1.1 **GENERAL**

1.2 **Related Technical Requirements**

.1 *Section 01 74 19 Construction Waste Management and Disposal*

1.3 **Description**

.1 Demolition of Buildings and Site Works.

1.4 **Definitions**

.1 “Remove” - Remove and legally dispose of items and materials off-site except those indicated to be reinstalled, salvaged, or to remain the owner’s property.

.2 “Remove and Salvage” - Items and materials indicated to be removed and salvaged remain the Owner’s property. Remove, clean, and pack or crate items to protect against damage. Identify contents of containers and deliver to Owner.

.3 “Remove and Re-Install” - Remove items and materials indicated; clean, service, and otherwise prepare them for reuse; store and protect against damage. Re-install items in locations indicated.

.4 “Existing to Remain” - Protect construction indicated to remain against damage and soiling during demolition. When authorized in writing by the Owner at the contractor’s request, items and materials may be removed to a suitable and bonded storage location as determined by the Owner and at the contractor’s cost and then cleaned and reinstalled in their original locations.

1.5 **Site Survey**

.1 SFU require consideration for a site survey for completion on all projects – a full site survey is not required for all projects. Survey information should be provided to SFU Records as soon as available.

2.1 **MATERIAL AND DESIGN REQUIREMENTS**

2.2 **Submissions**

.1 Fire Safety Plan conforming to the BC Fire Code Section 2.14 as required by Part 8 of the BC Building Code, Clause 8.2.2.2 demolition sites, for review and approval by the Burnaby Fire Department prior to commencement of building demolition.

.2 Submit to the Project Manager

.1 Proposed dust-control measures.

.2 Noise-Control Measure plan and vibration-control measure plan.

.3 Demolition Activities indicating the following:

.1 Detailed sequence of demolition and removal work, with starting and ending dates for each activity.

.2 Dates for shutoff, capping, and continuation of utility services.

.3 Phasing and dates for sectional shutoff of sprinkler system serving existing buildings which are to remain.
.4 Inventory of items to be removed and salvaged.
.5 Inventory of items to be removed by owner.
.6 Photos or videotape, sufficiently detailed, of existing conditions of adjoining construction and site improvements that might be misconstrued as damage caused by demolition operations.

.7 Record drawings at Project closeout, which also identify and accurately locate capped utilities and other subsurface structural, electrical, or mechanical conditions.

.4 Hazardous material report (required for all projects), performed in compliance with WCB regulations and in consultation with SFU EHRS.

.3 Submit to SFU Facilities records of:
  .1 Storage tanks decommissioning and removal; and
  .2 Manifest records indicating the transportation (green copy) and acceptance (brown copy) of hazardous waste in an authorized facility. Demolition hazardous waste may include asbestos, lead paint/piping, equipment containing PCB or ozone depleting substances (refrigerants), animal dropping/feces, mould, PCB ballasts, mercury thermostat or lightbulbs and radioactive sources. Refer to the latest SFU Facility Service Health and Safety Manual for additional details.

.4 Notify your SFU Project Manager, the site superintendent, Burnaby Fire Department and SFU Facilities immediately of any spill or release of hazardous material or waste to the environment.

2.3 Quality Control

.1 The contractor to engage or have on staff a professional engineer registered in BC to review and give written instructions on the layout and proposed methods of temporary supports, demolition and remedial work at all structural components so as to maintain structural integrity. The engineer shall submit reports and Letters of Assurances in the form established by Municipal Regulation.

.2 Prior to the start on site the Project Manager is responsible for contacting SFU Facilities regarding: work that is about to start, regarding any demolition materials that need to be saved (especially locks for security), plus any details regarding the necessary removal of obstructing street furniture, signs in the landscape, lamp post sign blades, bollards etc, including access to the site and site-related signage etc.

.3 Demolition projects to consider all services running through site including life safety, mechanical, and electrical.

.4 Demolition projects to respect all site control measures and standards set out in Section 31 22 00 Grading and Section 32 00 10 Landscaping Design Requirements.

2.4 General

.1 Before removal from site, the contractor shall ascertain from the Project Manager what is to be salvaged. This is to be coordinated with appropriate SFU Facilities and faculty staff on a per project basis for items including locksets, hardware, and lab equipment. General policy is to sustainably reuse equipment whenever possible. The owner reserves the right to require the contractor to salvage any removed materials, fixtures, fittings or components. Items selected by the Project Manager shall be transported and handed over to the Project Manager as determined during the course of construction, or at the end of the project.
.2 Except for items or materials indicated to be reused, salvaged, or otherwise indicated to remain the owner's property, demolished materials shall become the contractor's property and shall be removed from the site with further disposition at the Contractor's option.

Historical items, relics, and similar objects include, but are not limited to, cornerstones and their contents, commemorative plaques and tablets, antiques, and other items of interest or value to the owner or authorities having jurisdiction, which may be encountered during the work of this section, remain the owner's property. Carefully remove and salvage each item or object in a manner to prevent damage and deliver promptly to the Project Manager or as directed.

.3 Storage or sale of removed items or materials on or adjacent to the site shall not be permitted.

2.5 Use of Explosives

.1 Use of explosives shall not be permitted.

2.6 Hazardous Materials

.1 Stop work around an area where existing previously unidentified hazardous material is discovered (refer to Section 01 35 43.13), including materials suspected of containing asbestos, and immediately contact the Project Manager for direction before continuing with the work affected.

2.7 Construction Site Waste Management, Storage and Disposal

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

***END OF SECTION***