

SECTION 024296 - HISTORIC REMOVAL AND DISMANTLING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Historic treatment procedures for removal and dismantling work for designated historic spaces, areas, rooms, and surfaces and the following specific work:
 - a. Removal and dismantling of indicated portions of building or structure and debris hauling.
 - b. Salvage of existing items to be reused or recycled.

1.2 DEFINITIONS

- A. Dismantle: To disassemble or detach a historic item from a surface, or a non-historic item from a historic surface, using gentle methods and equipment to prevent damage to historic items and surfaces; disposing of items unless indicated to be salvaged or reinstalled.
- B. Existing to Remain: Existing items that are not to be removed or dismantled, except to the degree indicated for performing required Work.
- C. Historic: Surfaces, materials, finishes, and overall appearance that are important to the successful preservation, restoration and reconstruction as determined by Architect. Designated historic surfaces are indicated on Drawings.
1. Restoration Zones: Areas of greatest architectural importance, integrity, and visibility; to be preserved and restored to the original design and finish.
 2. Renovation Zones: Areas of significant architectural importance, integrity, and visibility; to be preserved and restored consistent with the remaining historic fabric.
 3. Alteration Zones: Areas of slight architectural importance, integrity, and visibility; to leave any remaining original fabric untouched insofar as is consistent with accommodating modern uses for the building.
- D. Match: To blend with adjacent construction and manifest no apparent difference in material type, species, cut, form, detail, color, grain, texture, or finish; as approved by Architect.
- E. Refinish: To remove existing finishes to base material and apply new finish to match original, or as otherwise indicated.
- F. Reinstall: To protect removed or dismantled item, repair and clean it as indicated for reuse, and reinstall it in original position, or where indicated.
- G. Remove: To take down or detach a non-historic item located within a historic space, area, or room, using methods and equipment to prevent damage to historic items and

surfaces; disposing of items unless indicated to be salvaged or reinstalled.

- H. Repair: To correct damage and defects, retaining existing materials, features, and finishes while employing as little new material as possible. This includes patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading materials.
- I. Replace: To remove, duplicate, and reinstall entire item with new material. The original item is the pattern for creating duplicates unless otherwise indicated.
- J. Replicate: To reproduce in exact detail, materials, and finish unless otherwise indicated.
- K. Reproduce: To fabricate a new item, accurate in detail to the original, and from either the same or a similar material as the original, unless otherwise indicated.
- L. Restore: To consolidate, replicate, reproduce, repair, and refinish as required to achieve the indicated results.
- M. Retain: To keep an element or detail secure and intact.
- N. Reversible: New construction work, treatments, or processes that can be removed or undone in the future without damaging historic materials.
- O. Salvage: To protect removed or dismantled items and deliver them to Owner.
- P. Stabilize: To provide structural reinforcement of unsafe or deteriorated items while maintaining the essential form as it exists at present; also, to reestablish a weather-resistant enclosure.
- Q. Strip: To remove existing finish down to base material unless otherwise indicated.

1.3 PRECONSTRUCTION MEETINGS

- A. Preconstruction Conference(s): Conduct conference(s) at Project site.
 - 1. Review list of items indicated to be salvaged.
 - 2. Verify qualifications of personnel assigned to perform removal and dismantling.
 - 3. Inspect and discuss condition of each construction type to be removed or dismantled.
 - 4. Review requirements of other work that depends on condition of substrates exposed by removal and dismantling work.
 - 5. Review methods and procedures related to removal and dismantling work, including, but not limited to, the following:
 - a. Historic removal and dismantling specialist's personnel, equipment, and facilities needed to make progress and avoid delays.
 - b. Materials, material application, sequencing, tolerances, and required clearances.
 - c. Fire prevention.
 - d. Governing regulations.
 - e. Areas where existing construction is to remain and the required protection.
 - f. Hauling routes.
 - g. Sequence of historic treatment work operations.
 - h. Storage, protection, and accounting for salvaged and specially fabricated

- items.
- i. Existing conditions, staging, and limitations of areas where materials are stored.
- j. Requirements for extent and quality of work, tolerances, and required clearances.
- k. Methods and procedures related to historic treatments, including product manufacturers' written instructions and precautions regarding historic treatment procedures and their effects on materials, components, and vegetation.

1.4 INFORMATIONAL SUBMITTALS

- A. Qualification Statements: For historic removal and dismantling specialist and historic removal and dismantling specialist's field supervisors.
- B. Preconstruction Documentation: Show preexisting conditions of adjoining construction and site improvements, including finish surfaces, that might be misconstrued as damage caused by Contractor's removal and dismantling operations.
- C. Removal and Dismantling Historic Treatment Program: Submit 10 working days before preconstruction conference.
- D. List of Items Indicated To Be Salvaged: Prepare a list of items indicated on Drawings to be salvaged for Owner's use or for reinstallation. Submit 10 working days before preconstruction conference.
- E. Inventory of Salvaged Items: After removal or dismantling Work is complete, submit a list of items that have been salvaged.
 - 1. Include item description, item condition, number of items if more than one of a type, and tag number. Include photo of item in original location.
 - 2. As work proceeds, include on the inventory items that were indicated to be salvaged and items of historic importance discovered during the work. Document reasons, if any, why an item indicated to be salvaged was not salvaged.

1.5 QUALITY ASSURANCE

- A. Historic Removal and Dismantling Specialist Qualifications: A qualified historic treatment specialist. General selective demolition experience is insufficient experience for historic removal and dismantling work.

