

SECTION 4 DEMOLITION

1 GENERAL

1.1 CROSS REFERENCES

General

General: Conform to the *General Requirements* worksection.

1.2 STANDARD

General

Demolition: To AS 2601.

1.3 INTERPRETATION

Definitions

For the purposes of this worksection, the following definitions apply:

- Demolition: The complete or partial dismantling of a building or structure, by pre-planned and controlled methods or procedures.
- Dilapidation record: The photographic or video and written record made before commencement of demolition work of the condition of the portion of the existing building being retained, adjacent buildings, and other relevant structures or facilities.
- Dismantle: The reduction of an item to its components in a manner to allow re-assembly.
- Recover: The disconnection and removal of an item in a manner to allow re-installation.

1.4 INSPECTION

Notice

Inspection: Give notice so that inspection may be made of the following:

- Adjacent structures before commencement of demolition.
- Services before disconnection or diversion.
- Trees as documented to be retained, before commencement of demolition.
- Contents of building before commencement of demolition.
- Structure after stripping and removal of roof coverings and external cladding.
- Underground structures after demolition above them.
- Excavations remaining after removal of underground work.
- Site after removal of demolished materials.
- Services after reconnection or diversion.

1.5 SUBMISSIONS

Authorities

Evidence of compliance: Before commencing demolition, submit evidence of the following:

- Requirements of authorities relating to the work under the contract have been ascertained.
- A permit to demolish has been obtained from the appropriate authority.
- A scaffold permit has been obtained from the appropriate authority (if scaffolding is proposed to be used).

- Precautions necessary for protection of persons and property have been taken and suitable protective and safety devices have been provided to the approval of the relevant authority.
- Treatment for rodent infestation has been carried out and a certificate has been obtained from the appropriate authority.
- Fees and other costs have been paid.

Investigation and work plan

Work plan: Submit the work plan before demolition or stripping work. Include the following information:

- The method of protection and support for adjacent property.
- Locations and details of necessary service deviations and terminations.
- If removal of asbestos or of material containing asbestos is required, the information specified in NOHSC 2002 Code of Practice for the Safe Removal of Asbestos. Include information to be supplied to the removalist in clause 7.2.4, and information to be supplied by the removalist in clause 7.3.
- Confirmation of the sequence of work in **Demolition** below.
- Requirements of AS 2601 Section 2 Planning and execution.

Records

Dilapidation record: Submit a copy of the dilapidation record for inspection. Submit to each owner of each adjacent property a copy of the part of the record relating to that property, and obtain their written agreement to the contents of the record, prior to commencement of demolition.

Stockpiles

Location: Submit the locations for on-site stockpiles to be used for demolished materials for recycling in the works. Coordinate with the locations of storage for other waste streams and prevent mixing or pollution.

Recycling

Delivery location: Submit the name and address of the proposed recycling facility.

Certification: Provide evidence of delivery to the nominated recycling facility.

2 PRODUCTS

2.1 DEMOLISHED MATERIALS

Demolished materials classes

Ownership and implementation: Comply with the **Demolished materials classes table**.

Demolished materials classes table

| Class | Requirement | Ownership |
|--|--|----------------------|
| Recovered items for re-use in the works | Recover without damage items identified in the Recovered items for re-use in the works schedule | Principal/proprietor |
| Recovered items for delivery to the principal | Recover without damage items identified in the Recovered items for delivery to the principal schedule | Principal/proprietor |
| Demolished material for recycling in the works | Stockpile material identified in the Demolished material for recycling in the works schedule | Contractor |
| Demolished material for recycling off site | Demolish and deliver for recycling material identified in the Demolished material for recycling off-site schedule | Contractor |
| Dismantle for relocation as part of the works | Dismantle without damage and store items identified in the Dismantle for relocation schedule | Principal/proprietor |
| Demolished for removal | Remove from the site demolished materials identified in | Contractor |

| Class | Requirement | Ownership |
|-------|---|-----------|
| | the Demolish for removal schedule . Do not burn or bury on site Transit: Prevent spillage of demolishing materials in transit | |

3 EXECUTION

3.1 SUPPORT

Temporary support

General: If temporary support is required, certification for its design and installation is required from a professional engineer engaged by the contractor.

