

BuildingName
The Description of the Project
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SPECIFICATION DIVISION 2

NUMBER SECTION DESCRIPTION

DIVISION 02 EXISTING CONDITIONS

SECTION 024119 - SELECTIVE DEMOLITION

END OF CONTENTS TABLE

DIVISION 02 EXISTING CONDITIONS
SECTION 024119 - SELECTIVE DEMOLITION

*5/6/2014 -- EDITED TO ADD DEFINITIONS SECTION AND MORE CLOSELY
ALIGN WITH STANDARD REFERENCE SPECIFICATION SECTION.*

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Work of this Section includes the following:
1. Demolition work of existing construction and building elements indicated on Drawings or by provisions of this Section.
 2. Salvage of existing items to be reused or recycled.
- B. Related work of other Sections includes the following:

*DELETE BELOW IN CONSULTATION WITH MECHANICAL ENGINEER OR IF NO
A/C EQUIPMENT OR PIPING DEMOLITION IS INCLUDED IN PROJECT.*

1. Refrigerant handling requirements are specified in Division 01 Section "Work Restrictions."

*DELETE BELOW IN CONSULTATION WITH MECHANICAL ENGINEER OR IF NO
FUME HOOD DUCTWORK DEMOLITION IS INCLUDED IN PROJECT.*

2. Fume hood ductwork demolition requirements are specified in Division 01 Section "Work Restrictions."

USUALLY RETAIN BELOW.

3. Safety barriers and temporary closures are specified in Division 01 Section "Temporary Facilities and Controls."

*RETAIN BELOW FOR REROOFING PROJECTS INVOLVING TEAROFF OF
EXISTING ROOF.*

4. Installation of new roofing system after removal of existing roof is specified in Division 07.

DELETE BELOW IF NO ASBESTOS WORK IN PROJECT.

5. Removal and disposal of asbestos-containing materials is specified in Division 02 Section "Asbestos Remediation."

DELETE BELOW IF NO SPECIAL LEAD PRODUCT REMOVAL WORK.

6. Removal and disposal of lead-containing materials is specified in Division 02 Section "Lead Products Remediation - Renovation, Repair and Painting in Child Care Facilities and Target Housing."

DELETE BELOW IF NO LIGHT FIXTURE DEMOLITION WORK IN PROJECT.

7. Removal and disposal of fluorescent lamps and ballasts is specified in Division 26 Section "Basic Electrical Requirements."

1.3 DEFINITIONS

INCLUDE TERMS THAT APPLY TO PROJECT.

- A. Remove: Detach items from existing construction and dispose of them off-site unless indicated to be salvaged or reinstalled.
- B. Remove and Salvage: Detach items from existing construction, in a manner to prevent damage, and deliver to Owner ready for reuse or store as noted on Drawings.
- C. Remove and Reinstall: Detach items from existing construction, in a manner to prevent damage, prepare for reuse, and reinstall where indicated.
- D. Existing to Remain: Leave existing items that are not to be removed and that are not otherwise indicated to be salvaged or reinstalled.
- E. Dismantle: To remove by disassembling or detaching an item from a surface, using gentle methods and equipment to prevent damage to the item and surfaces; disposing of items unless indicated to be salvaged or reinstalled.

1.4 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.

1.5 SUBMITTALS

- A. Landfill Records: Indicate receipt and acceptance of demolished material by a landfill facility authorized to accept such material.

1.6 QUALITY ASSURANCE

- A. Notify the Michigan Department of Environmental Quality as required by law, of demolition work, including work that does not involve asbestos abatement work.

1.7 WARRANTY

RETAIN BELOW FOR WORK IMPACTING ROOFS UNDER WARRANTY. CONTACT PLANT REGIONAL ASSET MANAGER TO VERIFY IF ROOF IS UNDER

WARRANTY. MOST ROOFS LESS THAN 15 YEARS OLD ARE UNDER 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. Notify warrantor before proceeding. Existing warranties include the following:
 - 1. Roof system
- B. Notify warrantor on completion of selective demolition, and obtain documentation verifying that existing system has been inspected and warranty remains in effect. Submit documentation at Project closeout.

