



**AUS-SPEC**

**Infrastructure Specifications**

**0201 Demolition**



## 0201 DEMOLITION

IMPORTANT: This document has been adapted from the NATSPEC suite of specification templates for use in the MidCoast Council area by both Council and industry. NATSPEC regularly updates the base templates (currently in April and October each year), and Council may incorporate changes into its version of AUS-SPEC from time to time. To assist in highlighting any changes made by Council to the NATSPEC templates, the following conventions are used.

- See ANNEXURE M at the end of this document which contains (where practical) MidCoast Council customisations (also known as 'office master' text). References to the Annexure are to also be inserted at relevant clauses in the main body of the document.
- Where content is added to the main body of the document, it is to be shown **in brown text like this**.
- Where content is deleted or excluded from the main body of the document, it is to be shown ~~struck through like this~~. Such clauses are to have no effect.

Where there is a conflict between main body text and MidCoast Council specific clauses, Council's specific clauses shall prevail.

## 1 GENERAL

### 1.1 RESPONSIBILITIES

#### General

Requirement: Carry out demolition, as documented.

**Exclusions:** This worksection does not cover (unless customised for a specific project) all requirements for:

- Permanent shoring or underpinning, which should be detailed on the project drawings.
- Provisions to be set in place for the use of explosives.

### 1.2 CROSS REFERENCES

#### General

Requirement: Conform to the following:

- **0136 General requirements (Construction)**
- ~~0171 General requirements.~~

### STANDARDS

#### General

Demolition: To AS 2601.

### 1.3 INTERPRETATION

#### Definitions

General: For the purposes of this worksection, the following definitions apply:

- Demolition: The complete or partial dismantling of a building or structure, by pre-planned and controlled methods or procedures.
- Dilapidation record: The photographic or video and written record of the condition of the portion of the existing building retained, adjacent buildings, and other relevant structures or facilities, before the start of demolition work.
- Dismantle: The reduction of an item to its components in a manner to allow re-assembly.
- Recover: The disconnection and removal of an item in a manner to allow re-installation.

### 1.4 SUBMISSIONS

#### Authority approvals

Evidence of compliance: Before starting demolition, submit evidence of the following:

- Requirements of authorities relating to the work under the contract have been obtained.
- A permit to demolish (including DA consent if required) has been obtained from Council.
- A scaffold permit has been obtained from the appropriate authority (if scaffolding is proposed to be used).
- Certification that each person having access to the construction site has completed site-specific WHS induction training.
- Precautions necessary for protection of persons and property have been taken and suitable protective and safety devices have been provided to the approval of the relevant authority.
- Treatment for rodent infestation has been carried out and a certificate has been obtained from the appropriate authority.
- Fees and other costs have been paid.

#### **Execution details**

Requirement: Submit the following, as documented:

- Hazardous Substances Management Plan.
- Investigation and work plan.

Off-site disposal locations: Submit details of the proposed locations for the disposal of material required to be removed from the site, and evidence of conformance with the requirements of relevant authorities.

Recycling: Submit details of the proposed recycling facility.

- Nominated facility for this project: any waste management centre licenced to recycle the types of waste to be received from the project.
- Certification: Submit evidence progressively of delivery of recycled materials.
- Concrete crushing: If proposed on site, submit details of plant and environmental controls.

Stockpile locations: Submit details of the proposed locations of on-site stockpiles for demolished materials for recycling in the works. Coordinate with the locations for storage of other waste streams, and prevent mixing or pollution. This is to form part of any Waste Management Plan required by 0173 Environmental management worksection.

#### **Records**

Dilapidation record:

- Before demolition: Submit to each owner of each adjacent property, a copy of the part of the record relating to that property and obtain their written agreement to the contents.
- Rectification work: Submit written acceptance of rectification works from the owner of each adjoining property affected.

#### **Tests**

Requirement: Submit test results of compliance tests for building service components to be re-used.

### **1.5 INSPECTION**

#### **Notice**

Inspection: Give notice so that inspection may be made of the following as Witness Points:

- Adjacent structures before starting and at completion of demolition.
- Services before disconnection or diversion.
- Trees documented to be retained, before starting demolition.
- Contents of building before starting demolition.
- Structure after stripping and removal of roof coverings and external cladding.
- Underground structures after demolition above them.
- Excavations remaining after removal of underground work.
- Site after removal of demolished materials.
- Services after reconnection or diversion.

