SECTION 02 41 00 – DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Selective interior demolition within existing residential apartment bathrooms and immediately adjacent spaces.
2. Removal of existing plumbing fixtures, finishes, partitions, accessories, and related components as indicated on the Drawings.
3. Removal and legal disposal of demolished materials.
4. Protection of existing construction, finishes, building systems, and occupied areas designated to remain.
5. Cutting, removal, and preparation of existing construction as required to accommodate new Work.
6. Temporary protection, dust control, and cleaning associated with demolition activities.

B. Work includes, but is not necessarily limited to, selective removal of the following:

1. Existing bathtubs and associated surrounds, trim, sealants, and accessories.
2. Existing lavatories, sinks, faucets, traps, supply piping connections, and related accessories where indicated.
3. Existing water closets, seats, flush components, supply connections, and accessories where indicated.
4. Existing gypsum board wall construction where required for plumbing modifications, accessibility improvements, new finishes, or new partition construction.
5. Minor non-load-bearing interior partitions where indicated.
6. Existing interior doors, frames, hardware, and trim where indicated for removal.
7. Existing base, trim, accessories, grab bars, towel bars, toilet accessories, mirrors, medicine cabinets, and similar bathroom accessories where indicated.
8. Existing floor finishes and underlayment where indicated.
9. Existing wall finishes, tile, surrounds, backing, and substrates where required for new construction.
10. Plumbing, electrical, and mechanical components rendered obsolete by the renovation, where indicated.
11. Miscellaneous anchors, fasteners, sealants, adhesives, blocking, and attachments associated with demolished construction.

C. Existing ceilings are to remain unless specifically indicated otherwise on the Drawings.

D. Demolition is selective in nature. Remove only construction necessary to complete the new Work.

1.2 RELATED SECTIONS

A. Division 01 - General Requirements.

B. Section 01 50 00 - Temporary Facilities and Controls.

C. Section 01 73 29 - Cutting and Patching.

D. Division 06 - Wood, Plastics, and Composites.

E. Division 09 - Finishes.

F. Division 22 - Plumbing.

G. Division 26 - Electrical.

1.3 DEFINITIONS

A. Remove: Detach items from existing construction and legally dispose of them off-site unless indicated to be salvaged, reused, or turned over to Owner.

B. Remove and Salvage: Detach items from existing construction without damage, clean, label, and deliver to a location designated by Owner.

C. Remove and Reinstall: Detach items from existing construction without damage, store and protect, and reinstall as part of the completed Work.

D. Existing to Remain: Existing construction that is not to be removed and that shall be protected from damage during demolition and construction.

1.4 ADMINISTRATIVE REQUIREMENTS

A. Coordinate demolition activities with Owner and Architect.

B. Coordinate work in occupied apartments with Owner's designated representative and resident scheduling requirements.

C. Do not begin demolition in an occupied apartment until authorized by Owner.

D. Conduct demolition activities to minimize disruption to residents and adjacent occupied spaces.

E. Maintain safe access to occupied portions of the building at all times.

F. Coordinate utility shutoffs with Owner. Do not interrupt utilities serving occupied areas without prior authorization.

1.5 PREINSTALLATION MEETING

A. Conduct a pre-demolition meeting prior to beginning Work.

B. Review demolition limits, existing conditions, items to remain, resident protection and access, utility shutoffs, dust/noise/debris control, temporary protection, sequencing, salvage requirements, and daily cleaning requirements.

1.6 SUBMITTALS

A. Demolition Plan: Submit proposed demolition sequence and methods when requested by Architect or Owner.

B. Utility Shutdown Procedures: Submit proposed shutdown procedures when demolition affects plumbing, electrical, mechanical, fire alarm, or other active building systems.

C. Documentation of Existing Conditions: Photograph existing conditions before beginning demolition; document existing damage in areas adjacent to demolition; submit photographs upon request.

1.7 QUALITY ASSURANCE

A. Perform demolition using workers experienced in selective interior demolition within occupied residential facilities.

B. Comply with applicable federal, state, and local requirements governing demolition, waste disposal, worker safety, and environmental protection.

