

**Part 1            General**

**1.1                DEFINITIONS**

- .1      Selective Deconstruction: Disassembly and removal of selected portions of building or structure.
- .2      Salvage: Removal of disassembled building materials for reuse or recycling.
- .3      Demolish: Remove and legally dispose of off-site.

**1.2                ALTERATION PROJECT PROCEDURE**

- .1      Materials: As specified in Product sections; match existing Products and work for patching and extending work.
- .2      Employ skilled and experienced installer to perform alteration work.
- .3      Close openings in exterior surfaces to protect existing work from weather and extremes of temperature and humidity.
- .4      Remove, cut, and patch Work in a manner to minimize damage and to provide means of restoring Products and finishes to specified condition.
- .5      Where new work abuts or aligns with existing, provide a smooth and even transition. Patch Work to match existing adjacent Work in texture and appearance.
- .6      When finished surfaces are cut so that a smooth transition with new work is not possible, terminate existing surface along a straight line at a natural line of division and submit recommendation to Departmental Representative for review.
- .7      Where a change of plane of 6 mm or more occurs, submit recommendation for providing a smooth transition; to Departmental Representative for review.
- .8      Patch or replace portions of existing surfaces which are damaged, lifted, discoloured, or showing other imperfections.
- .9      Unless otherwise indicated, deconstruction waste becomes property of demolition contractor.

**1.3                PROJECT OBJECTIVES**

- .1      Selective dismantling of building components for high value reuse and recycling. This includes non-structural and structural reuse/recycling of material such as windows, doors, appliances, mechanical equipment, electrical equipment, and dismantling of the structural fabric of a building e.g. building frame, roof system and walls, and floors.
- .2      Divert a minimum of 75% (by dollar value) of building and demolition material from landfill.
- .3      Unless noted otherwise, the demolition contractor has sole discretion as to which building materials are to be recycled or dispose of. A schedule of demolition materials for recover and turn over to the Owner is provided at to the end of this specifications.

**1.4                ADMINISTRATIVE REQUIREMENTS**

- .1      Scheduling: Schedule work to requirements of Section 01 14 10.

## **1.5 SUBMITTALS FOR REVIEW**

- .1 Section 01 33 00: Submittal Procedures.
- .2 Submit deconstruction plan prior to start of work, include the following information:
  - .1 Detailed sequence of deconstruction and removal work, with starting and ending dates for each activity.
  - .2 Interruption of utility services. Indicate how long utility services will be interrupted.
  - .3 Coordination for shutoff, capping, and continuation of utility services.
  - .4 Use of elevator and stairs.
  - .5 Locations of proposed dust-control and noise-control temporary partitions and means of egress.
  - .6 Means of protection for items to remain and items in path of material removal from building
- .3 Deconstruction Photographic Documentation: Document general condition of materials to be salvaged prior to removal.

## **1.6 QUALITY ASSURANCE**

- .1 Deconstruction Firm Qualifications: Companies experienced and specializing in performing the Work of this Section with documented experience in similar types of deconstruction work.
- .2 Regulatory Requirements: Comply with hauling and disposal regulations of authorities having jurisdiction.
- .3 Comply with noise and dust regulations of authorities having jurisdiction.
- .4 Pre-Deconstruction Conference: Conduct conference at Project site. Review methods and procedures related to deconstruction including, but not limited to, the following:
  - .1 Inspect and discuss condition of building to be deconstructed.
  - .2 Review structural load limitations of existing structure.
  - .3 Review and finalize deconstruction schedule and verify availability of materials, personnel, equipment, and facilities needed to make progress and avoid delays.
  - .4 Review requirements of work performed by other trades that rely on substrates exposed by deconstruction operations.
  - .5 Review areas where existing construction is to remain and requires protection.
  - .6 Review method for removing materials from the site.
  - .7 Review staging area for materials on the site.

## **1.7 CLOSEOUT SUBMITTALS**

- .1 Section 01 78 00: Closeout Submittals.
- .2 Section 01 74 22: Construction Demolition and Waste Management.

