

Manchester City Council

Strategic Housing

# Gorton Neighbourhood Office

Demolition

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Demolition

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## C20 Demolition

### General requirements

#### 110 Desk study/ survey

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1. Scope: Before starting deconstruction/ demolition work, examine available information, and carry out a survey of: The structure or structures to be deconstructed/ demolished.
2. Report and method statements: Submit, describing:
  - 2.1. Form, condition and details of the structure or structures, the site, and the surrounding area.
    - 2.1.1. Extent: As survey boundary drawing
  - 2.2. Type, location and condition of features of historical, archaeological, geological or ecological importance.
  - 2.3. 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 dust generated during deconstruction or demolition.
  - 2.4. Identity and location of services above and below ground, including those required for the contractor's use, and arrangements for their disconnection and removal.
  - 2.5. Form and location of flammable, toxic or hazardous materials, including lead-based paint, and proposed methods for their removal and disposal.
  - 2.6. Form and location of materials identified for reuse or recycling, and proposed methods for removal and temporary storage.
  - 2.7. Proposed programme of work, including sequence and methods of deconstruction or demolition.
  - 2.8. Details of specific pre-weakening required.
  - 2.9. Arrangements for protection of personnel and the general public, including exclusion of unauthorized persons.
  - 2.10. Arrangements for control of site transport and traffic.
  - 2.11. Special requirements:
3. Format of report:

#### 120 Extent of deconstruction/ demolition

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1. General: Subject to retention requirements specified elsewhere, deconstruct/ demolish structures down to formation level.

#### 130 Groundworks

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1. Old foundations, slabs and the like: Break out in locations and to the extents stated.
2. Contaminated material: Remove and dispose of contaminated material to appropriate site
3. Removal of deleterious material: Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil
4. Ancillary items:

#### 140 Benchmarks

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1. Unrecorded benchmarks 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

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1. General: Keep in place and protect the following: .....

## Services affected by deconstruction and demolition

### 210 Services regulations

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1. **Work carried out to or affecting new and/ or existing services:** Carry out in accordance with the by-laws and regulations of the relevant statutory authority

### 220 Location and marking of services

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1. **Services affected by deconstruction/ demolition work:** Locate and mark positions
2. **Mains services marking:** Arrange with the appropriate authorities for services to be located and marked
  - 2.1. **Marking standard:** In accordance with Street Works UK publication 'Guidance on the Positioning and Colour Coding of Underground Utilities' Apparatus'.

### 230 Services disconnection arranged by contractor

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1. **General:**

### 231 Services disconnection arranged by employer

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1. **General:** The employer will arrange with the appropriate authorities and responsible private organizations for disconnection of services, and removal of fittings and equipment owned by those authorities prior to deconstruction or demolition, as follows: termination of gas and electricity supplies .
2. **Timing:** Do not start deconstruction or demolition until disconnections are completed.

### 232 Services disconnection arranged by employer and contractor

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1. **Responsibility:** The employer will arrange with the appropriate authorities and responsible private organizations for disconnection of services, and removal of fittings and equipment owned by those authorities prior to deconstruction or demolition, as follows: .....
2. **Timing:** Do not start deconstruction or demolition until disconnections are completed.

### 240 Disconnection of drains

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1. **General:** Locate, disconnect and seal disused drain connections. Agree where drains are to be sealed
2. **Sealing:** Permanent, and within the site

### 250 Live foul and surface water drains

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1. **Drains and associated manholes, inspection chambers, gullies, vent pipes and fittings:** Protect and maintain normal flow during deconstruction or demolition
2. **Other requirements:** Post-completion camera survey; extent required on completion to confirm no drain damaged

### 260 Service bypass connections

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1. **General:** Provide as necessary to maintain continuity of services to occupied areas of the site on which the deconstruction or demolition is taking place and to adjoining sites and properties
2. **Minimum notice to adjoining owners and all affected occupiers:** 72 hours, if shutdown is necessary during changeover
3. **Timing:** Complete bypass of services before demolition works start

### 270 Services to be retained

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1. **Damage to services:**
2. **Repairs to services:**

## Deconstruction and demolition work

### 310 Workmanship

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1. **Standard:** Demolish structures in accordance with BS 6187.
2. **Operatives**
  - 2.1. Appropriately skilled and experienced for the type of work.
  - 2.2. Holding, or in training to obtain, relevant Construction Skills certification of competence.
3. **Site staff responsible for supervision and control of work:** Experienced in the assessment of risks involved and methods of deconstruction and demolition to be used.

### 320 Gas and vapour risks

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

### 330 Dust control

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1. **General:** Minimize airborne dust by periodically spraying deconstruction and demolition works with an appropriate wetting agent. Keep public roadways and footpaths clear of mud and debris
2. **Lead dust:** Submit method statement for control, containment and clean-up regimes.

### 340 Health hazards

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1. **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

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

### 360 Structures to be retained

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1. **Extent:**
2. **Parts which are to be kept in place:** Protect. Give notice and notify service authority or owner of damage arising from the execution of the works.
3. **Interface between retained structures and deconstruction or demolition:**

### 370 Partly demolished structures

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1. **General:** Leave in a stable condition, with adequate temporary support at each stage to prevent risk of uncontrolled collapse. Make secure outside working hours.
2. **Temporary works:** Prevent overloading due to debris.
3. **Access:** Prevent access by unauthorized persons.

### 380 Dangerous openings

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1. **General:** Provide guarding at all times, including outside of working hours. Illuminate during hours of darkness.
2. **Access:** Prevent access by unauthorized persons.

### **390 Asbestos-containing materials – known occurrences**

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1. General: Materials containing asbestos are known to be present in: refer to Asbestos Report.
2. Removal: By contractor licensed by the Health and Safety Executive, and prior to other works starting in these locations
3. Timing: Before other works start in these locations

### **391 Asbestos-containing materials – unknown occurrences**

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

### **410 Unforeseen hazards**

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

### **420 Open basements, etc**

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1. Temporary support:
2. Safety:
3. Water movement:

### **430 Filling of basements, etc**

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1. Temporary support:
2. Safety:
3. Water movement:
4. Filling: Remove organic material and soil from basements and other voids. Fill and consolidate with .....

### **442 Site surface at completion**

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1. Topography: Grade the site to follow the levels of adjacent areas
2. Temporary surface: Cover the site with Top Soil and grassed turf.

### **450 Site condition at completion**

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1. Debris: Clear away and leave the site in a clean, tidy and secure condition.
2. Other requirements:

## **Materials arising**

### **510 Contractor's property**

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1. Components and materials arising from the deconstruction and demolition work: Property of the contractor, except for designated items which remain the property of the employer
2. Action: Remove from site as work proceeds, where not to be reused or recycled for site use

### **511 Employer's property**

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1. Components and materials to remain the property of the employer:
2. Protection:
3. Special requirements:

## 520 Recycled materials

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1. **Materials arising from deconstruction and 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.
2. **Evidence of compliance:** Submit full details and supporting documentation.
  - 2.1. **Verification:** Allow adequate time in programme for verification of compliance.

Ω End of Section



Specification created using NBS Chorus