C. Comply with OSHA requirements applicable to demolition and construction activities.

1.8 EXISTING CONDITIONS

A. Contractor shall field verify existing conditions before beginning demolition.

B. Drawings depicting existing conditions are based on available information and field observations and may not identify every concealed condition.

C. Immediately notify Architect of concealed conditions differing materially from those indicated.

D. Do not remove structural members or load-bearing construction unless specifically indicated and authorized.

1.9 HAZARDOUS MATERIALS

A. Hazardous materials are not intended to be disturbed as part of the Work unless specifically identified in the Contract Documents.

B. If suspected asbestos-containing material, lead-containing material, mold, hazardous substances, or other potentially hazardous materials are encountered, stop Work in the affected area, do not disturb suspected material, secure the area, and immediately notify Owner and Architect.

C. Resume Work only after receiving authorization from Owner.

D. Do not assume that materials are free of hazardous substances based solely on visual appearance.

1.10 PROTECTION

A. Protect residents, workers, adjacent construction, furnishings, equipment, and building systems from damage, dust, debris, vibration, and water.

B. Provide temporary dust barriers at areas of demolition.

C. Protect existing ceilings designated to remain.

D. Protect existing flooring, walls, doors, frames, casework, and finishes outside the limits of demolition.

E. Protect existing plumbing, electrical, mechanical, fire protection, communication, and life-safety systems that are to remain operational.

F. Repair damage caused by demolition activities at no additional cost to Owner.

PART 2 - PRODUCTS

2.1 TEMPORARY PROTECTION MATERIALS

A. Provide temporary protection materials appropriate for occupied residential construction, including polyethylene sheeting, temporary dust barriers, floor protection, protective coverings, temporary closures, dust-control mats, and adhesive protection films suitable for surfaces being protected.

B. Use protection materials that will not stain, damage, or leave residue on existing finishes.

2.2 PATCHING AND REPAIR MATERIALS

A. Materials used for temporary patching shall be appropriate for existing substrates and anticipated service conditions.

B. Permanent patching and repair materials shall comply with applicable specification sections for new Work.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine existing conditions before beginning demolition.

B. Verify limits of demolition against Drawings and field conditions.

C. Verify which ceilings, walls, doors, frames, fixtures, piping, wiring, devices, and finishes are to remain.

D. Do not proceed with demolition where existing conditions conflict with the Contract Documents until clarification is obtained.

3.2 PREPARATION

A. Install temporary protection before beginning demolition.

B. Remove or protect furnishings, personal belongings, and movable items as coordinated with Owner.

C. Shut off, disconnect, cap, or relocate utilities as required before demolition.

D. Verify that plumbing piping is isolated and drained before removing fixtures.

E. Provide temporary caps or plugs for plumbing lines immediately following fixture removal.

F. Maintain fire and life-safety systems operational except during approved temporary interruptions.

3.3 SELECTIVE DEMOLITION

A. Perform demolition in a controlled and orderly manner.

B. Use methods that minimize damage to construction designated to remain.

C. Remove materials in manageable sections.

D. Do not use demolition methods that cause excessive vibration, dust, noise, or damage to adjacent construction.

E. Do not drop demolished materials through floors or permit uncontrolled accumulation of debris.

F. Remove only the minimum amount of gypsum board, framing, finishes, and adjacent construction necessary to perform new Work.

G. Where portions of existing gypsum board walls are removed, make cuts straight, level, plumb, and suitable for patching; locate cuts at framing where practical; provide suitable edges and backing for repair; and protect concealed utilities and piping.

H. Existing Ceilings: Existing ceilings are to remain. Protect from impact, dust, water, and damage. Do not remove ceiling systems unless specifically indicated. Obtain Architect and Owner approval before creating limited access openings and repair approved openings to match adjacent construction.

I. Bathtubs: Disconnect plumbing before removal. Remove bathtub, surround, trim, sealants, accessories, and associated materials as indicated. Avoid damage to adjacent construction designated to remain.

J. Lavatories and Sinks: Shut off water supply; disconnect supply and waste piping; remove fixture, faucet, supports, mounting hardware, sealants, and accessories where indicated; cap or plug piping until new connections are made.

