

**BOROUGH OF NEW BRIGHTON**  
**DEMOLITION SPECIFICATIONS**

**TECHNICAL SPECIFICATIONS**

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**BOROUGH OF NEW BRIGHTON**  
**TECHNICAL SPECIFICATIONS FOR DEMOLITION PROJECTS**

**I.GENERAL** - This work shall consist of the total demolition of all buildings and/or other structures designated and the subsequent removal of all materials and debris from the site. The contractor shall confine all movements and operations to the limits of the designated property, and shall not deposit materials, junk, debris, and rubbish, or otherwise enter onto private property without first obtaining the written consent of the property owner or owners, and filing a copy of the consent authorization with the Borough of New Brighton.

The demolition of any building and/or other structure shall not proceed until a demolition permit has been issued by the Borough of New Brighton.

The demolition of the designated buildings and/or other structures and the removal of all material and debris shall be executed in a workmanlike manner.

The Borough of New Brighton does not assume any responsibility for the condition of the various buildings and/or loss of fixtures, equipment, materials, or other objects between the submittal of the proposal and the time of actual possession of the buildings by the contractor.

All materials of any kind removed from within the limits of the project, as well as debris and rubbish, shall become the property of the contractor and shall be removed from the limits of the project as it accumulates and not stored thereon.

No sale of materials shall be conducted within the limits of the project.

**II.UTILITY DISCONNECTIONS** - Prior to the commencement of operations, the contractor shall make all necessary arrangements with the proper authorities for the turning off and the disconnection of all public utilities required in connection with demolition operations, including electric, gas, telephone, sewer, water, and other facilities encountered, unless otherwise directed.

All public storm and sanitary sewers leading from the structure to be demolished shall be securely sealed at the curb line or, when a curb does not exist, at the boundary line of the property with a material equal to, or greater than, the strength of the item being sealed. Where special conditions exist, at the discretion of the New Brighton Sanitary Authority Manager, the sewer lateral shall be required to be sealed at the main sewer line. A street opening permit may be necessary to access the main sewer line to seal storm and/or sanitary laterals. When sealing of the storm and/or sanitary laterals at the main sewer line is necessary, the contractor or property owner shall be billed for the cost of having a New Brighton Borough Sanitary Authority representative on site, full time, to oversee the work being performed when in proximity of the sewer main.

When only a portion of an occupied structure is to be demolished, the contractor shall conduct demolition and related operations in such a manner as not to interrupt the service to the portion of the structure which is not to be demolished. Where it is necessary to reconnect any facilities to the undemolished portion of the structure, such re-connection shall be made in a permanent fashion.

The contractor shall bear all costs, including fees to utility companies and/or other agencies, resulting from this incidental work, and shall furnish the Borough of New Brighton with receipts showing proof of payment.

**III.SAFETY REGULATIONS** - The contractor shall furnish, erect, and maintain barricades, steady burn lights, flashing warning lights, and warning "KEEP OUT" signs at places and locations where the placing of such protective devices are warranted, or as directed by the Borough.

Suitable and acceptable barriers shall be erected and maintained by the contractor around all operations and all openings in the ground, so long as such operations and openings constitute a hazard or dangerous condition.

The contractor shall prevent or control to the satisfaction of the Borough of New Brighton, any dust which may result from any demolition operation, especially that which might result from the use of chutes.

Explosives shall not be used in the work except by prior written permission of the Borough of New Brighton and after the contractor has obtained and exhibited all necessary permits thereof.

**IV.DEMOLITION** - Before beginning demolition operations, the contractor shall pump out and clean, in a sanitary manner, all wells, cesspools, and outbuildings within the areas to be cleaned and after disinfecting them as may be required by the appropriate health authorities, shall be permanently capped/sealed and backfilled to the adjacent ground level.

The contractor shall leave contiguous buildings in a safe condition, and shall not deface, mar, or jeopardize any of them, and any damage done to them shall be repaired or restored by the contractor to the satisfaction of the Borough of New Brighton, the owner of the damaged property, and at the expense of the contractor.

