

## SECTION 02 41 19

### SELECTIVE BUILDING DEMOLITION

#### PART 1 - GENERAL

##### 1.1 DESCRIPTION

- A. General: Perform demolition and salvage work in accordance with the Contract Documents.
- B. Scope of Work includes but is not limited to the indicated demolition work.
  - 1. Selective Demolition
    - a. Salvage.
    - b. Items to be removed.
    - c. Damage.
    - d. Selective demolition of interior partitions, systems, and building components designated to be removed (See drawings).
    - e. Protection of portions of building adjacent to or affected by selective demolition.
    - f. Notification to Owner of schedule of shut-off of utilities which serve occupied spaces.
    - g. Pollution control during selective demolition, including noise control.
    - h. Removal and legal disposal of materials.
    - i. Disconnecting, capping or sealing, and abandoning utilities in place.
  - 2. Schedule
    - a. Utilities Requiring Interruption, Capping, or Removal:
      - 1) Electric.
      - 2) Heat.
      - 3) Water.
      - 4) Gas.
- C. Related Work specified in other Sections:
  - 1. Minor cutting and patching work (see specific trade Section).
  - 2. Plumbing and mechanical demolition work including pipe (plumbing and sprinkler), and duct cutting and capping, etc.
  - 3. Electrical demolition work including disconnection of exit lights in the area of new construction and the relocation of wire for fixtures to remain.
- D. Definitions:
  - 1. Existing Structure to be retained for Reuse: Demolition includes the removal or tearing down of designated items to structural slab and masonry walls, retaining fireproofing, designated utilities and sprinklers in areas indicated.

2. Cutting includes removal of designated limited areas of existing construction work in preparation for work by other trades.
3. Salvage includes the careful extraction of existing designated items from the demolition or construction areas valuable or useful to Owner. Salvage includes the disconnection of the designated item(s) and delivery to a storage area in the existing facility as designated by Owner.
4. Existing to Remain: Protect construction indicated to remain against damage and soiling during demolition. When permitted by the Architect, items may be removed to a suitable, protected storage location during demolition and then cleaned and reinstalled in their original locations.

## 1.2 QUALITY ASSURANCE

- A. Codes: Comply with the New York City Building Code and standards listed.
- B. Standards:
  1. New York City Department of Health and Environmental Protection Agency standards.
  2. Occupational Safety and Health Administration (OSHA) #2207, Subpart "T" Demolition with related applicable requirements.
  3. American National Standards Institute (ANSI): ANSI A10.6 Demolition Operations - Safety Requirements for Construction and Demolition.
  4. National Fire Protection Association (NFPA): NFPA 241 Building Construction and Demolition Operations.
- C. Removal Specialist:
  1. Demolition Contractor: Perform work utilizing only an entity regularly engaged in removal and dismantling work similar in nature and scope to this work.
  2. Craftsmen: Employ only skilled craftsmen for executing the work, and have these persons under the direct supervision of an experienced full-time foreman who is skilled and experienced in this type of work.
  3. Knowledge of Contract Documents: Supervisory personnel shall be familiar with, and have ready egress at the site, to up-to-date drawings and specifications pertaining to this work.
- D. Pre-Installation Conference:
  1. Make a joint "walk-through" with the Architect and Demolition Subcontractor before the work of this Section is begun; to review requirements of the project.
  2. Supervisors who will be performing removal work, or related work, shall participate in this conference before they may work on the project.

## 1.3 SUBMITTALS

- A. Method: Submit a proposed demolition plan including capping off affected utilities for review by the Architect, coordinated with the Phasing Plan shown. Indicate compliance with life safety egress code, ordinances and Owner requirements.

- B. Noise: Identify noise control standards to be met for construction compressors, equipment and operations. Indicated adjacent building areas shall be fully occupied during demolition.
- C. Dust & Dirt: Identify method of controlling airborne dust and dirt.
- D. Protection: Identify methods of protecting corridors and spaces in use and maintain egress during the demolition period.
- E. Schedule: Submit a detailed schedule indicating proposed procedures and sequence of operations for selective demolition and dismantling work for review by Owner and Architect prior to start of Work includes b work.
  - 1. Provide detailed sequence of removal and dismantling work to ensure uninterrupted progress of on-site operations.
  - 2. Include coordination for shut-off, capping and continuation of utility services required, together with details of dust and noise control protection.
- F. Photographs: Submit photographs of existing conditions of surfaces, equipment and improvements that might be construed as damage related to removal operations. File with Owner's representative prior to start of work.

