

SECTION 02 41 00

SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 Definitions:

- A. Remove: Detach items from existing construction and legally dispose of them off-site, unless indicated otherwise.
- B. Remove and Reinstall: Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.
- C. 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.

1.2 Materials Ownership:

- A. 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 legally removed from Project site.

1.3 Submittals:

- A. Proposed protection measures. Contractors shall meet with Owners' Representative to determine protection measures for areas adjacent to construction.
- B. Schedule of Selective Demolition Activities: Indicate detailed sequence of selective demolition work, interruption of utility services, and locations of temporary partitions and means of egress, if required.
- C. Pre-demolition Photographs: Show existing conditions of adjoining construction.

1.4 Regulatory Requirements:

- A. Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

1.5 Standards:

- A. Comply with ANSI A10.6 and NFPA 241.

1.6 Project Conditions:

- A. Owner may 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.

- B. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities.
- C. Owner assumes no responsibility for condition of areas to be selectively demolished.
 - 1. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
- D. Contractor shall meet with Owner's Representative to discuss power and utility shutdowns.

1.7 Hazardous Materials:

- A. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Owner.

1.8 Sale of removed items or materials on-site will not be permitted.

1.9 Existing Warranties:

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

PART 2 - PRODUCTS

2.1 Repair Materials:

- A. Use repair materials identical to existing materials.
 - 1. 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.
 - 2. Use materials whose installed performance equals or surpasses that of existing materials.

PART 3 - EXECUTION

- 3.1 Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- 3.2 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.
- 3.3 Existing Utilities:

- A. Maintain services indicated to remain and protect them against damage during selective demolition operations.

3.4 Utility Requirements:

- A. Locate, identify, disconnect, shut off, and seal or cap off indicated utilities serving areas to be selectively demolished.
 - 1. If utility services are required to be removed, relocated, or abandoned, before proceeding with selective demolition provide temporary utilities that bypass area of selective demolition and that maintain continuity of service to other parts of building.

3.5 Dangerous Materials:

- A. Drain, purge, or otherwise remove, collect, and dispose of chemicals, gases, explosives, acids, flammables, or other dangerous materials before proceeding with selective demolition operations.

3.6 Temporary Facilities:

- A. Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent items to remain.

3.7 Temporary Enclosures:

- A. 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 if necessary.

3.8 Temporary Shoring:

- A. Provide and maintain 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.

3.10 Dust Control:

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

3.11 Disposal:

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

1. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent which complies with all state regulations.
2. Debris staging areas will be at agreed upon areas. Protection of property and people will be the responsibility of the contractor.

3.12 Cleaning:

- A. 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.

3.13 Selective Demolition:

- A. 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 and as follows:
 1. 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.
 2. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
 3. 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.
 4. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.

3.14 Existing Facilities:

- A. Comply with Owner's requirements for using and protecting building facilities during selective demolition operations.

3.15 Removed and Salvaged Items:

- A. Comply with the following:
 1. Clean salvaged items.
 2. Pack or crate items after cleaning. Identify contents of containers.
 3. Store items in a secure area until delivery to Owner.
 4. Protect items from damage during storage.

3.16 Removed and Reinstalled Items:

- A. Comply with the following:
 1. Clean and repair items to functional condition adequate for intended reuse. Paint equipment to match new equipment.
 2. Pack or crate items after cleaning and repairing. Identify contents of containers.

3. Protect items from damage during transport and storage.
4. 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.

3.17 Existing Items to Remain:

- A. Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Owner, 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.

3.18 Patching and Repairs:

- A. Promptly repair damage to adjacent construction caused by selective demolition operations.
 1. Repairs: Where repairs to existing surfaces are required, patch to produce surfaces suitable for new materials.
 2. Finishes: Restore exposed finishes of patched areas and extend restoration into adjoining construction in a manner that eliminates evidence of patching and refinishing.
 1. 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.
 4. Ceilings: patch, repair, or rehang existing ceilings as necessary to provide an even-plane surface of uniform appearance.

3.19 Disposal of Demolished Materials:

- A. 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 them.

END OF SECTION

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