

SECTION 02600 – SITE DEMOLITION

1. GENERAL:

1.1 The demolition contractor shall be a licensed demolition contractor in the State of Maryland for at least 5 years, and shall provide the owner with certificate of professional liability insurance coverage and limits with his proposal. The Contractor will obtain demolition permits from the authorities having jurisdiction.

1.2 DESCRIPTION OF WORK:

A. The demolition contractor shall be responsible for the complete demolition and removal of the following:

1. Site and building demolition as shown in drawings.

- a) Removal of complete foundations, foundation walls, and slabs on grade.
- b) Locate identify, stub off, disconnect and remove all utilities serving the existing building as indicated on drawings.
- c) Removal of all concrete and bituminous paving within the area of new work.
- d) Contractor to notify owner if any asbestos is encountered in the area of construction. Owner will be responsible for the asbestos removal.
- e) Removal of all electrical devices and associated wiring as indicated.
- f) Removal of all mechanical and plumbing fixtures, equipment and devices as indicated.

1.3 SUBMITTALS:

A. Schedule: Submit schedule indicating proposed methods and sequence of operations for demolition work to Owner's Representative for review prior to commencement of work. Include coordination of utility services as required, together with details for dust and noise control protection.

1.4 JOB CONDITIONS:

A. Occupancy: Owner will be continuously occupying the building immediately adjacent to areas of demolition. Conduct demolition work in manner that will minimize need for disruption of Owner's normal operations. Provide minimum of 72 hours advance notice to Owner of demolition activities which will severely impact Owner's normal operations.

B. Condition of Structures: Owner assumes no responsibility for actual condition of items or structures to be demolished.

1. Conditions existing at time of commencement of contract will be maintained by Owner insofar as practicable. The Owner's will conduct any removal and salvage operations prior to start of demolition work.

C. Partial Demolition and Removal: Items indicated to be removed but of salvable value to Contractor may be removed from structure as work progresses. Transport salvaged items from site as they are removed.

1. Storage or sale of removed items on site will not be permitted.

D. Protections: Provide temporary barricades and other forms of protection as required to protect Owner's personnel and general public from injury due to demolition work.

1. Provide protective measures as required to provide free and safe passage of Owner's personnel and general public around the buildings to be demolished.
 2. Erect passageways as required by authorities having jurisdiction.
 3. Provide interior and exterior shoring, bracing, or support to prevent movement, settlement, or collapse of structure of element to be demolished, and adjacent facilities or work to remain.
 4. Remove protection at completion of work.
- E. Damages: Promptly repair damages caused to adjacent facilities by demolition work at no cost to Owner.
- F. Traffic: Conduct demolition operations and debris removal in a manner to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities.
1. Do not close, block or otherwise obstruct streets, walks or other occupied or used facilities without written permission from authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.
- G. Explosives: Use of explosives will not be permitted.
- H. Utility Services: Maintain existing utilities for adjacent structures to remain, keep in service, and protect against damage during demolition operations.
1. Do not interrupt existing utilities serving adjacent facilities, except when authorized in writing by owner and authorities having jurisdiction.
- I. Environmental Controls: Use water sprinkling, temporary enclosures, and other suitable methods to limit dust and dirt rising and scattering in air to lowest practical level. Comply with governing regulations pertaining to environmental protection.
1. Do not use water when it may create hazardous or objectionable conditions such as ice, flooding, and pollution.

2. PRODUCTS

Not Applicable

3. EXECUTION

3.1 INSPECTION:

- A. Prior to commencement of selective demolition work, inspect buildings and site conditions in which work will be performed. Photograph existing conditions to structure surfaces, equipment or to surrounding properties which could be misconstrued as damage resulting from selective demolition work; file with Owner's Representative prior to starting work.

3.2 PREPARATION:

- A. Provide interior and exterior shoring, bracing, or support to prevent movement, settlement or collapse of structures to be demolished and adjacent facilities to remain.
1. Cease operations and notify the Owner's Representative immediately if safety of structure appears to be endangered. Take precautions to support structure until determination is made for continuing operations.
- B. Cover and protect trees to remain to prevent damage.
- C. Locate, identify, stub off and disconnect utility services to building to be demolished.

1. Provide by-pass connections as necessary to maintain continuity of service to adjacent buildings, if required. Provide minimum of 72 hours advance notice to Owner if shut-down of service is necessary during change-over.

3.3 DEMOLITION:

- A. Perform demolition work in systematic manner. Use such methods as required to complete work in accordance with demolition schedule and governing regulations.
 1. Demolish concrete and masonry in small sections. Cut concrete and masonry at junctures with construction to remain using power-driven masonry saw or hand tools; do not use power-drive impact tools.
 2. Locate demolition equipment throughout structure and promptly remove debris to avoid imposing excessive loads on supporting walls, floors or framing.
 3. Provide services for effective air and water pollution controls as required by local authorities having jurisdiction.
 4. Demolish and remove completely foundations walls footings and demolish and remove below-grade concrete slabs.
 5. Completely fill below-grade areas and voids resulting from demolition and removal work. Provide fill consisting of approved earth, gravel or sand, free of trash and debris, stones over 6" diameter, roots or other organic matter.
 6. Grade properly consistent with existing topography.

3.4 DISPOSAL OF DEMOLISHED MATERIALS:

- A. Remove debris, rubbish and other materials resulting from demolition operations from building site. Transport and legally dispose of materials off site.
 1. Hazardous materials encountered during demolition operations, shall comply with applicable regulations, laws, and ordinances concerning removal, handling and protection against exposure or environmental pollution.
 2. Burning of removed materials is not permitted on project site.

3.5 CLEAN-UP AND REPAIR

- A. Upon completion of demolition work, remove tools, equipment and demolished materials from site. Remove protections and leave property properly graded and clear of debris and rubble.

END OF SECTION 02600