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42-50 THOMAS STREET

DEMOLITION SPECIFICATION

Document Number:

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17 June 2022

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This specification is to be reviewed and approved by the Client prior to use

REVISION SCHEDULE

REVISION	AUTHOR	AMENDMENTS	APPROVED BY	DATE
00	AL	Draft Submission		17/06/22

01.0 INTRODUCTION

This specification outlines the requirements for demolition works at the 42-50 Thomas Street project.

- The Demolition Contractor is to assume the role as Principal Contractor for this scope of works and is referred to as the Contractor
- The Client is referred to as the Client

02.0 REFERENCES

The following project documents should be read in conjunction with this specification:

- **PCS-DOC-42TS-001 Project Demolition Plan**
- **Relevant RAMS Documents**
- **Relevant Project Specifications**
- **Project Logistics and Traffic Management Plan**
- **Heritage Architect Conservation Implementation Plan**
- CDM (Construction Design and Management) 2007 Regulations
- BS 6187-2011 Code of Practice for Full and Partial Demolition
- Advice and guidance provided by the National Federation of Demolition Contractors (NFDC)
- Advice and guidance provided by the Health and Safety Executive
- Control of Asbestos Regulations 2006
- The Health and Safety at Work Act 1974

03.0 WORKING AND DELIVERY HOURS

- 03.1 The Contractor must adhere to the working and delivery/removal hours as identified within the project Logistics and Traffic Management Plan
- 03.2 The tender sum and contract programme presented at tender submission must consider such restrictions on working and delivery/removal hours.
- 03.3 The Contractor shall comply with any access restrictions of the relevant authorities

04.0 GENERAL

04.1 General Requirements

- 04.1.1 The Contractor is to consider requirements of both this document and those outlined in the Project Demolition Plan
- 04.1.2 The Contractor is to ensure all personnel have appropriate experience, training and certifications to complete the works

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- 04.1.3 The extent of works is to be identified from the Project Demolition Plan and the Contractor shall demolish and remove from site all existing identified structure
- 04.1.4 Basement structure is to be left in place (aside from where shown on the Project Demolition Plan) and backfilled with appropriate material as per the Structural Specification
- 04.1.5 Crushing of brickwork is not permitted on site
- 04.1.6 Keep the site in a clean and tidy condition at all times
- 04.1.7 On completion of the works the Contractor shall clear and remove from site all Contractor's equipment, rubbish, debris and temporary works
- 04.1.8 The Contractor shall make their own arrangements for the removal of debris and waste from the site unless otherwise agreed with the Client
- 04.1.9 The Contractor is to provide copies of all certificates and waste tipping tickets to demonstrate the material was taken to an appropriately licenses tipping facility
- 04.1.10 The Contractor is to understand the physical constraints of the site when selecting vehicles for delivery and removal of materials, debris and waste
- 04.1.11 Roads and footpaths should be adequately maintained at all times, with any damage caused by the Contractor to be made good at their own expense

05.0 INVESTIGATIONS

05.1 Investigatory Requirements

- 05.1.1 The Contractor is to undertake a survey of the existing structures to be demolished to ascertain sufficient information to submit a tender proposal inclusive of all requirements
- 05.1.2 All survey information regarding the presence of asbestos will be provided by the Client, to the Contractor to review and confirm adequacy prior to commencing works. Any additional testing that is required following acceptance is to be borne by the Contractor
- 05.1.3 The Contractor is to investigate the features of the structure to ascertain if shock or vibration could damage surrounding properties

06.0 DEMOLITION WORKS

06.1 Suitable Methods

- 06.1.1 Select methods that do not cause shocks or vibration likely to damage other structures on the site or neighbouring buildings
- 06.1.2 The use of explosives as a method of demolition is strictly prohibited
- 06.1.3 Prevent nuisance to local residents and the general public with particular reference to dust, smoke and noise.
- 06.1.4 The Contractor is to carry out a noise assessment as there are residential and commercial properties in close proximity to the site

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- 06.1.5 The Contractor is to notify all neighbouring properties of the timing and activities of their works that may cause nuisance
- 06.1.6 The Contractor is to employ a water-based system to suppress airborne dust
- 06.1.7 All public areas surrounding the site are to be regularly cleaned to remove all water, mud, dust or general demolition debris

06.2 Personnel Access and Egress

- 06.2.1 Two means of access and egress should be maintained at all times to the work area
- 06.2.2 Working at height risks should be mitigated by completing as much work as possible from ground or slab levels
- 06.2.3 Appropriate safe working platforms should be constructed and maintained for all works completed at height. These are to include toe boards, guardrails and brick guards
- 06.2.4 The Contractor should complete investigations to identify any areas considered as confined spaces so that specific risk assessments and methodologies can be implemented

06.3 Protective Measures

- 06.3.1 Ensure that there are no risks of uncontrolled collapse of the structure being demolished
- 06.3.2 Leave partly demolished structures secure at the end of each shift
- 06.3.3 Remove debris progressively to avoid build up that could affect the integrity of the structure, affect workplace access and egress, become a fire hazard, or cause a health and safety hazard
- 06.3.4 The Contractor is to design and provide all necessary shoring and other temporary supports required to facilitate a safe and appropriate demolition scheme (aside from those supporting the 7 Kelvin Street structure)
- 06.3.5 Ensure that all demolition sequencing has been approved by the permanent works structural engineer prior to commencement
- 06.3.6 Notify the Client in writing immediately upon damaging any public or private property. The demolition contractor is to repair any damages caused directly by themselves at their own cost
- 06.3.7 To protect personnel, exclusion zones must be implemented to prevent unauthorised access to the work area
- 06.3.8 Exclusion zones must also be implemented in any area where a falling object might reasonably be expected to land
- 06.3.9 Exclusion zones must be agreed and communicated to relevant personnel prior to implementation and then monitored/supervised continually by the Contractor
- 06.3.10 Exclusion zones are to include secure impassable barricades with adequate signage and appropriate lock out procedures
- 06.3.11 Debris which are to be dropped to ground level are to be confined within a chute, shaft and/or an exclusion zone
- 06.3.12 Debris drop zones should be clearly identified with signage and exclusion zones

