

SECTION 01738 - SELECTIVE DEMOLITION

PART 1 – GENERAL

1.1 GENERAL CONDITIONS

- A. Provide selective demolition complete. Extent of selective demolition is as indicated on drawings and as specified herein.
- B. This section includes:
 - 1. Demolition and partial removal of buildings and / or structures.
 - 2. Disconnecting, capping or sealing, and abandoning and / or removing site utilities.
- C. Related sections specified elsewhere:
 - 1. Section 01733 - Cutting and Patching

1.2 DEFINITIONS

- A. Definitions as follows:
 - 1. Remove: Remove and legally dispose of items except those indicated to be reinstalled, or to remain the Owner's property.
 - 2. 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.

1.3 SUBMITTALS

- A. As specified in Section 01300 - Submittals.
- B. Record drawings: Identify and accurately locate capped utilities and other subsurface structural, electrical, or mechanical conditions. As specified in Section 01700 - Project Closeout.

1.4 QUALITY ASSURANCE

- A. Coordinate schedule of demolition shutoff, capping, continuation of utility services, and other items that disturb the existing working conditions. Coordinate locations of temporary partitions and means of egress. As specified in Section 01315 - Project Coordination.
- B. Demolition Firm Qualifications: Engage an experienced firm that has successfully completed selective demolition work similar to that indicated for this Project.
- C. Regulatory Requirements: Comply with governing EPA notification regulations before starting selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- D. Photographs or videotape, sufficiently detailed, of existing conditions of adjoining construction and site improvements that might be misconstrued as damage caused by selective demolition operations.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Comply with hauling and disposal regulations of authorities having jurisdiction.

1.6 PROJECT CONDITIONS

- A. General Contractor to assume responsibility of dust and noise control measures.

- B. Owner may occupy portions of the building immediately adjacent to selective demolition area. 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.
- C. Owner assumes no responsibility for actual condition of buildings to be selectively demolished.
- D. Storage or sale of removed items or materials on-site will not be permitted.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Except where noted otherwise, maintain possession of materials being demolished. Immediately remove from site.

PART 3 – EXECUTION

3.1 EXAMINATION / PREPARATION

- A. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- B. 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 selective demolition.
- C. Owner assumes no responsibility for actual condition of items or structure to be demolished,
- D. 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.
- E. Protections: Provide temporary barricades and other forms of protection as required to protect Owner's personnel and general public from injury due to selective demolition work.
- F. Provide protective measures and directional information signage as required to provide safe passage of Owner's personnel and general public to and from occupied portions of building.
- G. Erect temporary covered passageways as required by authorities having jurisdiction.
- H. Provide interior and exterior shoring, bracing, or support to prevent movement, settlement, or collapse of structure or element to be demolished, and adjacent facilities or work to remain.
- I. Protect from damage existing finish work that is to remain in place and becomes exposed during demolition operations.
- J. Construct temporary insulated solid dustproof partitions where required to separate areas where noisy or extensive dirt or dust operations are performed. Equip partitions with dustproof doors and security locks if required.
- K. Provide temporary weather protection during interval between demolition and removal of existing construction on exterior surfaces, and installation of new construction to ensure that no water leakage or damage occurs to structure or interior areas of existing building.
- L. Remove barriers and protections at completion of work.
- M. Damages: Promptly repair damages caused to adjacent facilities by demolition work at no cost to Owner.

3.2 DEMOLITION

- A. Perform selective demolition work in a systematic manner.
- B. 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.
- C. Provide services for effective air and water pollution controls as required by local authorities having jurisdiction.
- D. If unanticipated mechanical, electrical or structural elements which conflict demolition work are encountered, investigate and measure both nature and extent of the conflict. Submit report to Owner's Representative in written, accurate detail. Pending receipt of directive from Owner's Representative, rearrange demolition schedule as necessary to continue overall job progress without delay.
- E. Demolish and remove existing construction only to the extent required by new construction and as indicated
- F. Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise 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.
- G. Utility Requirements: Locate, identify, shut off, disconnect, and seal or cap off indicated utility services serving building to be selectively demolished.
 - 1. Provide temporary services during interruption to existing utilities to remain, as acceptable to Owner and to governing authorities.
- H. Drain, purge, or otherwise remove, collect, and dispose of chemicals, gases, explosives, acids, flammables, or other dangerous materials before proceeding with selective demolition operations.
- I. Employ a certified, licensed exterminator to treat building and to control rodents and vermin before and during selective demolition operations, if applicable.
- J. Conduct demolition operations and remove debris to ensure minimum interference with roads, streets, walks, and other adjacent occupied and used facilities.
- K. 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.
- L. Use water mist, temporary enclosures, and other suitable methods to limit the spread of dust and dirt. Comply with governing environmental protection regulations. Coordinate with Albertsons environmental remediation plan, if applicable.

- M. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

3.3 ADJUSTING AND CLEANING

- A. 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.
- B. Restore exposed finishes of patched areas as indicated.
- C. Disposal: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.

1. Do not burn demolished materials.
2. Transport demolished materials off Owner's property and legally dispose of them.

3.4 PROTECTION

- A. Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
- B. Maintain items to be removed and salvaged, removed and reinstalled, or existing to remain and protect them against damage during demolition operations.

END OF SECTION 01738