K. Water Closets: Shut off water supply; disconnect and remove fixture; protect or temporarily cap waste openings; remove associated accessories and mounting components where indicated.

L. Interior Doors and Frames: Remove doors, frames, hardware, casing, and trim only where indicated. Protect adjacent walls and finishes designated to remain.

M. Minor Partitions: Remove only non-load-bearing partitions indicated for removal. Verify absence of structural function before removal and coordinate utilities contained within partitions.

N. Flooring: Remove existing flooring and associated adhesives, setting materials, base, and underlayment where indicated. Prepare substrate for new flooring and do not damage structural floor assemblies.

3.4 MECHANICAL, ELECTRICAL, AND PLUMBING DEMOLITION

A. Coordinate demolition with applicable Division 22, 23, 26, 27, and 28 requirements.

B. Remove abandoned piping, conduit, wiring, boxes, supports, and devices within demolition limits where they interfere with new Work.

C. Do not abandon open piping, conduit, wiring, or boxes in exposed locations.

D. Maintain active systems serving adjacent apartments and occupied areas.

E. Clearly identify active utilities before demolition.

3.5 CUTTING

A. Cut existing construction using methods that provide clean, straight edges suitable for patching and installation of new Work.

B. Do not overcut corners of gypsum board, tile, flooring, or other finish materials.

C. Use saw cutting, core drilling, or other controlled methods where required to minimize damage.

D. Do not cut structural members without written authorization.

3.6 SALVAGED MATERIALS

A. Items identified by Owner for salvage shall remain property of Owner.

B. Carefully remove salvaged materials to avoid damage.

C. Clean, label, protect, and store salvaged items at locations directed by Owner.

D. Unless specifically designated for salvage or reuse, demolished materials become Contractor's property and shall be legally removed from site.

3.7 DISPOSAL

A. Remove demolition debris from apartments and building on a daily basis.

B. Do not allow demolition debris to accumulate in corridors, stairs, exits, occupied apartments, or common areas.

C. Transport debris in covered containers or by methods that prevent dust and debris migration.

D. Dispose of materials legally at approved facilities.

E. Do not burn demolition debris on site.

F. Do not dispose of demolition debris in Owner's waste containers unless specifically authorized.

3.8 PATCHING AND PREPARATION FOR NEW WORK

A. Leave existing construction that is to receive new Work sound, clean, secure, and properly prepared.

B. Remove protruding anchors, fasteners, adhesives, sealants, and other materials that interfere with new finishes.

C. Patch holes and openings not required for new construction.

D. Provide substrates suitable for installation of new shower assemblies, plumbing fixtures, wall finishes, flooring, accessories, grab bars, doors, frames, and other new Work.

E. Coordinate installation of new blocking and reinforcement required for accessible fixtures and accessories.

3.9 CLEANING

A. Maintain demolition areas in broom-clean condition during the Work.

B. At the end of each workday remove debris, vacuum dust from surfaces, clean corridors and pathways used for debris removal, restore temporary protections, and leave occupied areas safe and secure.

C. Use HEPA-filtered vacuum equipment where appropriate to control fine construction dust.

D. Do not use compressed air to clean demolition dust from occupied interior areas.

3.10 PROTECTION OF OCCUPIED FACILITY

A. The building will remain occupied during portions of the Work.

B. Schedule demolition to minimize impact on residents.

C. Maintain safe and accessible pathways for residents, including residents using mobility devices.

D. Do not obstruct exits, corridors, stairs, or accessible routes.

E. Limit noise-producing demolition to hours approved by Owner.

F. Maintain apartment security at all times.

G. At completion of demolition in each apartment, leave the Work area safe, secure, and ready for subsequent construction.

3.11 FIELD QUALITY CONTROL

A. Architect and Owner may inspect demolition areas prior to concealment or reconstruction.

B. Correct unauthorized demolition and damage to existing construction at Contractor's expense.

C. Notify Architect immediately if demolition exposes deteriorated framing, concealed water damage, mold-like conditions, damaged piping, electrical hazards, or other conditions requiring evaluation.

END OF SECTION 02 41 00