
Decommissioning, Demolition and Site Restoration SSB HQ
Southside Road, St. John's, NL
Project No. R.111146.001

2020/12/01

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PART 1 **GENERAL**

1.1 **REFERENCES**

- .1 Transportation and Dangerous Goods Act.
- .2 Canadian Council of Ministers of the Environment (CCME), Contaminated Sites, Soils & Groundwater.
- .3 Guidance Document for the Management of Impacted Sites in Newfoundland and Labrador, Department of Environment and Climate Change.

1.2 **ENVIRONMENTAL PROTECTION PLAN**

- .1 The contractor is required to develop and submit an Environmental Protection Plan (EPP) that demonstrates the contractor's commitment to avoidance of adverse environmental impacts through implementation of best practices in pollution prevention and the promotion of sound environmental practices for the project.

1.3 **DUST AND NOISE CONTROL**

- .1 Submit silica control plan associated with concrete demolition to Departmental Representative. Contractor to clearly identify a plan that limits workers exposure to respirable silica during concrete demolition activities.
- .2 Prevent dust nuisances resulting from operations at the work site.
- .3 Use water, brine or calcium chloride to control dust.
- .4 Minimize use of calcium and brine, particularly in close proximity to water courses or agricultural lands.
- .5 Transport dusty materials in covered haulage vehicles.
- .6 Public roadways shall be kept clean and free of soil material.
- .7 Establish and maintain site procedures such that noise levels from the work site are minimized.
- .8 Control noise levels in accordance with local by-laws.
- .9 Use vehicles and equipment equipped with efficient muffling devices.
- .10 Provide and use devices that will minimize noise levels at the work site.

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1.4 WATER CONTROLS

- .1 The surrounding environment shall be protected at all times from the release of free product and sedimentation from the work area.
- .2 Intercept and divert concentrated run-off from unstabilized areas under sheet flow conditions.
- .3 Dispose of water so as not to be injurious to public health or safety, to property or to any part of work completed or under construction.
- .4 It is emphasized that control of water and prevention of siltation is the responsibility of the Contractor. All work is to be carried out in accordance with the NLDEC.
- .5 The control of run-off water containing suspended materials or other harmful substances must be in accordance with applicable provincial and/or federal criteria.
- .6 Any water in sprinkler systems is to be drained and disposed of in accordance with governing regulations (testing of the water will be required, at the Contractor's expense, prior to allowing discharge to the sewer system – for Bidding, assume off-site disposal will be required as the current composition of the sprinkler water is unknown).
- .7 The City of St. John's is to be contacted in all circumstances when any existing water/sewer services are shut down.

1.5 EROSION AND SEDIMENT CONTROL

- .1 Install erosion and sediment control measures prior to any land disturbance including site preparation, site clearing, grubbing, scarification and general construction activities.
- .2 Provide and maintain temporary measures which may include, but are not limited to, silt fences, straw bale check dams, ditches, berms, sedimentation basins, dikes, erosion control structures and any other construction required to prevent erosion and migration of silt, mud, sediment, and other debris off site or to other areas of site where damage might result, or that might otherwise be required by Laws and Regulations.
- .3 Silt Fence: an assembled ready to install unit consisting of geotextile attached to driveable posts. Geotextile shall be uniform in texture and appearance, having no defects, flaws, or tears that would affect its physical properties; and contain sufficient ultraviolet ray inhibitor and stabilizers to provide minimum 2-year service life from outdoor exposure.
- .4 Check erosion and sediment control measures weekly and after each rainfall; during prolonged rainfall, check daily. Make all necessary repairs if any damage is discovered.
- .5 Unless indicated or directed by Departmental Representative, remove temporary erosion and sediment control devices upon completion of Work. Spread accumulated sediments to form a suitable surface for seeding or dispose of, and shape area to permit natural

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drainage to satisfaction of departmental Representative. Materials once removed become property of the Contractor.

