

SECTION 02070

SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS:

- A. Drawings and General Provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this section.

1.2 SUMMARY

- A. This section includes the following:
 - 1. Demolition and removal of designated concrete floor slabs, interior walls, doors and frames, ceilings, ceramic tile, plumbing, electrical, HVAC, and miscellaneous equipment and furnishings
 - 2. Demolition and removal of selected site elements.
 - 3. Patching and repairs.
 - 4. Relocate existing shrubs and plants

1.3 DEFINITIONS

- A. Remove: Remove and legally dispose of items except those indicated to be reinstalled, salvaged, or to remain the Owner's property.
- B. Remove and Salvage: Items indicated to be removed and salvaged remain the Owner's property. Remove, clean and protect against damage.
- C. Existing to Remain: Protect construction indicated to remain against damage and soiling during selective demolition.

1.4 MATERIALS OWNERSHIP

- A. 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.

1.5 SUBMITTALS

- A. General: Submit each item in this Article according to the Conditions of the Contract and Division 1 Specification Sections, for information only, unless otherwise indicated.
- B. 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.
- C. Record drawings at Project Closeout according to Division 1 Section "Project Closeout"
 - 1. Identify and accurately locate capped utilities and other subsurface structural, electrical, or mechanical conditions.

1.6 QUALITY ASSURANCE

- A. Regulatory Requirements: Comply with governing EPA notification regulations before starting selective demolition. Comply with hauling and disposal regulations of authorities

having jurisdiction. Coordinate with the Owner's asbestos abatement contractor for any construction material that contains asbestos.

1.7 PROJECT CONDITIONS

- A. Owner will occupy major portions of the building immediately adjacent to the selective demolition area. Required exitways from Owner-occupied areas shall be maintained during the construction of this project. 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.
- B. Storage or sale or removed items or materials on-site will not be permitted.
- C. Review Section 01800 Project Time Schedule for phasing of the work that requires early completion.

1.8 SCHEDULING

- A. Arrange selective demolition schedule so as not to interfere with Owner's on-site operations.

PART 2 – PRODUCTS (Not Applicable)

2.1 REPAIR MATERIALS

- A. Use repair materials identical to existing materials.
 - 1. Where 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 EXAMINATION

- A. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- B. When unanticipated mechanical, electrical or structural elements that conflict with the intended function or design are encountered, investigate and measure the nature and extent of the conflict. Promptly submit a written report to the Architect.
- C. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.

3.2 UTILITY SERVICES

- A. Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
 - 1. Do not interrupt existing utilities serving occupied or operating facilities, except when authorized in writing by Owner and authorities having jurisdiction.
 - a. Provide not less than 72 hours' notice to Owner if shutdown of service is required during changeover.

- B. Utility Requirements: Locate, identify, disconnect and seal or cap off indicated utility services serving building to be selectively demolished.
 - 1. Arrange to shut off indicated utilities with utility companies.
 - 2. Where utility services are required to be removed, relocated, or abandoned, provide bypass connections to maintain continuity of service to other parts of the building before proceeding with selective demolition.
- C. Utility Requirements: Refer to Division 15 and 16 Section for shutting off, disconnecting, removing and sealing or capping utility services. Do not start selective demolition work until utility disconnecting and sealing have been completed and verified in writing.
- D. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around selective demolition area.
 - 1. Protect existing site improvements, appurtenances, and landscaping to remain.
 - 2. Protect walls, ceilings, floors and other existing finish work that are to remain and are exposed during selective demolition operations.

3.3 POLLUTION CONTROLS

- A. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- B. Clean adjacent surfaces and improvements of dust, dirt and debris caused by selective demolition operations. Return adjacent areas to condition existing before start of selective demolition.
- C. Provide dust control for all the affected portions of the building where no demolition is required.

3.4 SELECTIVE DEMOLITION

- A. Demolish and remove existing construction only to the extent required by new construction as indicated. Use methods required to complete 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. 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.
 - 3. Dispose of demolished items and materials promptly. On-site storage or sale of removed items is prohibited.
 - 4. Return elements of construction and surfaces to remain to condition existing before start of selective demolition operations.
- B. Break up and remove concrete slabs on grade, unless otherwise shown to remain.

3.5 PATCHING AND REPAIRS

- A. Promptly patch and repair holes and damaged surfaces caused to adjacent construction by selective demolition operations.
- B. Patching is specified in Division 1 Section "Cutting and Patching"

- C. Restore exposed finishes of patched areas and extend finish restoration into adjoining construction to remain in a manner that eliminates evidence of patching and refinishing.

3.6 DISPOSAL OF DEMOLISHED MATERIALS

- A. General: Promptly dispose of demolished materials. Do not allow materials to accumulate on site.
- B. Burning: Do not burn demolished materials.
- C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

3.7 CLEANING

- A. Sweep the building broom clean on completion of selective demolition operation.

END OF SECTION