06.4 Adjacent Buildings / Structures

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- 06.4.1 Ensure that no part of the demolition process will adversely affect the structural integrity of any surrounding buildings or structures
- 06.4.2 Consideration is to be given to changes in soil conditions resulting from the demolition works and how they may affect adjacent structures
- 06.4.3 Ensure that there is no risk of water ingress into adjacent buildings due to demolition works
- 06.4.4 Lateral support for adjacent structures should be maintained at all times
- 06.4.5 The effect of vibration due to demolition activities shall also be checked and considered
- 06.4.6 The Contractor shall take baseline readings and continually monitor all surrounding and internal structures (7 Kelvin Street) to ensure the demolition works are having no adverse effects.
- 06.4.7 A warning system should be integrated into the monitoring system to notify the Contractor if excessive movement is observed, this shall then be notified to the Client

06.5 Protecting the Public

- 06.5.1 Adequate public safety should be maintained by the Contractor at all times for any areas adjacent to the site (such as Thomas Street, Kelvin Street or Back Turner Street footpaths and roads)
- 06.5.2 Suitable method of protection is to include hoarding, overhead protection and/or road closures
- 06.5.3 Protective measures are to be erected prior to commencement of works, kept in positions at all times and regularly inspected and maintained

06.6 Existing Services

- 06.6.1 Select methods that do not cause shocks or vibrations likely to damage underground services
- 06.6.2 Ensure that all underground services are identified and marked prior to demolition in the relevant area
- 06.6.3 The Client shall arrange disconnection of all services. Inform the Client immediately should any services previously unknown be uncovered
- 06.6.4 Mark and protect existing services which are to remain
- 06.6.5 Report immediately the discovery of any unidentified underground voids, tanks or chambers
- 06.6.6 All drainage under the existing building is to be removed and inlets to manholes which are to remain suitably plugged
- 06.6.7 All drainage outside the plot limits is to be suitably protected from overloading
- 06.6.8 All drainage outside the plot limits is to be suitably protected to ensure spillage from the demolition site cannot enter the drainage system and are contained within the site

06.7 Security

- 06.7.1 Provide general protection as identified in the relevant references in Section 2 of this document
- 06.7.2 Ensure that there is no risk of unauthorised access into the site as a result of any demolition works

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06.7.3 Site access, fencing, security etc. is to be reviewed and agreed with the Client prior to works commencing

06.8 Hazardous Materials and Substances

06.8.1 Prior to the commencement of works, the Client shall complete inspections to determine if the work area contains any items which could be: a fire or explosion risk, require special or council approval to remove, containing toxic, radioactive or other hazardous chemicals

06.8.2 The Contractor should ensure all personnel are made aware of the location of hazardous substances and the methodology for safe removal

06.8.3 Before removing tanks or pipes which are thought to have contained flammable liquids, gases or potentially hazardous substances, prepare and make safe in accordance with the following:

- Inform the appropriate authority
- Display danger notices – prohibit smoking and naked lights
- Use non-ferrous tools and equipment
- Empty and dispose of all fuel ensuring it does not entry open drains
- Render clean tanks/pipes inert using methods within BS 6187-2011

07.0 DEMOLISHED MATERIALS

07.1 General

07.1.1 The Contractor should make themselves familiar with the **Conservation Implementation Plan** prior to commencing works

07.1.2 Demolished materials should be identified and either retained or disposed of depending on their status as per the Conservation Implementation Plan

07.1.3 Materials not required for re-use shall become the property of the Contractor (unless specified otherwise) and cleared away from the site as work proceeds. The credit value of such material is to be clearly identified within the tender submission

07.1.4 Materials required for re-use shall be carefully removed, cleaned, protected and stored on site until required by the Client

07.1.5 If unsure, the Contractor must confirm with the Client whether certain materials are required to be retained or disposed. In the case that any materials are incorrectly disposed of when they should have been retained, the Contractor is liable for costs associated with providing a like-for-like replacement

07.1.6 Ensure that rot infected timber does not contaminate any materials for re-use

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08.0 ASBESTOS REMOVAL

08.1 General

- 08.1.1 The Client will provide the Contractor with an asbestos survey report identifying any locations where asbestos is evident
- 08.1.2 The Contractor will be required to apply for all appropriate licenses required to remove asbestos containing materials
- 08.1.3 The removal of all materials containing asbestos fibres is to be carried out in accordance with the appropriate guidance and legislation
- 08.1.4 Prior to removing any asbestos, the Contractor shall submit a RAMS identifying the procedures and risk assessments of such works
- 08.1.5 The safe disposal of asbestos is to be carried out in accordance with the appropriate guidance and legislation

09.0 HEALTH AND SAFETY

09.1 General

- 09.1.1 The Contractor shall prepare and submit for approval risk assessments and method statements for all activities prior to commencement
- 09.1.2 The Contractor shall prepare and submit for approval an HSE Management Report identifying how they plan to complete the works in line with the latest guidelines and legislations

The following list of references may be helpful for the Contractor:

- Health and Safety in Construction HSG150
- Approved Code of Practice "Work with Materials Containing Asbestos" L143
- Guidance Booklet HSG210 and HSG 264
- Control of Pollution Act 1974
- Environmental Protection Act 1990

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