Existing fences and guard posts shall be removed, unless otherwise directed. However, existing curbs, sidewalks, and street paving shall not be disturbed.

A swinging ball will not be permitted immediately adjacent to any public thoroughfare, or in areas where its use may create a public hazard.

Under no circumstances shall any structure be set afire. Burning of debris or other matter shall not be permitted except by written permission of the Borough, and such burning to be in conformity with the regulations of the Pennsylvania Department of Environmental Protection (DEP).

No method of demolition will be permitted which will not insure all phases of such demolition being strictly confined within the limits of the demolition areas, and without hazard to adjacent properties, or to the public.

Walls, common to adjacent properties, are not to be demolished and shall not be disturbed other than to give them such support as necessary for their continued stability. Walls newly exposed to the exterior shall be covered in a manner acceptable to the Borough and the property owner.

Chimneys, common to adjacent properties, are not to be demolished and shall not be disturbed other than to give them such support as is necessary for their continued stability.

All demolition shall be restricted to horizontal operations, one floor of each structure to be demolished at a time. The demolition of any structure or structures, except for the stripping of its fixtures, shall be progressive from top to bottom, one floor at a time. However, bay or sectional-type demolition will be considered, provided a detailed plan, including the structural framework of the building, is submitted to and approved by the Borough of New Brighton prior to start of operations.

Walls above elevation of the first floor and located immediately adjacent and parallel to any street shall be barred loose and demolished piecemeal. All walls and foundations, except party walls required to remain, shall be removed to an elevation two (2) feet below the elevation of the adjacent sidewalk, or as elsewhere provided for. All partition walls and all columns of any nature in cellars or in other subsurface openings shall be cleared to floor elevations.

Floor construction over cellars shall be removed regardless of elevations. All basement partitions, furnaces, heating apparatus, piping, gasoline or oil tanks, miscellaneous fixtures, and stairways shall be removed from the area.

All basement floors or other paving below grade shall be thoroughly broken up. Where the ground floor is of "slab on the ground" construction, such slab shall be broken up and removed.

Masonry walls shall be demolished in small sections. Structural steel, cast iron and heavy timber framing members shall be removed individually and carefully lowered.

In buildings where there are no basements and the ground floor is of wood construction, the flooring joists and/or sleepers shall be removed. In such building, where the ground floor is other than wood and has space under the floor, the floor shall be removed.

No basement shall be filled until an authorized representative of the Borough of New Brighton has approved the breaking up of any existing basement floor.

The covers of all sidewalk openings such as coal holes, vaults or stair well connected with buildings or lots in the demolition area shall be removed and the openings filled with approved material

properly compacted level with the sidewalk.

The Contractor shall not close or obstruct any streets, sidewalks, alleys or passageways unless specifically authorized. No material whatever shall be placed or stored in streets, alleys, or passageways. The Contractor shall so conduct his operations as to interfere as little as possible with the use ordinarily made of any roads, streets, driveways, alleys, sidewalk facilities, etc., near enough to the work to be affected thereby.

The Contractor shall remove all debris and equipment and dispose of all material from the site of the work, and leave the ground clear of all materials, rubbish or debris, and in a clean and neat condition, as demolition of each structure is completed.

**V.BACKFILLING** - All basements and cellars or other open areas below grade, shall be filled to grade only with sound compacted fill which may be of stone, brick, mortar, plaster or un-reinforced concrete removed from the demolished structures if it is so arranged as not to form surface or sub-surface water pocket. Masonry fragments used as fill shall not be over twelve (12) inches in greatest dimension. No decomposable organic material or wood, glass, paper, piping, steel or other metal work or material or any unstable or combustible material shall be used in making fills. Where permissible materials from demolished structures are not available in sufficient quantity, fills shall be made or completed of clean earth borrow or granulated blast furnace slag. Earth mounds where and as existing on the site may be used as a source of borrow with prior approval of the Borough. Borrow pits extending below grade will not be permitted.

