

SECTION 02225
SELECTIVE SITE DEMOLITION

GENERAL

02225-0.1 SUMMARY.

- A. Section includes products and operations required to achieve selective demolition of surface and subsurface structures, equipment, and utilities associated with the function of underground storage tanks (USTs). The Contractor shall be ever mindful of the particular hazards associated with such operations, and take all appropriate safety precautions.
- B. Demolition shall not extend beyond the "Property Lines" or Project Limit lines except where specifically called for on the Drawings. Any damage to existing facilities to remain (including sidewalks, curbs, pavement, utilities, adjacent property, etc.) shall be repaired or replaced in accordance with authority having jurisdiction requirements or regulations at no additional cost(s) to the Owner. The Contractor shall secure all necessary permits, inspections, approvals, and pay all fees required for the Project.
- C. Project/Site conditions: Contractor shall receive structures, equipment, and utilities identified for demolition "as is" from Owner and shall have all salvage rights except those expressly reserved for Owner by Contract Documents.
- D. Comply with applicable federal, state and local laws and regulations concerning environmental pollution control and abatement.
- E. Perform all demolition work in accordance with OSHA requirements and ASNI/NFPA 241-1975 "Safeguarding Building Construction and Demolition Operations."

02225-1.2 RELATED WORK. Related work is specified in the following sections:

- A. Section 02115 - Underground Storage Tank Removal
- B. Section 02140 - Dewatering
- C. Section 02305 - Excavation, Backfilling, and Grading

02225-1.3 REQUIREMENTS OF REGULATORY AGENCIES.

- A. Proper permits shall be obtained from the building department or departments having jurisdiction over the subject removal/demolition.
- B. Obtain certificate of severance of utility services as may be required.
- C. Obtain proper permits for the transport and legal disposal of all debris.

02225-1.4 SUBMITTALS.

- A. Submit proposed schedule of demolition activities. Indicate:
 - 1. Starting and ending dates for each activity as appropriate.
 - 2. Time of shutoff, capping and continuation of utility services.
- B. Submit proposed methods of operation.

- C. Before starting work, file with the F&A photographs documenting existing conditions which could be misconstrued as damage resulting from demolition operations.
- D. Project Record Documents
 - 1. Identify location of capped utilities.
 - 2. Indicate unanticipated structural, electrical and mechanical conditions.

02225-1.5 PROJECT CONDITIONS AND PROTECTION.

- A. Adjacent structures will not be vacated during demolition operations, and will maintain day-to- day business operations.
- B. Coordinate demolition operations and procedures in a manner that will permit day-to-day operations, and protect pedestrians and personnel during all demolition operations.
- C. Erect barrier fences, guard rails, enclosures, and shoring to protect personnel, structures, and utilities that are to remain intact.
- D. Protect surrounding structures from any possible damage.
- E. Unanticipated Conditions: If unanticipated mechanical, electrical, or structural elements which conflict with intended function or design are encountered, investigate and measure both the nature and extent of the conflict. Submit report to the F&A in written, accurate detail. Pending direction from the F&A, rearrange demolition schedule as necessary to continue overall job progress without delay.

02225-1.6 MAINTAINING TRAFFIC.

- A. Ensure minimum interference with roads, streets, driveways, sidewalks and adjacent facilities.
- B. Do not close or obstruct streets, walks, or other facilities without written permission from authorities having jurisdiction.

02225-1.7 SECURITY.

- A. Provide security program and facilities to protect Work, existing facilities, and Owner's operations from unauthorized entry, vandalism and theft. Protect site and equipment against unauthorized entry.
- B. Prohibit access to site before and after working hours.

02225-1.8 DUST CONTROL.

- A. Execute work by methods to minimize raising dust from construction operations. Provide positive means to prevent airborne dust from dispersing into atmosphere.
- B. Do not use oils, bitumens, or chloride for dust control.

02225-1.9 EROSION AND SEDIMENT CONTROL.

- A. Minimize amount of bare soil exposed at one time.
- B. Plan and execute construction by methods to control surface drainage from cuts and waste disposal areas. Prevent erosion and sedimentation.
- C. Conduct operations to avoid washing or deposition of materials into waterways or off-site.
- D. Do not track or spill mud, clay, gravel, or other materials into adjacent streets or off-site. Clean up inadvertent tracking and spills immediately (same day).

- E. Periodically inspect earthwork and/or site to detect evidence of erosion and sedimentation; promptly apply corrective measures.

