

Documenting Demolition

work related to “existing conditions”

STRUCTURE DEMOLITION - What To Consider

The following are requirements to be included in our documents when structure demolition is included in the work. RMW addresses the demolition of the structure; the civil engineer and the landscape architect address the demolition of the existing site improvements and landscape.

- Always require from the Contractor an engineering survey to determine the condition of the building and adjacent structures, if any, and the possibility of unplanned collapse of the building or portions of the building. This survey is not part of the Contract Documents; it is kept by the contractor for reference by its subcontractors. *29 CFR 1926.850(a)*
- Protections: We do not enumerate or describe the protections required by law, including environmental protections, but we add information on the following types of protections:
 - Those required by the Owner to protect existing construction to remain, or items to be dismantled and returned to the Owner,
 - Those required by LEED, if applicable.
- Existing Utilities: It is the Contractor’s responsibility to shut-off existing utilities, unless local AHJ require that the Owner does it.
- Hazardous Materials: We do not get involved with this. If existing hazardous materials are known to be in the buildings or site improvements scheduled for demolition, then the remediation work should be carried away by under a separate contract. If hazardous materials are discovered during the demolition, then work is suspended and the Owner notified so the remediation work can proceed under a separate contract.
- Deconstruction: This is a method to reduce waste by maximizing recovery, reuse, and recycling. It describes the process of taking apart a structure instead of destroying it, carefully surveying the building and finding items for salvaging, removing materials in an orderly fashion, organizing and cleaning them, and storing or transporting to material recyclers.
- Refrigerants are ozone-depleting substances so their capture and removal by certified technician is required by the EPA.

SELECTIVE DEMOLITION - What To Consider

When documenting demolition of selected portions for a building or structure, in addition to the items indicated for demolition, include the following information by showing the location of the items referred to on the drawings and by including the definition which describes the actions expected from the Contractor. Have the Owner or Contractor inventory all these types of items and identify them carefully on the documents so none is missed:

- Items to be salvaged: Identify these carefully so the costs of salvage and storage can be calculated. Ask for photos or video tape of the items to be salvaged.
- Items to be Removed - Contractor’s property: These are detached and then disposed off.
- Items to be Removed and Reinstalled - Owner’s property: These are remove, cleaned, repaired, restored, and other necessary actions to be ready for re-use.
- Items to be Removed and Salvaged - Owner’s property: These are removed, cleaned, repaired, restored, and other necessary actions given to the Owner or stored for the Owner.
- Items Existing to Remain: Items not removed permanently and not indicated to be removed, re-installed, or salvaged.
 - Be careful to include in the scope of work the work to be done work in existing construction or items to remain. In some cases, this work is obvious, like painting an entire wall when one portion of it is demolished and then re-built, or like replacing the glass of existing windows next to new windows, but RECORD it anyway.
 - Some of this work might not be so obvious, so record it. For example, removing salvaging existing door hardware. Ask the Contractor to make an inventory of the removed hardware that can be worked on (clean, repair, etc) and then re-used; then, using the door schedule and the hardware groups, indicate which new doors will receive new hardware and which will receive re-installed hardware. Ask also to verify that the hardware groups are complete and comply with the code. (These requirement are in our spec sections for remodeling, but check anyway.)
- Always direct the Contractor to keep the exit routes unblocked throughout and the safety systems of the building functional at all times.