PART 2 - PRODUCTS (NOT APPLICABLE)

PART 3 - EXECUTION

3.1 DEMOLITION, GENERAL

- A. Carry out all demolition work in a neat and orderly manner. Keep noise, dust, and similar nuisances to a minimum. Do not collapse walls. Do not throw or drop materials.
 - 1. Where material indicated to be removed is suspected of containing asbestos, inform Owner's Representative immediately. Do not disturb materials suspected of containing asbestos until asbestos content has been verified by Owner.

INCLUDE BELOW WHEN SHAFTS WILL BE CUT INTO FOR ARCHITECTURAL, MECHANICAL OR ELECTRICAL WORK.

- 2. Use extreme caution when cutting into shafts and chases. Shafts and chases may end above occupied areas within building. Take all necessary precautions to prevent debris from falling through openings between floors during demolition operations. Comply with requirements of Division 01 Section "Temporary Facilities and Controls".

RETAIN ARTICLES B & C AS APPLICABLE TO PROJECT

- B. Removed and Salvaged Items:
 - 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.

INCLUDE LOCATION IN BUILDING IF KNOWN OR INDICATE LOCATION IN ANOTHER BUILDING IF APPLICABLE.

- 4. Transport items to Owner's storage area location in building.
- 5. Protect items from damage during transport and storage.
- C. Removed and Reinstalled Items:

1. Clean and repair items to functional condition adequate for intended reuse.
 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.
- D. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Owner's Representative, items may be removed to a suitable, protected storage location off-site during selective demolition and reinstalled in their original locations after selective demolition operations are complete.

3.2 PROTECTION

- A. Temporary Protection: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent materials to remain.
1. Provide protection to ensure safe passage of people around selective demolition area and to and from occupied portions of building.
 2. Provide temporary weather protection, during interval between selective demolition of existing construction on exterior surfaces and new construction, to prevent water leakage and damage to structure and interior areas.
 3. Protect existing utilities and services indicated to remain in service and protect them against damage during demolition operations.
 4. Protect walls, ceilings, floors, and other existing finish work that are to remain or that are exposed during selective demolition operations.
 5. Cover and protect furniture, furnishings, and equipment that have not been removed.
 6. Patch, repair or replace materials and items accidentally damaged during demolition operations.
- RETAIN THE PARAGRAPH BELOW FOR REROOFING PROJECTS.**
7. Re-roofing Project Demolition: Removal of existing roofing materials shall not expose more of the underlying construction than can be recovered in one day with the specified roofing system.
 8. Comply with requirements for temporary enclosures, dust control, heating, and cooling specified in Section 015000 "Temporary Facilities and Controls."
 - a. Confine dust and debris to immediate area of demolition activity to the greatest extent practicable.
- B. Temporary Shoring: Design, provide, and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

1. Strengthen or add new supports when required during progress of selective demolition.
- C. Remove temporary barricades and protections where hazards no longer exist.

3.3 DEMOLITION OF ARCHITECTURAL FINISHES

- A. General: 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. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.
 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 without written permission from Owner's Representative. Comply with provisions of the Standard General Conditions and Owner's rules and procedures.
 4. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loading on supporting walls, floors, or framing.
 5. Dispose of demolished items and materials promptly.
- B. Remove all loose material from partially demolished work leaving only sound and secure construction.

INCLUDE THE FOLLOWING WHEN PLASTER REPAIR MAY BE REQUIRED

1. Plaster: Remove loose plaster that will be exposed in finished construction. Loose plaster is defined as plaster material of at least 2 inches by 4 inches in size that can be moved by touch or that sounds hollow when lightly tapped with a hammer.

INCLUDE THE FOLLOWING WHEN CARPET OR RESILIENT FLOORING WILL BE REMOVED

2. Flooring: Where shown, scheduled or otherwise required for application or installation of new floor finishes or coverings, remove existing flooring tile, resilient sheet flooring as follows:
 - a. Remove all traces of existing flooring materials. Remove resilient sheet and tile flooring products in compliance with recommended methods of Resilient Floor Covering Institute "Recommended Work Practices for Removal of Resilient Floor Coverings."
 - b. Remove adhesives, except those containing asbestos. Use chemical strippers approved by manufacturer of new flooring materials, or grind concrete floor surfaces to completely remove adhesive. Obtain Owner's Representative's approval of removal method prior to beginning removal work.

