1.0 **GENERAL**

1.1. RELATED SECTIONS

.1 Refer to Section 01 14 00 Work Restrictions.

.2 For general waste management and recycling requirements, refer to Division 01 Section 01 74 19 Construction Waste Management and Disposal.

1.2. PROTECTION OF EXISTING BUILDINGS AND SERVICES

.1 When working within an existing occupied building the following requirements apply:

.1 Notify SFU Facilities before any major renovation work or alteration project is planned.

.2 Ensure that a Pre-Demolition assessment have been conducted on the area that construction work will begin. Any hazardous building materials identified will be removed in accordance to WorkSafe BC and SFU requirements.

.3 Contractors are responsible for any damages caused to the facility.

.4 The Contractor shall provide temporary enclosures for securing off of work and the maintenance of any services necessary to the proper and efficient operation of the Project.

.5 The Contractor shall conduct construction operations with minimum interference to existing building operations, adjacent buildings, adjacent public or private roadways, parking lots, sidewalks and access facilities in general.

.6 The contractor shall provide signage to indicate “This is a construction site”.

.7 Prior the start of any work causing smoke, SFU Facilities must be contacted in regards to temporarily disabling smoke detectors.

.8 The Contractor shall provide protection against smoke propagation emanating from welding operations by use of temporary smoke barriers and/or temporary local ventilation of areas involved and shall provide a fire extinguisher at all areas where welding is being carried out. A hot work permit must be obtained from SFU.

.9 Special provisions shall be made by the Contractor to protect existing building areas when exposed by removal of existing roofing and walls or other exterior surfaces. All necessary precautions and measures shall be taken by the Contractor to ensure the interior of existing building is weathertight and fully secured at all times.
.10 All work in areas to receive renovations shall be completely sealed off by the Contractor from the remainder of the building. Noise and dust containment will be through the use of rigid, continuous partitions. All debris shall be removed daily from these areas, as well as from all areas of the site, to maintain clean, safe and efficient site conditions. **Control of dust is critical.** Take all necessary precautions and schedule Work to ensure adjoining occupied areas are completely dust free at all times. Where required, exposure control plans to be developed e.g. work activities generating silica dust, lead dust, etc.

.11 The Contractor shall take all necessary precautions to fully protect the existing equipment and furnishings against damage from water, dust or the like, during installation of new work, including cutting of existing roof and walls. Dust screens and/or platforms shall be provided as specified above. Cover and protect existing furnishings, equipment, etc., by means acceptable to the *Owner* whenever Work is to be carried on above or beside such existing items.

.12 Where material or equipment is being transported within the existing building on carts or pallets, such carts or pallets shall have rubber tires that are in good working and clean condition.

.13 The Contractor shall provide temporary hoarding to maintain unobstructed access to exits, entrances, pathways and to prevent access to construction areas in accordance with all Safety Regulations and good practice.

.14 The Contractor shall seal, supply and return ducts and chases or temporary filters installed to prevent migration of dust and noise through existing air systems. Contractor will coordinate and request ventilation system shut-off with the Project Manager or Facilities Services.

.15 Where work is confined inside a room, the door shall be temporarily weatherstripped to prevent dust from leaving the room.

.16 The Contractor shall make good, at no expense to the *Owner*, any damage or disruption caused to the existing building contents and to the adjoining property, utilities and services not called for as part of the Work of this contract. All repair work shall only be done after consultation with the *Owner, Consultant*, appropriate parties and authorities and to standards and codes or the authorities having jurisdiction.

.17 Making good shall mean restoration to at least the original condition in terms of strength, safety, workmanship and appearance.

.18 The Contractor shall protect existing exterior finishes, interior finishes, floor finishes, windows, doors, etc., at all times from damage from hoists, chutes, materials handling equipment, or new construction.

.19 The Contractor shall obtain the *Consultant’s* approval prior to cutting openings through structural members.

***END OF SECTION***