## **1.8 REGULATORY REQUIREMENTS**

- .1 Conform to applicable federal, provincial, and municipal codes for demolition work, dust control, products requiring electrical disconnection.

- .2 Obtain required permits from authorities. Pay for all permits, fees, and taxes associated with demolition.
- .3 Do not close or obstruct egress width to any building or site exit.
- .4 Do not disable or disrupt building fire or life safety systems without three (3) days prior written notice to Owner.
- .5 Conform to applicable regulatory procedures when discovering hazardous or contaminated materials.

**1.9 PROJECT CONDITIONS**

- .1 Conduct demolition to minimize interference with adjacent and occupied building areas.
- .2 Cease operations immediately if structure appears to be in danger and notify Departmental Representative. Do not resume operations until directed.
- .3 The encounter of Hazardous Materials should be anticipated during demolition work. Refer to Owner provided Hazmat report.
- .4 Unless noted otherwise, all existing utilities shall remain in service and protected against damage during deconstruction operations.
- .5 Maintain fire-protection facilities in service during deconstruction operations.

**Part 2 Products**

**2.1 Not Used.**

**Part 3 Execution**

**3.1 PREPARATION**

- .1 Protect existing materials and constructions which are not to be demolished.
- .2 Prevent movement of structure; provide bracing and shoring.
- .3 Notify affected utility companies before starting work and comply with their requirements.
- .4 Mark location and termination of utilities.
- .5 Provide appropriate temporary signage including signage for exit or building egress.

**3.2 DEMOLITION**

- .1 Demolish in an orderly and careful manner.
- .2 Disconnect, remove, and identify designated utilities within demolition areas.
- .3 Remove demolished materials from site except where specifically noted otherwise.
- .4 Refer to drawings for scope and additional information regarding demolition.
- .5 Protect existing structures outside of the contract boundary and supporting structural members.
- .6 Remove demolished materials from site except where specifically noted otherwise.

- .7 Remove materials as work progresses. Upon completion of Work, leave areas in clean condition.
- .8 Do not burn or bury materials on site.
- .9 Remove temporary Work.

### 3.3 DEMOLITION OBJECTIVES AND SCOPE

- .1 Demolition Objectives and Scope
  - .1 Objectives
    - .1 Good practice recovery of building material value.
    - .2 Identify how much of the non-structural parts building will be re-used in what way. Identify how much of all building material (non-structural and structural) will be recycled (not including use as landfill cover). Identify the process for reusing and recycling material, who will be the end user, and how the material will be used.
    - .3 Refer to 01 74 22 Construction Demolition and Waste Management for documentation methods.
  - .2 Scope
    - .1 Architectural Removals
      - .1 Refer to drawings for architectural selective demolition scope.
      - .2 The Contractor shall obtain and pay for all permits, fees, and taxes associated with the architectural demolition and allow for the same in their Tender submission/quotation.
      - .3 The Contractor shall supply all materials, equipment, and labour necessary for the demolition of the existing architectural systems as outlined in these specifications and/or as found on-site
    - .2 Mechanical Removals
      - .1 Refer to drawings for mechanical selective demolition scope.
      - .2 The Contractor shall obtain and pay for all permits, fees, and taxes associated with the Mechanical demolition and allow for the same in their Tender submission/quotation.
      - .3 The Contractor shall supply all materials, equipment, and labour necessary for the demolition of the existing Mechanical systems as outlined in these specifications and/or as found on-site
      - .4 Coordinate work and removal of existing equipment with the Owner's representative.
      - .5 All existing Mechanical equipment shall be removed from the site and recycled in accordance with Provincial and/or Federal regulations governing
    - .3 Electrical Removals
      - .1 Refer to drawings for Electrical selective demolition scope.
      - .2 All electrical demolition work shall be done in accordance with the Canadian Electrical Code 23rd. edition, 2015, and all local ordinances and bylaws.

- .3 This contractor shall obtain and pay for all permits, fees, and taxes associated with the electrical demolition and he shall allow for the same in his tender submission.
- .4 This contractor shall supply all materials, equipment, and labor necessary for the demolition of the existing electrical systems as outlined in these specifications.

**END OF SECTION**