The Contractor shall furnish, at his own expense, any materials required for backfilling subsurface areas. The quality, nature, and source of any additional material required for backfilling shall be approved before use.

No unstable material will be permitted in the backfill. Materials encountered in the demolition which the Contractor proposes to use as backfill shall be approved by the Borough.

Party wall foundations against which backfill material is to be placed shall first be cleaned, pointed with selected materials, and waterproofed with two (2) coats of emulsified asphalt.

Cellars and all other subsurface spaces shall be carefully backfilled and leveled to the adjacent ground elevation, or as may be directed.

**VI.ROUGH GRADING** - All areas within the demolition project area disturbed by the demolition work shall be graded to eliminate any low areas, where water could accumulate, and to provide for proper drainage of the area. The Contractor will be responsible for implementing any soil erosion control measures deemed appropriate by the Borough.

**VII.FINE GRADING AND SEEDING** - Following the rough grading, the entire area shall be loosened by discing or equivalent to the depth of 3" and then covered with a minimum of 4" topsoil. The Contractor shall furnish and spread the required amount of topsoil.

Topsoil shall consist of friable loam, reasonably free of subsoil, clay lumps, brush, roots, weeds, or other objectionable vegetation, stones or similar objects larger than 2" in any dimension, litter or other materials unsuitable or harmful to plant growth.

After the topsoil has been placed in the area to be seeded, the top surface shall be thoroughly loosened to a depth of at least 2" by discing or harrowing. All topsoil shall then be raked and cross raked to remove all roots, coarse materials and stone, etc. larger than 1 1/2" in any dimension, in the top 1 1/2" thickness of topsoil. All areas shall be raked to an even grade, all foreign matter removed and the area rolled and cross rolled. When ready for seeding, the surface shall be roughened by scratching lightly with an iron rake.

Immediately before grass seeding, apply starter fertilizer for lawns (10-10-10) at a rate of 25 points per 1,000 square feet worked into the top 2" of the area by hand raking or other approved method.

Seed the designated area at the rate of four (4) pounds per 1,000 square feet. The seed mixture shall be 55% by weight Pennlawn Red Fescue and 45% by weight Common Kentucky Blue-Grass.

Seeding shall be done in two (2) separate operations. The second seeding shall be done immediately after the first and at right angles to the first seeding. Unless a cultipacker is used, roll the soil after seeding.



The Contractor shall be responsible for proper maintenance of the seeded area until accepted by the Borough. The Contractor shall be responsible for watering and reseeding as necessary until a satisfactory stand of grass is achieved.

## SPECIAL CONDITIONS

### VII. EPA ASBESTOS STANDARDS FOR DEMOLITION PROJECTS

(Selected excerpts from the Regulations as published in the Federal Register Friday, April 6, 1973, Vol. 38, No. 66, Part II and revised Vol. 39, No. 87, Friday, May 3, 1974)

#### **RULES AND REGULATIONS**

#### **SUB PART B- NATIONAL EMISSION STANDARD FOR ASBESTOS**

##### **§61.20 Applicability**

The provisions of the sub part are applicable to those sources specific in §61.21,

##### **§61.21 Definitions**

Terms used in this sub part are defined in the Act, in sub part A of this part, or in this section as follows:

- (a)"**Asbestos material**" means actinolite, amosite, anthophyllite, chrysotile, crocidolite, tremolite.
- (b)"**Asbestos material**" means asbestos or any material containing asbestos.
- (c)"**Particulate asbestos material**" means finely divided particles of asbestos material.
- (d)"**Asbestos tailings**" means any solid waste product of asbestos mining or milling operations which contains asbestos.
- (e)"**Outside air**" means the air outside buildings and structures.
- (f)"**Visible emissions**" means any emissions which are visually detectable without the aid of instruments and which contain particulate asbestos material.
- (g)"**Demolition**" means the wrecking or removal of any load-supporting structural members.

