: Comply with building manager's requirements for using and protecting, stairs, walkways, building entries, and other building facilities during selective demolition operations.

Removed and Reinstalled Items:

Clean and repair items to functional condition adequate for intended reuse. Paint equipment to match new equipment.

Pack or crate items after cleaning and repairing. Identify contents of containers.

Protect items from damage during transport and storage.

Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.

Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and reinstalled in their original locations after selective demolition operations are complete.

PATCHING AND REPAIRS

General: Promptly repair damage to adjacent construction caused by selective demolition operations.

Repairs: Where repairs to existing surfaces are required, patch to produce surfaces suitable for new materials.

Completely fill holes and depressions in existing masonry walls that are to remain with an approved masonry patching material applied according to manufacturer's written recommendations.

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Finishes: Restore exposed finishes of patched areas and extend restoration into adjoining construction in a manner that eliminates evidence of patching and refinishing.

Floors and Walls: Where walls or partitions that are demolished extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish color, texture, and appearance. Remove existing floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.

Ceilings: Patch, repair, or rehang existing ceilings as necessary to provide an even-plane surface of uniform appearance.

DISPOSAL OF DEMOLISHED MATERIALS

General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.

Burning: Do not burn demolished materials.

Disposal: Transport demolished materials off Owner's property and legally dispose of them.

END OF SECTION 01732