

**Community Hall and Timber Shed
Pierremont Park
Broadstairs**

DEMOLITION SPECIFICATION

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One Step Beyond

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SPECIFICATION – Community Hall and Timber Shed

DEMOLITION

GENERAL:

1.0 Codes of Practice:

- 1.1 All demolition work shall be carried out in accordance with BS6187 and BS5228: Part 2 noise control on construction and demolition sites.
- 1.2 The contractor is required to give notice to Thanet Council under section 80 of the Building Act 1984.

2.0 Site Inspection/Precautions

- 2.1 The Contractor will be deemed to have visited the site and acquainted themselves with the nature of the proposed works, positions and proximity of adjoining/surrounding buildings, means of access and storage space for materials.
- 2.2 The Contractor must examine the state of the buildings and take all necessary precautions during demolition of both temporary works, including shoring and scaffolding incidental to the demolition, and permanent works to maintain the structural stability of the building to be retained.
- 2.3 The Contractor must examine all parts of the buildings which are to be demolished, taking any relevant particulars, and ascertain for themselves any difficulties or limitations of normal working procedures.
- 2.4 Prices for all items are to be included for all such needling and such like, as required, whether specifically mentioned in this description or not unless otherwise stated.
- 2.5 If, during the course of demolition, defects in the existing structure or finishings which affect safety are discovered, the Contractor shall bring such matters to the immediate attention of the Project Manager.

3.0 Method of Demolition

- 3.1 The Contractor must take full risks and responsibilities for all demolition and alteration works. They shall provide, to the Project Manager, a method of demolition and alterations for approval and performed in the described sequence. Walls shall not be thrown or demolished by cutting away at the base except with consent of the Project Manager. The work must be carried out in such a manner that no part of the building is left in an unsafe condition at any time during the contract. The Contractor is to allow for all temporary supports necessary to ensure the structural stability of the buildings and shall indemnify the employer against all costs incurred due to his failure with the requirements of this clause.

3.2 The Contractor is to take all protective precautions as necessary to ensure that there is no risk of uncontrolled collapse.

4.0 Safeguarding the Works and Materials

4.1 Allow for safeguarding the works and materials against damage and theft and for making good any damage or theft, however it is caused.

4.2 Allow for providing all lighting and anything else necessary by day and night for the protection of the public and for the protection and security of the works, goods, materials etc. on the site of the works to whomever it belongs.

4.3 The Contractor shall be held entirely responsible for the security of the site whilst it is in his possession.

4.4 The discovery of any underground chambers, vaults, wells etc. during demolition must be reported to the Project Manager at the earliest opportunity.

5.0 Services

5.1 The Contractor shall be responsible for upholding any existing mains, drains, services etc. to the site to all areas within the existing buildings and adjoining properties and shall, at his own expense, make good any damage to such mains, drains, services etc. resulting from the demolition and alteration works.

5.2 Any drains, pipes, or cables met with during the excavation and not shown to be redundant are to be properly protected, slung or supported by the Contractor, who shall record the position and the character of the drain, pipe or cable and immediately notify the Project Manager for further instruction.

6.0 Control of Noise Pollution

6.1 The Contractor's attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 with reference to the control of noise in relation to any demolition or construction works, and the need, particularly where such works are adjacent to occupied properties where a high sensitivity to noise may be anticipated, to ascertain from the employer and local authority what requirements or restrictions, if any, shall apply to the works in this respect. Restrictions may relate to the type of plant to be used, the method of working to be adopted, hours of work permissible and may in addition, impose a maximum noise level at the site boundary, which must not be exceeded.

6.2 Demolitions are to be carried out in such a manner as to cause as little inconvenience as possible to adjoining tenants and the contractor will be held responsible for any claims which may arise from this clause. All work undergoing alteration shall be dampened as necessary to reduce dust.

MATERIALS:

- A. The whole of the old materials resulting from the demolition and alteration works (except where specifically stated to be set aside for re-use or handed to the employer) are to become the property of the Contractor who is to remove the materials from the site, together with all other rubbish, at his own cost and risk. Credit shall be allowed for the value of these items against the cost of the work.

- B. Where the expression 'set aside for re-use' is used, the Contractor is to carefully transport the materials to store. Such materials are to clearly be marked to indicate both their original situation and their proposed position in the new work. They are to be properly cleaned, repaired, overhauled etc. to be in serviceable condition prior to re-fixing.