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C Demolition/ Alteration/ Renovation

C20 Demolition To be read with Preliminaries/General conditions

GENERAL REQUIREMENTS

105: PARTICULAR CONSIDERATIONS

The works should only be undertaken by an experienced Demolition Contractor who is able to demonstrate his competence and experience in carrying out such works.

The Demolition Contractor shall appoint from his staff a competent person, experienced and trained in the type of operation being performed at that particular time and to supervise and control the work on-site.

The execution of the works should comply with the recommendations contained in the following documents.

BS 6187 : 2000 : Code of Practice of Demolition

BS 5228 : Part 1 : 1997 : Code of Practice for basic information and procedures for noise and vibration control.

BS 5228 : Part 2 : 1997 : Guidance to noise and vibration control legislation for construction and demolition including road construction and maintenance.

CIRIA : Report 64 Noise from Construction and demolition sites 1977

HSE (E) 150 : Health and Safety in Construction

HSE GS 29 : Part 1 to 4 Health and Safety in Construction

109: SITE VISIT

Contractors are required to visit the site and inspect the existing environment prior to submitting their tender and make provision within their submission for the protection of the public, site operatives, road users, pedestrians and liaison with the statutory authorities consistent with the particular hazards that the existing building and site location present. Access to the site must be arranged through the client.

Contact: RPP Architects Ltd, 02890245777.

110: DESK STUDY/ SURVEY

Scope: Before starting deconstruction/ demolition work, examine available information, and carry out a survey of:

- the structure or structures to be deconstructed/ demolished, - the site on which the structure or structures stand, and
- the surrounding area.

Report and method statements: Submit, describing:

Form, condition and details of the structure or structures, the site, and the surrounding area.

Extent: As shown on Architect's drawings .

Type, location and condition of features of historical, archaeological, geological or ecological importance.

Type, location and condition of adjoining or surrounding premises that might be adversely affected by removal of the structure or structures, or by noise, vibration and/ or dust generated during deconstruction/ demolition.

Identity and location of services above and below ground, including those required for the Contractor's use, and arrangements for their disconnection and removal. Some information provided in the Works Information.

Form and location of flammable, toxic or hazardous materials, including lead-based paint, and proposed methods for their removal and disposal.

Form and location of materials identified for reuse or recycling, and proposed methods for removal and temporary storage.

Proposed programme of work, including sequence and methods of deconstruction/ demolition. Details of specific pre-weakening required.

Arrangements for protection of personnel and the general public, including exclusion of unauthorized persons.

Arrangements for control of site transport and traffic.

Format of report: Electronic copy to be provided to the Design Team.

115: DESCRIPTION OF THE WORKS

Existing Development: The site is located at 2-4 Donard Street, Newcastle. The existing buildings comprises of 2 no. college campus buildings and an existing garage. The structural form for each building has not been assessed and record drawings will not be made available. The contractor should appoint his own engineer to survey and assess the structures to determine a safe means of demolition.

Structure to be demolished:

All existing buildings and are to be demolished and removed from site including ground floor slab and existing foundations.

Demolition Techniques:

- Hand demolition techniques only should be employed adjacent to existing properties and the surrounding roads.
- Elsewhere demolition by mechanical means as recommended in Table 1 of BS 6187 : 1982 may be employed in lieu of hand demolition only where appropriate.
- Demolition by deliberate collapse, by use of demolition ball, via wire pulling or the use of explosives shall not be employed.

120: EXTENT OF DECONSTRUCTION/ DEMOLITION

General: Subject to retention requirements specified elsewhere, deconstruct/ demolish structures down to bearing level. Foundations to be removed to allow for new foundations. Each location will have to be assessed independently.

130: GROUNDWORKS

Foundations, slabs and the like: To be removed.

Contaminated material: Remove, and carry out remediation required by the Enforcing Authority.

131: GROUND CONDITIONS

A site investigation has been carried out and should be studied prior to the commencement of the demolition works.

140: BENCHMARKS

Unrecorded bench marks and other survey information: Give notice when found. Do not remove marks or destroy the fabric on which they are found.

150: FEATURES TO BE RETAINED

General: Keep in place and protect the following: Trees noted on drawings; protect in accordance with BS 5837.

SERVICES AFFECTED BY DECONSTRUCTION/ DEMOLITION

210: SERVICES RECCOMENDATIONS

Work carried out to or affecting new and/ or existing services: Carry out in accordance with the byelaws and/ or regulations of the relevant Statutory Authority.

220: LOCATION OF SERVICES

Services affected by deconstruction/ demolition work: Locate and mark positions.

Mains services marking: Arrange with the appropriate authorities for services to be located and marked.

- Marking standard: In accordance with National Joint Utilities Group 'Guidelines on the positioning and colour coding of underground utilities "apparatus"'.

