

02 41 19 – Selective Demolition

DIVISION 2 – Existing Conditions



STATEMENT OF PURPOSE & BACKGROUND

- Scope:
 - This Section includes abbreviated information regarding Selective Demolition procedures. Consultants shall provide a comprehensive specification section for complete information.
 - Refer to the following sections for more detailed information:
 - 01 35 43 Environmental Procedures (by SPPS)
 - 01 74 20 Construction Waste Management and Recycling (by SPPS)
 - 02 41 00 Existing Conditions (in SPPS Design Standards)
 - 02 41 00 Existing Conditions (by Consultant)
- Revision history of section:
 - 10/30/2018 (date of adoption)
 - 03/17/2021
 - 10/28/2022 (add specific mechanical device salvage)

OUTLINE SPECIFICATION

- Part 1 General
 - Refer to all sheets of the Drawings and Specification sections to determine total scope of demolition work required.
 - Provide specific information within the Selective Demolition specification section describing those features, materials, and assemblies requiring selective deconstruction, removal, special handling, conditioned space storage, and protection. The Selective Demolition outline applies to material designated by the Owner for removal and/or reuse.
 - Remove brick where indicated to be removed. Confirm brick salvage with SPPS Project Manager for possible reuse and for patching purposes. If approved by Owner, an adequate quantity of salvaged brick shall be cleaned and installed at new locations where indicated on Drawings. Refer to Section 04 42 00 Unit Masonry for further information.
 - Refer to Section 01 35 43 Environmental Procedures for information on potentially hazardous materials uncovered during the demolition process.
 - Materials Ownership:
 - Contractor: Unless otherwise indicated, demolition waste becomes the property of the Contractor.
 - Owner: Historic items, relics, antiques, and similar objects, including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, original hardware, and other items of interest or value to Owner that may be uncovered during demolition, remain the property of the Owner.
 - Carefully salvage identified materials in a manner to prevent damage and promptly return to Owner.
 - Site Conditions:
 - Owner will be continuously occupying areas of the building and site adjacent to areas of demolition. Conduct demolition work using methods and equipment that will minimize disruption of Owner's continuing normal operations as coordinated with Project Manager.
 - Coordinate Demolition Schedule with Owner's continuing operations. Coordinate shutoff, capping and continuation of utility services as required.

- Notify Owner at least 72 hours prior to start of demolition activities which will impact Owner's normal operations.
 - Provide dust and noise control protection per Section 01 56 15.
 - Temporary Emergency Exiting:
 - Provide and maintain temporary emergency exiting during demolition and new construction work, as indicated on Drawings and as required by authorities having jurisdiction.
- Part 2 Products – Not Used
- Part 3 – Execution
 - The Contractor/Construction Manager is hereby directed to recognize the value and significance of the building and to exercise special care during all phases of the work to ensure that the existing building, its details, materials, and finishes which are to remain or to be salvaged are not damaged by the work being performed.
 - Refer to Section 02 41 00 Existing Conditions for general information on potentially historic building elements. Protect such architectural elements and construction during demolition activities.
 - Salvageable Products Retained by Owner:
 - Contractor shall document original condition of materials to be salvaged or reinstalled. Contractor shall be responsible for repair of undocumented damage.
 - Where items are indicated to be salvaged for the Owner, those items remain the property of the Owner.
 - Carefully remove each item indicated to be retained or chosen to be retained by Owner. Unless otherwise indicated, clean, store if necessary, and turn each item over to Owner.
 - Owner will retain removed door hardware.
 - Remove and save all American Automatrix field level controllers and thermostats on sites that are no longer be needed. Turn over controllers to Owner, including the following models: MC, GC, GX, RX, DX, GPC1, GPC2, SBC-VAV, TC1s, and all thermostats.
 - Other items to be retained by Owner will be determined on a project by project basis.
 - Owner reserves the right to retain products which are to be demolished and which are not indicated in the Contract Documents to be reused as part of the Work, or which are not already indicated to be retained by the Owner.
 - Recycling/Disposal of Demolished Products:
 - Products removed under the Contract which are not indicated to be reused or to be retained by Owner, or which Owner has not elected to retain, become property of Contractor.
 - Refer to Section 01 74 20 Construction Waste Management and Recycling for detailed information on waste handling.

End of Section