1.6 STORAGE AND HANDLING OF HISTORIC MATERIALS

- A. Identification: Photograph, tag, and catalog historic items to be salvaged or reinstalled.
 - 1. Identify each item with a nonpermanent location identification tag indicating item name or use, location, and location identification number to document its original location. Indicate original locations on plans, elevations, sections, or photographs by annotating the identifying tag.
 - a. For groups of material, such as bead board and other materials, provide

location identification tag for pallet or container. Do not tag individually.

B. Salvaged Historic Materials:

1. Clean loose dirt and debris from salvaged historic items unless more extensive cleaning is indicated.
2. Transport items to Owner's storage area on-site.
3. Protect items from damage during transport and storage.

C. Historic Materials for Reinstallation:

1. Repair and clean historic items for reuse as indicated.
2. Pack or crate items after cleaning and repairing; cushion against damage during handling. Label contents of containers.
3. Protect items from damage during transport and storage.
4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment unless otherwise indicated. Provide connections, supports, and miscellaneous materials to make items functional for use indicated.

D. Existing Historic Materials to Remain: Protect construction indicated to remain against damage and soiling from construction work. Where permitted by Architect, items may be dismantled and taken to a suitable, protected storage location during construction work and reinstalled in their original locations after historic treatment and construction work in the vicinity is complete.

E. Storage: Store historic items within a weathertight enclosure where they are protected from moisture, weather, condensation, and freezing temperatures.

1. Secure stored materials to protect from theft.
2. Control humidity so that it does not exceed 85 percent. Maintain temperatures 5 deg F or more above the dew point.

1.7 FIELD CONDITIONS

- A. Conditions existing at time of inspection for bidding purposes will be maintained by Owner as long as practicable.
- B. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with removal and dismantling work.
- C. Storage or sale of removed or dismantled items on-site is not permitted.

PART 2 - PRODUCTS - (Not Used)

PART 3 - EXECUTION

3.1 HISTORIC REMOVAL AND DISMANTLING EQUIPMENT

- A. Removal Equipment: Use manual, handheld tools. Handheld power tools may be

permitted on a case-by-case basis with approval by Architect.

- B. Dismantling Equipment: Use manual, handheld tools, except as follows or otherwise approved by Architect on a case-by-case basis:
 - 1. Pry bars more than 18 inches long and hammers weighing more than 2 lb are not permitted for dismantling work.

3.2 EXAMINATION

- A. Preparation for Removal and Dismantling: Examine construction to be removed or dismantled to determine best methods to safely and effectively perform removal and dismantling work. Examine adjacent work to determine what protective measures are necessary. Make explorations, probes, and inquiries as necessary to determine condition of construction to be removed or dismantled and location of utilities and services to remain that may be hidden by construction that is to be removed or dismantled.
 - 1. Verify that affected utilities are disconnected and capped.
 - 2. Inventory and record the condition of items to be removed and dismantled for reinstallation or salvage. Enter this information on the inventory of salvaged items.
 - 3. Before removal or dismantling of existing building elements that will be reproduced or duplicated in final Work, make permanent record of measurements, materials, and construction details required to make exact reproduction.
- B. Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs.

3.3 PROTECTION

- A. Protect surrounding surfaces of building from harm resulting from historic treatment procedures.
 - 1. Use only proven protection methods, appropriate to each area and surface being protected.
 - 2. Contain dust and debris generated by historic treatment work, and prevent it from reaching the public or adjacent surfaces.
 - 3. Protect surfaces along hauling routes from damage, wear, and staining.
- B. Temporary Protection of Historic Materials:
 - 1. Protect existing historic materials with temporary protection and construction. Do not remove existing materials unless otherwise indicated on Drawings.
 - 2. Do not attach temporary protection to historic surfaces except as approved by Architect.
- C. Comply with each product manufacturer's written instructions for protection and precautions. Protect against adverse effects of products and procedures on people and adjacent materials, components, and vegetation.

3.4 HISTORIC REMOVAL AND DISMANTLING

- A. General: Have removal and dismantling work performed by a qualified historic removal and dismantling specialist. Ensure that historic removal and dismantling specialist's field supervisors are present when removal and dismantling work begins and during its progress.
- B. Perform work according to the historic treatment program.
 - 1. Perform removal and dismantling to the limits indicated.
 - 2. Provide supports or reinforcement for existing construction that becomes temporarily weakened by removal and dismantling work, until the Project Work is completed unless otherwise indicated.
 - 3. Perform cutting by hand or with small power tools as permitted by Architect wherever possible. Cut holes and slots neatly to size required, with minimum disturbance of adjacent work.
 - 4. Do not operate air compressors inside building unless approved by Architect in each case.
 - 5. Do not drill or cut structural supporting elements, without having Contractor's professional engineer's written approval for each location before such work is begun.
 - 6. Dispose of removed and dismantled items off-site unless indicated to be salvaged or reinstalled.
- C. Removing and Dismantling Items on or Near Historic Surfaces:
 - 1. Use only dismantling equipment and procedures within 12 inches of historic surface. Protect historic surface from contact with or damage by tools.
 - 2. Wherever possible, unfasten items in the opposite order from which they were installed.
 - 3. Support each item as it becomes loosened to prevent stress and damage to the historic surface.
 - 4. Dismantle anchorages.
- D. Anchorages:
 - 1. Remove anchorages associated with removed items.
 - 2. Dismantle anchorages associated with dismantled items.
 - 3. In nonhistoric surfaces, patch holes created by anchorage removal or dismantling according to the requirements for new work.
 - 4. In historic surfaces, patch or repair holes created by anchorage removal or dismantling according to Section that is specific to the historic surface being patched.

END OF SECTION 024296