02225-1.10 POLLUTION CONTROL. Provide methods, means, and facilities to prevent contamination of soil and water from discharge of noxious, toxic substances and pollutants produced by construction operations.

02225-1.11 CLEANING DURING CONSTRUCTION. Control accumulation of waste materials and rubbish and maintain site in a clean and orderly condition.

02225-1.12 WATER CONTROL.

- A. Control surface water and ground water during construction.
- B. Rough grade site to prevent standing water and to direct surface drainage away from Work area. Construct diversion berms or provide piping to direct surface water and rain water away from excavation work area, including diversion of building downspouts.
- C. Maintain or relocate existing ditches and spillways.
- D. Stockpile material such that it does not restrict surface drainage.
- E. If it is necessary to interrupt existing surface drainage, provide and maintain temporary piping or ditching until permanent drainage is available.
- F. Maintain excavations and trenches free of water. Provide and operate pumping equipment of a capacity to control water flow.

EXECUTION

02225-3.1 EXAMINATION AND PREPARATION.

- A. Protect adjacent properties and ensure safety of the public from dangers associated with work.
- B. Prior to demolition, inspect area of demolition work to ascertain that safety precautions have been taken, and that structures and site area are clear and ready for demolition.
- C. Take every precaution to reduce dust and prevent damage to adjacent fencing, sidewalks, and paving.
- D. Arrange for and verify the relocation of utility services to include necessary removal of meters and capping of lines, as required.
- E. Verify items to be salvaged for the Owner and establish location of storage.
- F. Insofar as is practicable, arrange operations to reveal unknown or concealed conditions for examination and verification before removal or demolition.
- G. Verify actual conditions to determine in advance whether removal or demolition of any element will result in failure or unplanned collapse.
- H. Perform continuing surveys as the work progresses to detect hazards resulting from demolition or construction activities.
- I. Damages: Promptly repair, at no cost to the Owner, damages caused to facilities to remain.

02225-3.2 DEMOLITION.

- A. Restrictions
 - 1. Do not use explosives.
 - 2. Do not use water when it may create hazardous or objectionable conditions such as ice, erosion, flooding, and pollution.
 - 3. If during demolition procedures the Contractor identifies concealed hazardous materials, the Contractor is to notify the F&A immediately.
- B. Conduct demolition operations and the removal of debris to ensure minimum interference with roads, streets, walks, and other adjacent facilities.
- C. Proceed with demolition in a systematic manner from the top of the structure to the ground. Use such methods as are required to complete the Work within the limitations of governing regulations.
- D. Cut and patch adjoining structures and finishes to remain, as required; so they are in sound, stable, and aesthetic condition.
- E. Remove all debris, rubbish and other material from site and dispose of in an appropriate sanitary landfill off-site.
- F. Upon completion of the demolition operation, leave site in a suitable condition for excavation, backfilling, and grading operations as specified in Section 02305.

02225-3.3 UTILITY SERVICES.

- A. Arrange with utility companies and shut off indicated utilities.
- B. Disconnect and cap indicated utilities before starting demolition operations.
- C. Identify locations of capped utilities on project record documents.
- D. Do not interrupt existing utilities serving occupied or used facilities, except when authorized in writing by the F&A.
- E. Provide at least 48 hours advance notice to the F&A if interruptions of service is necessary during changeover.

02225-3.4 SALVAGE AND DEBRIS.

- A. Limit storage for salvage material to immediate area of Work and other areas as may be designated by the F&A.
- B. Remove debris daily from site to an appropriate dump. Do not burn trash on site. Do not allow daily accumulation of trash and debris to obstruct roads, walks, or other points of access which are outside Contractor's exclusive area of use.
- C. Coordinate with the F&A salvage materials to be delivered to the Owner. Contractor shall remove, disassemble and package salvage items. Owners will receive salvage items at project site.

02225-3.5 DISPOSAL OF DEMOLISHED MATERIALS.

- A. Promptly dispose of materials resulting from demolition operations. Do not allow materials to accumulate on site.
- B. Transport materials resulting from demolition operations and legally dispose of off-site.
- C. Do not burn removed materials on project site.
- D. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.

02225-3.6 CLEANING.

- A. Upon completion of demolition work, remove tools and equipment and dispose of scrap.
- B. Return structures, fence and surfaces to remain to condition existing prior to commencement of demolition.

END OF SECTION 02225