1.6 ROADWAYS

- .1 Prevent contamination of access roads. Immediately scrape up debris or materials on access roads which is suspected to be contaminated as determined by DR; transport and dispose of in appropriate off-site disposal facility. Clean access roads at least once per shift.

1.7 POLLUTION CONTROL

- .1 Provide methods, means, and facilities to prevent contamination of soil, water, and atmosphere from discharge of noxious toxic substances and pollutants produced by construction operations.
- .2 Refueling and maintenance activities should be undertaken on level terrain, at least 30 m from any surface water, on a prepared impermeable surface with a collection system to ensure oil, gasoline and hydraulic fluids do not enter surface waters. Waste oil should be disposed of in an approved manner.
- .3 Drums of petroleum products or chemicals should be tightly sealed and stored to prevent corrosion and rust. Drums shall be stored on an impermeable barrier in a dry, watertight building or shed with an impermeable floor.
- .4 Be prepared to intercept, clean up, and dispose of spills or releases that may occur whether on land or water. Maintain materials and equipment required for cleanup of spills or releases readily accessible on site.
- .5 Promptly report spills and releases potentially causing damage to environment to:
(i) Authority having jurisdiction or interest in spill or release including conservation authority, water supply authorities, drainage authority, road authority, and fire department; (ii) Environmental Emergencies 24-hour Report Line (1-709-772-2083 / 1-800-563-9089.); (iii) polluter, if known; (iv) Person having control over pollutant, if known; and (v) Departmental Representative.
- .6 Contact manufacturer of pollutant if known and ascertain hazards involved, precautions required, and measures used in cleanup or mitigating action.
- .7 Take immediate action using available resources to contain and mitigate effects on environment and persons from spill or release.
- .8 Provide spill response materials including, containers, open-ended barrels, absorbent, shovels, and personal protective equipment. Response equipment should be stored in an accessible location on-site. Make spill response materials available at all times in which hazardous materials or wastes are being handled or transported. Spill response materials should be compatible with types of material being handled. Personnel working on the project should be knowledgeable about

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response procedures. Develop a contingency plan specific to the proposed undertaking to enable a quick and effective response to a spill event.

1.8 DECOMMISSIONING OF MONITORING WELLS

- .1 There are existing groundwater monitoring wells in the vicinity of the building to be demolished. Where these monitor wells cannot be protected and salvaged, the Contractor will be responsible for decommissioning them in accordance with federal (ECCC) and provincial guidelines. Minimum requirements for decommissioning includes:
 - .1 In all cases, the casing must be cut below the natural ground level so as not to interfere with future land use. In no case should the casing be cut less than 1 m below ground level.
 - .2 Decommissioned monitoring wells must be filled with material of equal or lower permeability than the original geologic formation.
 - .3 Monitoring wells up to and included those 50mm in diameter shall be completely filled with a sealant such as bentonite pellets or chips sized no more than 1/4 of the minimum well diameter. The rate of pouring the pellets/chips into the well shall be at a rate to prevent bridging. Where pellets/chips are poured above the water level, the addition of water is required to properly hydrate the bentonite.
 - .4 Monitoring wells and other vertical structures greater than 50 mm and less than or equal to 300 mm diameter are to be filled with alternating layers of 3.0 m sand and 0.3 m bentonite to the bottom of the well, starting with a minimum of 0.3 m of bentonite.
 - .5 Vertical infrastructures with a diameter greater than 300 mm are to be removed and the void filled with material having permeability lower than the native, on site material.
 - .6 Where the abandonment will be completed below grade, the area of the well boring shall be covered with a layer of bentonite, grout, or other sealant before backfilling.

1.9 IMPACTED SOIL

- .1 Impacted soil adhered to foundations or pilings is to be disposed of at an approved waste disposal facility. Contaminants of concern in soils include, but are not limited to petroleum hydrocarbons, polycyclic aromatic hydrocarbons (including benzo (a) pyrene), and metals.

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PART 2 **PRODUCTS (NOT APPLICABLE)**

PART 3 **EXECUTION (NOT APPLICABLE)**

END OF SECTION