232: SERVICES DISCONNECTION ARRANGED BY EMPLOYER AND CONTRACTOR

Responsibility: The Employer will arrange with the appropriate authorities for disconnection of services and removal of fittings and equipment owned by those authorities prior to deconstruction/ demolition, as follows: To all areas to be demolished.

Disconnection of remaining services: Arrange with the appropriate authorities. Remove fittings and equipment not owned by those authorities.

Timing: Do not start deconstruction/ demolition until disconnections are completed.

240: DISCONNECTION OF DRAINS

General: Locate, disconnect and seal disused foul and surface water drains. Sealing: Permanent, and within the site. Special attention to be paid to the existing locations, of all drainage. Ensure that no drains/drainage runs are overlooked. Care to be taken when driving over existing drainage runs with heavy plant. Must not be allowed to collapse or be damaged in any way.

250: LIVE FOUL AND SURFACE WATER DRAINS

Drains and associated manholes, inspection chambers, gullies, vent pipes and fittings:

- Protect; maintain normal flow during deconstruction/ demolition.
- Make good any damage arising from deconstruction/ demolition work.
- Leave clean and in working order at completion of deconstruction/ demolition work.

Other requirements: Post completion camera survey required.

- All manholes to be spot welded shut by contractor.

270: SERVICES TO BE RETAINED

Damage to services: Give notice, and notify relevant service authorities and/ or owner/ occupier regarding damage arising from deconstruction/ demolition.

Repairs to services: Complete as directed, and to the satisfaction of the service authority or owner.

DECONSTRUCTION/ DEMOLITION WORK

310: WORKMANSHIP

Standard: Demolish structures in accordance with BS 6187. Operatives:

- Appropriately skilled and experienced for the type of work.
- Holding, or in training to obtain, relevant CITB Certificates of Competence.

Site staff responsible for supervision and control of work: Experienced in the assessment of risks involved and methods of deconstruction/ demolition to be used.

320: GAS OR VAPOUR RISKS

Precautions: Prevent fire and/ or explosion caused by gas and/ or vapour from tanks, pipes, etc.

330: DUST CONTROL

General: Reduce airborne dust by periodically spraying deconstruction/ demolition works with an appropriate wetting agent. Keep public roadways and footpaths clear of mud and debris.

Lead dust: Submit method statement for control, containment and clean-up regimes.

340: HEALTH HAZARDS

Precautions: Protect site operatives and general public from hazards associated with vibration, dangerous fumes and dust arising during the course of the Works.

360: STRUCTURES TO BE RETAINED

Extent: All boundary items/fencing, unless written agreement is made with third party owners. Parts which are to be kept in place: Protect.

Interface between retained structures and deconstruction/ demolition: Cut away and strip out with care to minimize making good.

370: PARTIALLY DEMOLISHED PROPERTIES

General: Leave in a stable condition, with adequate temporary support at each stage to prevent risk of uncontrolled collapse. Make secure outside working hours. Temporary works: Prevent overloading due to debris.

Access: Prevent access by unauthorized persons.

380: DANGEROUS OPENINGS

General: Provide guarding at all times, including outside of working hours. Illuminate during hours of darkness.

Access: Prevent access by unauthorized persons.

390: ASBESTOS – CONTAINING MATERIALS – KNOWN OCCURRENCES

General: Materials containing asbestos are known to be present in: Refer to asbestos survey report.

Removal: By contractor licensed by the Health and Safety Authority, and prior to other works starting in these locations.

391: ASBESTOS-CONTAINING MATERIALS – UNKNOWN OCCURRENCES

Discovery: Give notice immediately of suspected asbestos-containing materials when discovered during deconstruction/ demolition work. Avoid disturbing such materials. Removal: Submit statutory risk assessments and details of proposed methods for safe

removal.

410: UNFORSEEN HAZARDS

Discovery: Give notice immediately when hazards such as unrecorded voids, tanks, chemicals, are discovered during deconstruction/ demolition. Removal: Submit details of proposed methods for filling, removal, etc.

442: SITE SURFACE AT COMPLETION

Levels: Grade the site to follow the levels of adjacent areas.

Temporary surface: Grass areas to remain unaltered and in place. Concrete slabs left exposed and openings for foundation inspection, are to be filled in with 150mm thick consolidated layer of reclaimed rubble finished with 50mm sand blinding on top.

450: SITE CONDITION AT COMPLETION

Debris: Clear away and leave the site in a tidy condition. Other requirements: None.

MATERIALS ARISING

510: CONTRACTORS PROPERTY

Components and materials arising from the deconstruction/ demolition work: Property of the Contractor except where otherwise provided.

Action: Remove from site as work proceeds where not to be reused or recycled for site use.

520: RECYCLED MATERIALS

Materials arising from deconstruction/ demolition work: Can be recycled or reused elsewhere in the project, subject to compliance with the appropriate specification and in accordance with any site waste management plan.

Evidence of compliance: Submit full details and supporting documentation.

- Verification: Allow adequate time in programme for verification of compliance.