Existing buildings: Until permanent support is provided, provide temporary support for sections of existing buildings which are to be altered and which normally rely for support on work to be demolished.

Ground support: Support excavations for demolition of underground structures.

Adjacent structures: Provide supports to adjacent structures where necessary, sufficient to prevent damage resulting from the works.

- Lateral supports: Provide lateral support equal to that given by the structure to be demolished.
- Vertical supports: Provide vertical support equal to that given by the structure to be demolished.

Permanent supports

General: If permanent supports for adjacent structures are necessary and are not documented, give notice and obtain instructions.

3.2 PROTECTION

Encroachment

General: Prevent the encroachment of demolished materials onto adjoining property, including public places.

Weather protection

General: If walls or roofs are opened for alterations and additions or the surfaces of adjoining buildings are exposed, provide temporary covers to prevent water penetration. Provide covers to protect existing plant, equipment and materials intended for re-use.

Dust protection

General: Provide dust-proof screens, bulkheads and covers to protect existing finishes and the immediate environment from dust and debris.

Security

General: If a wall or roof is opened for alterations and additions, provide security against unauthorised entry to the building.

Temporary screens

General: Fill the whole of designated temporary openings or other spaces using dust and weatherproof temporary screens, fixed securely to the existing structure, and install to ensure appropriate shedding of water to avoid damage to retained existing elements or adjacent structures and contents.

Type: Timber framed screens sheeted with 12 mm plywood and painted. Seal the junctions between the screens and the openings.

Temporary access

General: Provide a substantial temporary doorset fitted with a rim deadlock, and remove on completion of demolition.

Exposed surfaces

General: Where necessary protect and weatherproof the surfaces of adjacent structures exposed by demolition.

Recovered items

General: Recover all components associated with the listed items that are essential for their re-use. Minimise damage during removal.

3.3 DEMOLITION

Dilapidation record

Purpose: Use the dilapidation record to assess the damage and making good arising out of demolition work.

Availability: Keep the records of the investigations on site and available for inspection until practical completion of the contract.

Encroachment

General: If encroachments from adjacent structures are encountered and are not documented, give notice and obtain instructions.

Concrete slabs

General: Using a diamond saw, neatly cut back or trim to new alignment with a clean true face existing concrete slabs to be partially demolished or penetrated.

Recycling: If concrete crushing is proposed on site, submit details of plant and environmental controls.

Material below grade

Stabilise and provide barriers.

Explosives

General: Do not use explosives.

3.4 HAZARDOUS MATERIALS

Hazardous materials

General: Give notice immediately hazardous materials or conditions are found, including the following:

- Asbestos or material containing asbestos.
- Flammable or explosive liquids or gases.
- Toxic, infective or contaminated materials.
- Radiation or radioactive materials.
- Noxious or explosive chemicals.
- Tanks or other containers which have been used for storage of explosive, toxic, infective or contaminated substances.

3.5 COMPLETION

Notice of completion

General: Give at least 7 working days' notice of completion of demolition so that adjacent structures may be inspected following completion of demolition.

Making good: Make good any damage arising out of demolition work. Obtain written acceptance from the owner of each adjoining property of completeness and standard of making good.

Temporary support

General: Clear away at completion of demolition.

4 SELECTIONS

4.1 DEMOLITION

Recovered items for re-use in the works schedule

| Item | Location for re-use |
|------|---------------------|
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Recovered items for delivery to the principal schedule

| Item | Deliver to |
|------|------------|
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Demolished material for recycling in the works schedule

| Material |
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Demolished material for recycling off-site schedule

| Material |
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Dismantle for relocation schedule

| Item | Location for storage | Location for re-assembly |
|------|----------------------|--------------------------|
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Demolish for removal schedule

| Item |
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