## 2 PRODUCTS

### 2.1 DEMOLISHED MATERIALS

#### Demolished material classes table

Class	Requirement	Ownership
Recovered items for re-use in the works	Recover without damage items identified in the <b>Recovered items for re-use in the works schedule</b>	Principal/proprietor
Recovered items for delivery to the principal	Recover without damage items identified in the <b>Recovered items for delivery to the principal schedule</b>	Principal/proprietor
Demolished material for recycling in the works	Stockpile material identified in the <b>Demolished material for recycling in the works schedule</b>	Contractor
Demolished material for recycling off-site	Demolish and deliver for recycling material identified in the <b>Demolished material for recycling off-site schedule</b>	Contractor
Dismantle for relocation as part of the works	Dismantle without damage and store items identified in the <b>Dismantle for relocation schedule</b>	Principal/proprietor
Demolish for removal	Remove from the site demolished materials identified in the <b>Demolish for removal schedule</b> . Do not burn or bury on site Transit: Prevent spillage of demolished materials in transit	Contractor

## 3 EXECUTION

### 3.1 HAZARDOUS SUBSTANCES

#### Identified hazardous substances

Register: Hazardous substances **are to be** identified **if** present on site and a Hazardous substances register **is to be prepared by the Contractor for approval by the Principal before starting work.**

Availability: ~~[complete/delete]~~

#### Audit

Requirement: Prepare a Hazardous Substances Management Plan to AS 2601 clause 1.6.1. Include the following:

- Asbestos or material containing asbestos.
- Flammable or explosive liquids or gases.
- Toxic, infective or contaminated materials.
- Radiation or radioactive materials.
- Noxious or explosive chemicals.
- Tanks or other containers which have been used for storage of explosive, toxic, infective or contaminated substances.

#### Removal of hazardous substances

Standard: To AS 2601 clause 1.6.2.

Procedure for asbestos removal: To be prepared by the Contractor's accredited hygienist, in accordance with any DA consent conditions.

### **3.2 INVESTIGATION AND WORK PLAN**

#### **General**

Requirement: Before demolition or stripping work, prepare the work plan to AS 2601 Section 2. Include the check list items appropriate to the project from AS 2601 Appendix A, and the following:

- Method of protection and support for adjacent property.
- Locations and details of service deviations and terminations.
- Sequence of work.
- If the demolition program results in components temporarily cantilevered, provide a certificate from a professional engineer.
- Proposals for the safe use of mobile plant on suspended structural members including provisions for the protection of lower floors in the event of structural failure.
- If implosion methods are proposed, provide a separate report of methods and safeguards.
- Wheel loads of tipping or loading vehicles.

### **3.3 SUPPORT**

#### **Temporary support**

General: If temporary support is required, certification for its design and installation is required from a professional engineer engaged by the contractor.

Existing buildings: Until permanent support is provided, provide temporary support for sections of existing buildings which are to be altered and which normally rely for support on work to be demolished.

Ground support: Support excavations for demolition of underground structures.

Adjacent structures: Provide supports to adjacent structures where necessary, sufficient to prevent damage resulting from the works.

- Lateral supports: Provide lateral support equal to that given by the structure to be demolished.
- Vertical supports: Provide vertical support equal to that given by the structure to be demolished.

#### **Permanent supports**

General: If permanent supports for adjacent structures are necessary and are not documented, give notice and obtain instructions.

### **3.4 PROTECTION**

#### **Encroachment**

General: Prevent the encroachment of demolished materials onto adjoining property, including public places.

#### **Weather protection**

General: If walls or roofs are opened for alterations and additions or the surfaces of adjoining buildings are exposed, provide temporary covers to prevent water penetration. Provide covers to protect existing plant, equipment and materials intended for re-use.

#### **Dust protection**

General: Provide dustproof screens, bulkheads and covers to protect existing finishes and the immediate environment from dust and debris.

#### **Security**

General: If walls or roofs are opened for alterations or additions, provide security against unauthorised entry to the building.

#### **Temporary screens**

General: Fill the whole of designated temporary openings or other spaces using dustproof and weatherproof temporary screens, fixed securely to the existing structure, and installed to shed water to avoid damage to retained existing elements or adjacent structures and contents.

