

**SECTION 2**  
**DIVISION 02**  
**EXISTING CONDITIONS**

## **DIVISION 2 – EXISTING CONDITIONS**

**Note: This is a guide for Designers only. Contents shall not be used in lieu of specifications as part of the Designer’s Contract Documents.**

### **SECTION 02 4116 – BUILDING DEMOLITION**

#### **PART 1 - GENERAL**

##### **1.1 SUMMARY**

- A. This Section includes the following:
  1. Demolition and removal of buildings and site improvements
  2. Removing below-grade construction
  3. Disconnecting, capping or sealing, and site utilities
  4. Salvaging items for reuse by Owner

##### **1.2 SUMMARY**

- A. Demolish: Completely remove and legally dispose of off-site.
- B. Recycle: Recovery of demolition waster for subsequent processing in preparation for reuse.

#### **PART 2 - PRODUCTS**

##### **2.1 SOIL MATERIALS**

- A. Satisfactory Soils: Comply with requirements in Division 31 Section “Earth Moving.”

#### **PART 3 - EXECUTION**

##### **3.1 STRUCTURE REMOVAL**

- A. In open areas, foundations of structures shall be removed entirely. Where new structures will replace existing structures, indicate extent of foundation removal on the drawings.

##### **3.2 RELOCATED EQUIPMENT**

- A. Special concern shall be taken with equipment to be reused. Establish schedule for removal and reinstallation through the University. Relocation of existing equipment shall include: disconnection and moving, restoration and capping or utilities, recording existing piping arrangements to facilitate reinstallation, and replacing unsalvageable utilities/extensions required to complete reinstallation.

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3.3 BLASTING

- A. Blasting is strongly discouraged. If blasting is authorized by the UPM, a blasting plan and schedule must be submitted by the Contractor to the Designer's geotechnical engineer for approval. Blasting plan will include at a minimum: seismograph monitoring locations and dust, traffic, and noise control contingencies. Contractor is responsible for documenting conditions of adjacent structures when collateral damage is possible. Contractor is responsible for collateral damage to existing conditions.
- B. Contractor is required to obtain necessary permits and for hiring a UNC Charlotte approved inspector.

3.4 REUSE OF MATERIALS

- A. Efforts shall be made to reclaim and reuse materials resulting from demolition. Reclaimed materials shall be: reused in new construction, separated and sent to appropriate recycling centers, or sent to the local C & D landfill as appropriate. A minimum of 50% of material from nonhazardous construction and demolition waste generated prior to the issuance of the final certificate for occupancy shall be diverted from landfills and incinerators by reuse, recycling, repurposing and/or composting. (Refer to Section 3, Annex B for Construction Waste Plan.)

3.5 ASBESTOS ABATEMENT

- A. Demolition, renovation, or remodeling projects are likely to involve some asbestos abatement. Designers are required to have a qualified asbestos consultant on the Design Team. The University will provide available information on identified asbestos on any site, but the Designer may encounter questionable material which may contain asbestos. Designer will perform an on-site visual survey and will have testing conducted on questionable material involved with/interfere with the project. Designer will provide the UPM with a copy of the report.
- B. The Designer shall provide a design for asbestos removal, if required, as part of the Design Contract as per the State Construction Manual.
- C. The University requires the Designer to provide for asbestos abatement on structures on the site scheduled for demolition. All asbestos abatement work shall be done in compliance with the Mecklenburg County Department of Environment, Health, and Natural Resources, Asbestos Hazardous Management Branch.
- D. Certified hazardous material abatement contractors must be contracted with to remove the asbestos; certified hazardous materials transported must be used to transport material to a certified landfill. The limit of liability required by these contractors for Hazardous Materials is no less than \$10,000,000 per occurrence. UNC Charlotte must be named as additional insured on all policies.