

SECTION 02 07 00
SELECTIVE DEMOLITION

PART 1 - GENERAL

1.01 - RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification section, apply to work of this Section.

1.02 - DESCRIPTION OF WORK

- A. Extent of selective demolition work is indicated on drawings.
- B. The work of this section includes a portion of demolition work required for the specified scope of work.
- C. Types of Selection Demolition Work: Demolition may require, but is not necessarily limited to, the removal and subsequent offsite disposal of the following:
 - 1) Portions of building structure indicated on drawings and as required to accommodate new construction.
 - 2) Removal of interior partitions, floors, as required and/or as indicated on drawings.
 - 3) Removal of interior masonry walls, as required and/or as indicated on drawings.
 - 4) Removal of concrete and carpentry floors; suspended G.W.B. ceiling systems, etc.
 - 5) All shoring and bracing required.
 - 6) Barricades at all floor openings (OSHA approved).
 - 7) Temporary dust barriers where required or as directed by Architect and/or Owner.
- D. Technical Specifications for removal/extension and capping/collars of plumbing systems, fire protection systems, heating and ventilating systems and electrical systems are located on the contract drawings, or in other sections of this Specification.
- E. Permits: Obtain and pay for all required permits.

1.03 - SUBMITTALS

- A. Schedule: Submit schedule indicating proposed methods and sequence of operations for selective demolition work to Owner and Architect for review prior to commencement of work. Include coordination for shut-off, capping, and continuation of utility services as required, together with details for dust and noise control protection.
- B. Schedule shall be developed in concert with the Owner and shall be approved prior to the beginning of any work.

1.04 - JOB CONDITIONS

- A. Occupancy: Owner will occupy portions of the building immediately adjacent to areas of selective demolition. Conduct selective demolition work in a manner that will minimize

need for disruption of Owner's normal operations. Provide minimum of 72 hours advance notice to Owner of demolition activities that will affect the facility's normal operations.

- B. Condition of Structures: Owner and Architect assume no responsibility for actual condition of items or structures to be demolished.
- 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. 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 workers, residents, facility staff and general public from injury due to selective demolition work.
 - 1) Provide protective measures as required to provide free and safe passage of Owner's personnel and general public to occupied portions of building.
 - 2) Provide interior and exterior shoring, bracing, or support to prevent movement, settlement, or collapse of structure or element to be demolished and adjacent facilities or work to remain.
 - 3) Protect from damage existing finish work that is to remain in place and becomes exposed during demolition operations.
 - 4) Protect floors with suitable coverings when necessary.
- E. Damages: Promptly repair damages caused to adjacent facilities by demolition work at no additional cost to Owner.
- F. Traffic: Conduct selective demolition operations and debris removal in a manner to ensure minimum interferences with corridors, walks, and other adjacent occupied or used facilities.
- G. Explosives: Use of explosives will not be permitted.
- H. Utility Services: Maintain existing utilities indicated to remain, keep in service, and protect against damage during demolition operations.
- 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.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.01 - INSPECTION

- A. Prior to commencement of selective demolition work, inspect areas 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 and Architect prior to starting work.

3.02 – 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 Architect and Owner immediately if safety of structure appears to be endangered. Take precautions to support structure until determination is made for continuing operations.
- B. Provide weatherproof closures for exterior openings resulting from demolition work.
- C. Locate, identify, stub off and disconnect utility services that are not indicated to remain.

3.03 - TEMPORARY DUST BARRIERS

- A. Refer to VAMC Requirements - Provide temporary dust barriers to prevent the spread of dust from the work areas. Construct the dust barriers of metal stud framing sheathed with ½" fire rated gypsum board – each side – unless VAMC dictates further. Secure the dust barriers in place without damaging existing construction. Seal all edges with sealant to prevent dust from entering occupied areas of the building.
- B. Location of temporary dust barriers shall not close exit corridors. Maintain continuous access to all exits. Coordinate with VAMC.

3.04 - DEMOLITION

- A. Perform selective demolition work in a systematic manner. Use such methods as required to complete work indicated on Drawings 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-driven 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) For interior slabs on grade and/or concrete slab supported on steel joists, use removal methods that will not crack or structurally disturb adjacent slabs or partitions. Use power saw where possible.
 - 5) Completely fill below-grade areas and voids resulting from demolition work. Provide fill consisting of approved earth, gravel, or sand, free of trash and debris, stones over 6" diameter, roots or other organic matter.
- B. If unanticipated mechanical, electrical or structural elements which conflict with intended function or design are encountered, investigate and measure both nature and extent of conflict. Submit report to Architect in written, accurate detail. Pending receipt of directive from Architect, rearrange selective demolition schedule as necessary to continue overall job progress without delay.

3.05 - SALVAGED MATERIALS

- A. Historic artifacts, including radiators, handrail system, cornerstones and their contents, commemorative plaques and tablets, antiques, and other articles of historic significance, remain property of Owner. Notify Owner and Architect if such items are encountered and obtain acceptance regarding method of removal and salvage.

3.06 - DISPOSAL OF DEMOLISHED MATERIALS

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

3.07 - CLEAN-UP AND REPAIR

- A. Upon completion of demolition work, remove tools, equipment and demolished materials from site. Remove protections and leave interior areas broom clean.
- B. Repair, at no cost to the Owner, any demolition performed in excess of that required. Return structures and surfaces to remain to condition existing prior to commencement of selective demolition work. Repair adjacent construction or surfaces soiled or damaged by selective demolition work.

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