Type: Timber framed screens sheeted with 12 mm plywood and painted. Seal the junctions between the screens and the openings.

~~Designated openings: [complete/delete]~~

### Temporary access

General: If required, provide a substantial temporary doorset fitted with a rim deadlock, and remove on completion of demolition.

### Exposed surfaces

General: Where necessary, protect and weatherproof the surfaces of adjacent structures exposed by demolition.

~~Treatment of exposed surface: [complete/delete]~~

### Existing services

Location: Before starting demolition, locate and mark existing underground services in the areas which will be affected by the demolition operations.

Utility services: Contact DIAL BEFORE YOU DIG to identify location of underground utility services pipes and cables.

Excavation: Do not excavate by machine within 1 m of existing underground services.

### Fixed items

~~Individual protection: Protect the following items in their existing positions:~~

~~- [complete/delete]~~

### Recovered items

General: If items are documented for recovery and re-use, minimise damage during removal and recover all associated components required for their re-use.

## 3.5 DEMOLITION – BUILDING WORKS

### Encroachment

General: If encroachments from adjacent structures are encountered and are not documented, give notice and obtain instructions.

### Sequence

~~Sequence of demolition: [complete/delete]~~

### Concrete slabs

General: Using a diamond saw, neatly cut back or trim to new alignment with a clean true face existing concrete slabs to be partially demolished or penetrated. Do not overcut at corners.

### Material below grade

~~Extent: Demolish the following:~~

~~— [complete/delete]~~

Remaining voids: Stabilise and provide barriers.

### Explosives

General: Do not use explosives.

## 3.6 DEMOLITION – BUILDING SERVICES

### General

Requirement: Decommission, isolate, demolish and remove from the site all equipment and associated components that become redundant as a result of the demolition.

Breaking down: Disassemble or cut up equipment where necessary to allow removal.

### Demolition of refrigeration systems

Standard: To AS/NZS 5149.4.

~~Refrigeration system to be demolished: [complete/delete]~~

### Components for re-use

General: Before returning to service, clean components and test for conformance to Australian Standards, as required.

## 3.7 COMPLETION

### Notice of completion

General: Give at least 5 working days' notice of completion of demolition so that adjacent structures may be inspected following completion of demolition.

**Reinstatement**

Assessment of damage: Use the dilapidation record to assess the damage and rectification work arising from the demolition work.

Rectification: Repair damage arising out of demolition work. Obtain written acceptance from the owner of each adjoining property of the completeness and standard of the rectification work.

**Temporary support**

General: Remove at completion of demolition.

**4 SELECTIONS**

The use of these schedules in addition to project Drawings on Council or private development works is optional, at the Superintendent's discretion.

**4.1 DEMOLITION**

**Recovered items for re-use in the works schedule**

Item	Location for re-use

**Recovered items for delivery to the principal schedule**

Item	Delivery location

**Demolished material for recycling in the works schedule**

Material

**Demolished material for recycling off-site schedule**

Material

**Dismantle for relocation schedule**

Item	Location for storage	Location for re-assembly

**Demolish for removal schedule**

Item

<b>Item</b>

## 5 REFERENCED DOCUMENTS

The following documents are incorporated into this worksection by reference:

AS 2601	2001	The demolition of structures
AS/NZS 5149		Refrigerating systems and heat pumps – Safety and environmental requirements.
AS/NZS 5149.4	2016	Operations, maintenance, repair and recovery (ISO 5149-4:2014, MOD)

## 6 ANNEXURE M – MIDCOAST COUNCIL SPECIFIC CLAUSES

M1.	Variations to or non-conformances with Council's AUS-SPEC are to be evaluated with reference to the procedure in Council's <i>Development Engineering Handbook</i> . Acceptance is to be obtained in writing from: a) an authorised representative of Council's Director of Infrastructure and Engineering Services, or b) an accredited certifier where they are the Principal Certifier and hold the relevant accreditation category for the type of work.	<b>Variation procedure</b>
M2.	This specification applies in addition to any development consent (DA) conditions. If there is any inconsistency, the conditions of consent shall prevail.	<b>DA conditions</b>
M3.	Refer to the MidCoast Council <i>Development Engineering Handbook</i> for final inspection, works-as-executed and handover requirements.	<b>Completion</b>

## 7 AMENDMENT HISTORY

0	14/12/2020	First Published
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