

SECTION 02225

MINOR DEMOLITION FOR REMODELING

PART 1 GENERAL

1.1 Summary

A. Section Includes:

1. Demolishing designated building equipment and fixtures.
2. Demolishing designated construction.
3. Cutting and alterations for completion of the Work.
4. Removing designated items for reuse and Owner's retention.
5. Protecting items designated to remain.
6. Removing demolished materials.

1.2 Submittals (Not Required)

1.3 Closeout Submittals

- A. Refer to General Requirements: Requirements for submittals.
- B. Project Record Documents: Accurately record actual locations of capped utilities, concealed utilities discovered during demolition, subsurface obstructions.

1.4 Quality Assurance

- A. Conform to applicable code for demolition work, dust control, products requiring electrical disconnection and re-connection.
- B. Conform to applicable code for procedures when hazardous or contaminated materials are discovered.
- C. Obtain required permits from authorities having jurisdiction.

- D. Perform Work in accordance with State, Municipality, and Public Work's standards.
- E. Maintain one copy of document on site.

1.5 Pre-Installation Meetings

- A. Refer to Construction Managers - Administrative Requirements: Pre-installation meeting.
- B. Convene minimum one week prior to commencing work of this section.

1.6 Sequencing

- A. Review Owner/Architect - Requirements for sequencing.
- B. Sequence activities per Owner/Architect phasing schedule.
- C. Owner will conduct salvage operations before demolition begins to remove materials Owner chooses to retain.

1.7 Scheduling

- A. Schedule Work to coincide with new construction.
- B. Mechanical, Plumbing and Electrical contractors are responsible for their own demolition and repairs for related work by them – above, at, and below ceiling.
- C. Cooperate with Owner in scheduling noisy operations and waste removal that may impact Owners operation and students in adjoining spaces.
- D. Notify General Contractor/Owner prior to performing noisy, malodorous, dusty, or dangerous work:
- E. Coordinate utility and building service interruptions with Owner.
 - 1. Do not disable or disrupt building fire or life safety systems without three days prior written notice to Owner.
 - 2. Schedule tie-ins to existing systems to minimize disruption.
 - 3. Coordinate Work to ensure fire sprinklers, fire alarms, smoke detectors, emergency lighting, exit signs and other life safety systems remain in full operation in occupied areas.

1.8 Project Conditions

- A. Conduct demolition to minimize interference with adjacent and occupied building areas.
- B. Cease operations immediately if structure appears to be in danger and notify Architect/Engineer. Do not resume operations until directed.

PART 2 PRODUCTS

Not Used.

PART 3 EXECUTION

3.1 Preparation

- A. Notify affected utility companies before starting work and comply with their requirements.
- B. Mark location and termination of utilities.
- C. Erect, and maintain temporary barriers and security devices at locations indicated, including warning signs and lights, and similar measures, for protection of the public, Owner, and existing improvements indicated to remain.
- D. Erect and maintain weatherproof closures for exterior openings.
- E. Erect and maintain temporary partitions to prevent spread of dust, odors, and noise to permit continued Owner occupancy.
- F. Prevent movement of structure; provide temporary bracing and shoring required to ensure safety of existing structure.
- G. Provide appropriate temporary signage including signage for exit or building egress.
- H. Do not close or obstruct building egress path.
- I. Do not disable or disrupt building fire or life safety systems without 3 days prior written notice to Owner.

3.2 Salvage Requirements

- A. Coordinate with Owner to identify building components and equipment required to be removed and delivered to Owner. Owner has first salvage rights.
- B. Tag components and equipment Owner designates for salvage.
- C. Protect designated salvage items from demolition operations until items can be removed.
- D. Carefully remove building components and equipment indicated to be salvaged.
- E. Disassemble as required to permit removal from building.
- F. Package small and loose parts to avoid loss.
- G. Mark equipment and packaged parts to permit identification and consolidation of components of each salvaged item.
- H. Prepare assembly instructions consistent with disassembled parts. Package assembly instructions in protective envelope and securely attach to each disassembled salvaged item.
- I. Deliver salvaged items to Owner. Obtain signed receipt from Owner.

3.3 Demolition

- A. Conduct demolition to minimize interference with adjacent and occupied building areas.
- B. Maintain protected egress from and access to adjacent existing buildings at all times.
- C. Do not close or obstruct roadways and/or sidewalks without permits.
- D. Cease operations immediately when structure appears to be in danger and notify Architect/Engineer.
- E. Disconnect and remove designated utilities within demolition areas.
- F. Cap and identify abandoned utilities at termination points when utility is not completely removed. Annotate Record Drawings indicating location and type of service for capped utilities remaining after demolition.

- G. Demolish in orderly and careful manner. Protect existing improvements, and supporting structural members.
 - H. Carefully remove building components indicated to be reused.
 - 1. Disassemble components as required to permit removal.
 - 2. Package small and loose parts to avoid loss.
 - 3. Mark components and packaged parts to permit reinstallation.
 - 4. Store components, protected from construction operations, until reinstalled.
 - I. Remove demolished materials from site except where specifically noted otherwise. Do not burn or bury materials on site.
 - J. Remove materials as Work progresses. Upon completion of Work, leave areas in clean condition.
 - K. Remove temporary Work.
- 3.4 Schedules (Not Used)

END OF SECTION