#### 1.4 PRODUCT HANDLING

- A. Conditions existing at the time of inspection for bidding purposes will be maintained by owner insofar as practicable. Variations within the space may occur by owner's removal and salvage operations prior to the start of the demolition work.
- B. Demolition Material Salvage and Equipment: Items of salvageable value not indicated for reuse or scheduled for receipt by Owner shall be removed from the structure as the work progresses. Salvaged items must be transported from the site as they are removed. Storage or sale of removed items on the site will not be permitted. Coordinate with Lincoln Hospital which equipment must be salvaged and returned to Owner.
- C. Owner will occupy portions of the building immediately adjacent to and above and below selective demolition area. 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.

#### PART 2 – PRODUCTS (Not Applicable.)

#### PART 3 - EXECUTION

##### 2.1 SALVAGE

- A. Prior to commencement of demolition work, Owner shall remove furnishings, fixtures, and other loose items to be retained from the spaces affected by construction.
- B. Contractor: In the areas of demolition arrange for the salvage of:

1. Ceiling hangers and inserts.
2. Fire extinguishers.
3. Light fixtures.
4. Hardware.
5. Ceiling tile.

## 2.2 PRE-DEMOLITION WORK

- A. Temporary Partitions: (adjacent to occupied areas) After relocation of occupancy from spaces requiring access, provide temporary partitions to isolate occupied areas from work areas. Temporary partitions shall be of gypsum board on suitable studs and shall not interfere with the emergency exit requirements of occupied areas.
  1. Interior partitions shall be gypsum board suitably sealed to limit noise and dirt infiltration. Exposed temporary partition surfaces shall be painted.
- B. Staging & Access Area: Demolition work shall be staged from the adjacent parking lot or site as designated by Owner. Absolutely no access for Subcontractor's vehicles, and/or equipment shall be permitted in other parking areas. Access for fire department and emergency vehicles, (ambulances, police etc.) must not be obstructed by construction traffic.
- C. Protection of Items to Remain: Protect finishes and items designated to remain.

## 2.3 ITEMS TO BE REMOVED

- A. Salvage:
  1. When work commences, owner shall have removed loose furniture, equipment and items of value to him in the specific areas of demolition.
  2. Larger items and attached equipment identified to be removed by owner shall be carefully disconnected and removed to storage areas as directed. An attempt shall be made to uniformly mark salvage items prior to bidding. Other items remaining not otherwise identified shall become the property of the Contractor.
- B. Utilities:
  1. Coordinate the protection or capping of utilities and related items clear of the demolition work proposed.
  2. Arrange with Mechanical and Electrical Trades for the disconnection, capping off or bypassing of water supply, gas, sewer, steam, telephone and electricity in area of demolition. Remove piping conduit and other services and plug, cap and seal the connections in accordance with the utility requirements and to the satisfaction of the Owner.
- C. Demolition:
  1. Proceed with demolition in a systematic manner, as scheduled with Owner. Complete indicated demolition work at each floor before moving to other areas.

2. Saw cut and demolish concrete or masonry in small sections. Provide clean cuts where adjacent to new construction work.
  3. Remove indicated items completely and remove combustible materials, organic materials and such items from the site.
  4. Remove resilient floor coverings and adhesive according to recommendations of the Resilient Floor Covering Institute's (RFCI) "Recommended Work Practices for the Removal of Resilient Floor Coverings" and Addendum.
    - a. Remove residual adhesive and prepare substrate for new floor coverings by one of the methods recommended by RFCI.
- D. Traffic: Conduct demolition operations and the removal of debris to ensure minimum interference with other adjacent occupied areas. Do not close or obstruct corridors or occupied or used facilities without permission from Owner. Do not use elevators or stairways within other occupied portions of the Building unless authorized by Owner.
- E. Protection: Provide enclosed passageways, where necessary, to ensure the safe passage of persons around the area of demolition. Conduct operations to prevent damage by falling debris or other cause to persons and adjacent facilities. Provide bracing, or support to prevent movement or settlement or collapse of adjacent utilities affected by the operations under this Contract.

## 2.4 POLLUTION CONTROLS

- A. Dust & Dirt: Close off areas undergoing demolition operations from adjacent occupied spaces. Provide enclosed chutes with water-sprinklered receiving containers for waste material drops in excess of 6'-0". Temporary walls separating habitable spaces from construction areas must comply with applicable Fire and Safety Regulations.
- B. Clean-Up and Disposal: Burning of removed materials from demolished structures will not be permitted. Remove from the site and legally dispose of debris, rubbish, and other materials resulting from demolition operations. Trucks shall be closed to prevent the leaking or blowing of demolished materials on public property between site and disposal area. Broom clean areas surrounding demolition operations on a regular basis. Clean, repair and restore adjacent work affected by demolition including glass, pavements, walls, etc. to the satisfaction of Owner.

## 2.5 DAMAGE

Promptly repair damage caused to adjacent facilities by demolition operations, as directed by the Architect and at no cost to Owner. Should damage or injury be caused by the work under this Contract, correct such damage and assume responsibility for such injury without cost to Owner.

END OF SECTION 02 41 19