
C20 DEMOLITION

To be read with Preliminaries/ General conditions.

GENERAL REQUIREMENTS

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: All existing buildings and boundary structures.
 - 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.
 - 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.
 - Special requirements: **A pre-demolition survey of the existing buildings has been carried out by MBA. The findings of the MBA report are to be reviewed by the Contractor prior to completing his own survey and method statements.**
 - **Format of report: in digital pdf format.**

120 EXTENT OF DECONSTRUCTION/ DEMOLITION

- General: Subject to retention requirements specified elsewhere, deconstruct/ demolish structures down to underside of foundations. **All ground slabs and impermeable finishes are to be removed. Structural support and temporary drainage to be provided as MBA drawing 15200/SK/70.**

130 GROUNDWORKS

- Old foundations, slabs and the like: Break out in locations and to the extents stated.
- Contaminated material: Remove, and carry out remediation required by the Enforcing Authority.

140 BENCH MARKS

- 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: **External staircase and associated retaining structures along the east and west boundaries.**

SERVICES AFFECTED BY DECONSTRUCTION/ DEMOLITION

210 SERVICES REGULATIONS

- 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'.

230 SERVICES DISCONNECTION ARRANGED BY CONTRACTOR

- General: Arrange with the appropriate authorities for disconnection of services and removal of fittings and equipment owned by those authorities prior to starting deconstruction/ demolition.

231 SERVICES DISCONNECTION ARRANGED BY EMPLOYER

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

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: _____ .
- 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.
- **Temporary drainage measures are to be employed to prevent the escape of surface water from the site. The general form of works required is indicated on MBA drawing 15200/SK/70. The detailed design and installation of this work is to be carried out by the Contractor.**

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: **None.**

260 SERVICE BYPASS CONNECTIONS

- General: Provide as necessary to maintain continuity of services to occupied areas of the site on which the deconstruction/ demolition is taking place and to adjoining sites/ properties.
- Minimum notice to adjoining owners and all affected occupiers: 72 hours, if shutdown is necessary during changeover.

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.

350 ADJOINING PROPERTY

- Temporary support and protection: Provide. Maintain and alter, as necessary, as work proceeds. Do not leave unnecessary or unstable projections.
- Defects: Report immediately on discovery.
- Damage: Minimize. Repair promptly to ensure safety, stability, weather protection and security.
- Support to foundations: Do not disturb.

360 STRUCTURES TO BE RETAINED

- Extent: **External retaining structures along the east and west boundaries. Retention of bottom 600mm of front elevation to Block B. Retention of retaining wall in front of block A. See MBA drawing 15200/SK/70.**
- 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 PARTLY DEMOLISHED STRUCTURES

- 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.
- **The Contractor is to take particular note of the structural form of the first floor to Block B. This is a slender timber frame stabilised by its connection to the flat roof structure. Refer to MBA report dated March 2016.**

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: _____ .
- Removal: _____ .

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 UNFORESEEN 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.

420 OPEN BASEMENTS, ETC

- Temporary support: Leave adequate buttress walls or provide temporary support to basement retaining walls up to ground level.

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- Safety: Make remaining sections of retaining and buttress walls safe and secure.
 - Water movement: Make holes in basement floors to allow water drainage or penetration (depending on water table). Provide a hole for every 10 m², not less than 600 mm in diameter.
- 430 FILLING OF BASEMENTS, ETC
- Temporary support: Leave adequate buttress walls or provide temporary support to basement retaining walls up to ground level.
 - Water movement: Make holes in basement floors to allow water drainage or penetration (depending on water table). Provide a hole for every 10 m², not less than 600 mm in diameter.
 - Filling: Remove organic material and soil from basements and other voids. Fill and consolidate with **crushed concrete blockwork masonry as 521**.
- 442 SITE SURFACE AT COMPLETION
- Levels: Grade the site to follow the levels of adjacent areas.
 - Temporary surface: Cover the site with **crushed concrete blockwork masonry as 521**.
- 450 SITE CONDITION AT COMPLETION
- Debris: Clear away and leave the site in a tidy condition.
 - Other requirements: _____ .

MATERIALS ARISING

- 510 CONTRACTOR'S 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.
- 511 EMPLOYER'S PROPERTY
- Components and materials to remain the property of the Employer: _____ .
 - Protection: Maintain until these items are removed by the Employer or reused in the Works, or until the end of the Contract.
 - Special requirements: _____ .
- 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.
- 521 OTHER REQUIREMENTS FOR RECYCLED MATERIAL**
- All concrete and concrete blockwork arising from the demolition is to be crushed to Grade 6F1 to Table 6/2, DTP Specification for Highways Works, Section 600.
 - The Contractor is responsible for all necessary testing, approvals, permits and certificates to allow the reuse of this material on or off-site.

- The Contractor is to liaise with the Local Authority Household Waste Recycling Centre to determine which materials can be deposited with them and which need to be removed from the Islands.
- Care should be taken to ensure that no materials Classified as unacceptable in Clause 601-2 of the DTP Specification for DTP Specifications for Highway Works are included in the material to be crushed.
- As a minimum, the concrete and concrete blockwork should be subject to:
 - Concrete screening tests to confirm the presence or otherwise of potentially deleterious materials.
 - Chloride tests to determine the presence of aggressive salts.
- All testing should be carried out by a suitably certified laboratory. Details fo the proposed testing is to be provided with the Contractors tender.