

SECTION 02 41 19
SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes (all items might not apply – see below and drawings):
 - 1. Demolition and removal of selected portions of building or structure.
 - 2. Demolition and removal of selected site elements.
 - 3. Salvage of existing items to be reused or recycled.

1.2 MATERIALS OWNERSHIP

- A. Unless otherwise indicated, demolition waste becomes property of Contractor.
- B. Historic items, relics, antiques, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, and other items of interest or value to Owner that may be uncovered during demolition remain the property of Owner.
 - 1. Carefully salvage in a manner to prevent damage and promptly return to Owner.

1.3 PREINSTALLATION MEETINGS

- A. Predemolition Conference: Conduct conference at Project site.

1.4 INFORMATIONAL SUBMITTALS

- A. Engineering Survey: Submit engineering survey of condition of building.
- B. Proposed Protection Measures: Submit report, including Drawings, that indicates the measures proposed for protecting individuals and property, for environmental protection, for dust control and, for noise control. Indicate proposed locations and construction of barriers.
- C. Schedule of selective demolition activities with starting and ending dates for each activity.
- D. Predemolition photographs or video.
- E. Statement of Refrigerant Recovery if any noted to be removed: Signed by refrigerant recovery technician.

1.5 CLOSEOUT SUBMITTALS

- A. Inventory of items that have been removed and salvaged.

1.6 QUALITY ASSURANCE

- A. Refrigerant Recovery Technician Qualifications: Certified by an EPA-approved certification program.

1.7 FIELD CONDITIONS

- A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.
- B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
 - 1. Before selective demolition, Owner will remove the following items:
 - a. All furniture, fixtures, and equipment (i.e., items not mounted or anchored to building) within project work area.
- C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
- D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work because the building was constructed in 1999.
 - 1. If suspected hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.
- E. Storage or sale of removed items or materials on-site is not permitted.
- F. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
 - 1. Maintain fire-protection facilities in service during selective demolition operations.
- G. Arrange selective demolition schedule so as not to interfere with Owner's operations.

1.8 WARRANTY

- A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials and using approved contractors so as not to void existing warranties.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- B. Standards: Comply with ANSI/ASSP A10.6 and NFPA 241.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that utilities have been disconnected and capped before starting selective demolition operations.

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- 1 B. Perform an engineering survey of condition of building to determine whether removing any element might result in
2 structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective
3 building demolition operations.
- 4 1. Engage a professional engineer to perform the survey if beyond capability of General Contractor or
5 Demolition Contractor. Cost of Engineering Services to be included in bid.
- 6 C. Inventory and record the condition of items to be removed and salvaged.
- 7 **3.2 PREPARATION**
- 8 A. Refrigerant: Before starting demolition, remove refrigerant from mechanical equipment according to 40 CFR 82 and
9 regulations of authorities having jurisdiction.
- 10 **3.3 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS**
- 11 A. Existing Services/Systems to Remain: Maintain services/systems indicated to remain and protect them against
12 damage.
- 13 **3.4 PROTECTION**
- 14 A. Temporary Protection: Provide temporary barricades and other protection required to prevent injury to people and
15 damage to adjacent buildings and facilities to remain.
- 16 B. Temporary Shoring: Design, provide, and maintain shoring, bracing, and structural supports as required to preserve
17 stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent
18 unexpected or uncontrolled movement or collapse of construction being demolished.
- 19 C. Remove temporary barricades and protections where hazards no longer exist.
- 20 **3.5 SELECTIVE DEMOLITION**
- 21 A. General: Demolish and remove existing construction only to the extent required by new construction and as
22 indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:
- 23 1. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least
24 likely to damage construction to remain or adjoining construction. Use hand tools or small power tools
25 designed for sawing or grinding, not hammering and chopping. Temporarily cover openings to remain.
- 26 2. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished
27 surfaces.
- 28 3. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as
29 duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting
30 operations. Maintain portable fire-suppression devices during flame-cutting operations.
- 31 4. Maintain fire watch during and for at least two hours after flame-cutting operations.
- 32 5. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads
33 on supporting walls, floors, or framing.
- 34 6. Dispose of demolished items and materials promptly.
- 35 B. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure
36 minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
- 37 C. Removed and Salvaged Items:
- 38 1. Clean salvaged items.
- 39 2. Pack or crate items after cleaning. Identify contents of containers.
- 40 3. Store items in a secure area until delivery to Owner.
- 41 4. Transport items to Owner's storage area on-site unless directed otherwise in drawings.
- 42 5. Protect items from damage during transport and storage.
- 43 D. Removed and Reinstalled Items:
- 44 1. Clean and repair items to functional condition adequate for intended reuse.
- 45 2. Pack or crate items after cleaning and repairing. Identify contents of containers.
- 46 3. Protect items from damage during transport and storage.
- 47 4. Reinstall items in locations indicated. Comply with installation requirements for new materials and
48 equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional
49 for use indicated.
- 50 E. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective
51 demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during
52 selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are
53 complete.
- 54 F. The following items are to be salvaged or reinstalled:
- 55 1. See drawings.
- 56 **3.6 CLEANING**
- 57 A. Remove demolition waste materials from Project site and dispose of them in an EPA-approved construction and
58 demolition waste landfill acceptable to authorities having jurisdiction.

- 1 1. Do not allow demolished materials to accumulate on-site.
- 2 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- 3 3. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to
- 4 grade level in a controlled descent.
- 5 4. Comply with requirements specified in Section 01 74 19 "Construction Waste Management and Disposal."
- 6 B. Burning: Do not burn demolished materials.
- 7 C. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations.
- 8 Return adjacent areas to condition existing before selective demolition operations began.
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END OF SECTION