- c. Do not remove vinyl composition tile or adhesives suspected of containing asbestos. Owner will verify asbestos content of questionable materials. Removal of asbestos-containing adhesives (if any) is included in Division 02 Section "Asbestos Abatement."
- d. Clean floor slabs of dust and adhesive residue.

3.4 DEMOLITION OF CONCRETE OR ASPHALT

- A. Water used during concrete and asphalt work (including sweeping and saw-cutting) must be contained and collected for proper disposal. Do not discharge water containing dust or debris from concrete or asphalt work into storm drains, catch basins or to the sanitary sewer system.

3.5 DISPOSAL OF DEMOLISHED MATERIALS

- A. Remove demolition waste materials from Project site and dispose of them in an EPA-approved construction and demolition waste landfill acceptable to authorities having jurisdiction.
 - 1. Remove and transport debris in accordance with the Standard General and Supplemental General Conditions.

INCLUDE THE PARAGRAPHS BELOW IF DEMOLISHED ACOUSTICAL PANELS AND TILE ARE TO BE RECYCLED. THIS IS A VIABLE ECONOMIC OPTION IF COST OF SEPARATING ACOUSTICAL TILE FROM THE REST OF CONSTRUCTION DEBRIS IS MINIMAL. USG, ARMSTRONG AND BPB ALL HAVE RECYCLING PROGRAMS AND WILL PICK UP PROPERLY PREPARED PANELS FREE OF CHARGE IF THE TYPE OF TILE IS RECYCLABLE. SEE ALSO COMMENTS IN SECTION 095100.

3.6 RECYCLING OF MATERIALS

- A. Acoustical ceiling panels and tile.
 - 1. Coordinate with requirements for accepting materials by acoustical ceiling manufacturer selected to supply materials under Division 09 Section "Acoustical Ceilings."
 - 2. Neatly stack large clean pieces on wooden pallets. Shrink wrap pallets or bind with straps.
 - 3. Notify manufacturer when collection and wrapping of materials is complete and ready for pickup.
 - 4. Store in a protected location accessible to manufacturer for pickup.

3.7 SELECTIVE DEMOLITION SCHEDULE

RETAIN THIS ARTICLE IF DRAWINGS DO NOT SHOW ALL SELECTIVE DEMOLITION NOTES AND LISTS. SEE "DEFINITIONS" ARTICLE FOR DEFINITION OF TERMS.

- A. Remove and Salvage:

BELOW ARE SEVERAL STANDARD ITEMS. EDIT TO BE PROJECT SPECIFIC

1. Ancillary Materials: Where mechanical or electrical devices are indicated to be demolished, legally dispose of ancillary materials.

EDIT BELOW TO SUIT PROJECT.

- a. Lubricant oils: Contact UM EHS Hazardous Materials (734-763-4568) to arrange for proper disposal of lubricant oils.
2. Remove cylinders from locksets removed during demolition operations. Turn cylinders over to Owner's Key Office.
3. **<Insert description of items to remove and salvage>.**

B. Remove and Reinstall:

BELOW IS A STANDARD ITEM. EDIT TO BE PROJECT SPECIFIC

1. Remove cylinders from locksets removed during demolition operations. Turn cylinders over to Owner's Key Office.
2. **<Insert description of items to remove and reinstall>.**

"EXISTING TO REMAIN" PARAGRAPH BELOW MAY BE USED TO INFORM CONTRACTOR OF ITEMS THAT ARE TO REMAIN, SUCH AS THOSE THAT OCCUR IN, OR ARE ADJACENT TO, CONSTRUCTION BEING DEMOLISHED, BUT ARE NOT BEING REMOVED AND REINSTALLED. RETAIN PARAGRAPH IF REQUIRED.

C. Existing to Remain:

1. **<Insert description of items to remain>.**

"DISMANTLE" PARAGRAPH BELOW MAY BE USED TO INFORM CONTRACTOR OF ITEMS ATTACHED TO VALUABLE SUBSTRATES THAT REQUIRE SPECIAL CARE IN REMOVAL. INSERT ADDITIONAL REQUIREMENTS IF ITEMS ARE TO BE SALVAGED OR REUSED; OTHERWISE ITEMS ARE TO BE DISPOSED.

D. Dismantle:

1. **<Insert description of items to be removed>.**

END OF SECTION 024119