##### **§61.22 Emission Standard**

(d)**Demolition** - Any owner or operator of a demolition operation who intends to demolish any institutional, commercial, or industrial building (including apartment buildings having more than four dwelling units), structure, facility, installation, or portion thereof which contains any boiler, pipe, or load-supporting structural member that is insulated or fire proofed with friable asbestos material shall comply with the requirements set forth in this paragraph.

- (l)Written notice of intention to demolish shall be provided to the Administrator by the owner or operator of the demolition operation. Such notice shall be postmarked at least ten (10) days prior to commencement of such demolition, or any time

prior to commencement of demolition subject to paragraph (d)(4) of this section. Such notice shall include the following information.

- (i) Name of owner or operator
- (ii) Address of owner or operator
- (iii) Description of the building, structure, facility or installation to be demolished
- (iv) Address or location of the building, structure, facility, or installation
- (v) Schedule starting and completion dates of demolition
- (vi) Method of demolition to be employed
- (vii) Procedures to be employed to meet the requirements of this paragraph

(2) The following procedures shall be used to prevent emissions of particulate asbestos material to outside air:

- (i) Friable asbestos materials, used to insulate or fire proof any boiler, pipe, or load-supporting structural member, shall be wetted and removed from the building, structure, facility, or installation subject to this paragraph before wrecking of load-supporting structural members is commenced. Boilers, pipe, or load-supporting structural members that are insulated or fire proofed with friable asbestos materials may be removed as units or in sections without stripping or wetting, except that where the boiler, pipe, or load-supporting structural member is cut or disjointed, the exposed friable asbestos materials shall be wetted. Friable asbestos debris shall be wetted adequately to insure that such debris remains wet during all stages of demolition and related handling operations.
- (ii) No pipe or load-supporting structural member that is covered with friable asbestos insulating or fire proofing material shall be dropped or thrown to the ground from any building, structure, facility or installation subject to this paragraph, but shall be carefully lowered or taken to ground level.
- (iii) No friable asbestos debris shall be dropped or thrown to the ground from any building, structure, facility, or installation subject to this paragraph or from any floor to any floor below. For buildings, structures, facilities, or installation, 50 feet or greater in height, friable

asbestos debris shall be transported to the ground via dust tight chutes or containers.

(iv) Any owner or operator of a demolition operation who intends to demolish a building, structure, facility, or installation to which the provisions of this paragraph would be applicable but which has been declared by proper State or local authority to be structurally unsound and which is in danger of imminent collapse is exempt from the requirements of this paragraph other than the reporting requirements specified by paragraph (d)(1) of this section and the wetting of friable asbestos debris as specified by paragraph (d)(2)(i) of this section.

#### **IX. DUMP SITE CERTIFICATION**

All contractors prior to commencing work on any Borough of New Brighton demolition project must submit documentation from an approved Pennsylvania Department of Environmental Protection dump site stating that the Contractor has approval to use its facility.

## INSURANCE REQUIREMENTS

### **INSURANCE:**

The contractor shall not commence work under any contract until he has obtained all insurance required under this paragraph and such insurance has been approved by the Borough nor shall the contractor allow any subcontractor to commence work in his subcontract until all similar insurance required of the subcontractor has been obtained.

The contractor shall be responsible for all injury to persons, or damage to property, either directly or indirectly, that may result from his operations. The contractor shall obtain and pay for such insurance as will protect him from claims under the Workmen's Compensation Act and from any other claims for damages for personal injury, including death, or for damages to property, either real or personal, which may arise from operations under this contract, whether such operations be by himself or by anyone directly or indirectly employed by him. The contractor shall effect and maintain the following insurance in companies or through agents:

- a. **"Workmen's Compensation Insurance"** including Employer's Liability Insurance in accordance with the laws of the State of Pennsylvania. Employer's Liability Insurance shall have limit of not less than \$100,000.
  
- b. **"Comprehensive Bodily Injury Liability Insurance"** not less than Five Hundred Thousand and One Million Dollar limits (\$500,000/\$1,000,000).
  
- c. **"Comprehensive Property Damage Liability Insurance"** not less than Five Hundred Thousand Dollar limits (\$500,000).
  
- d. **"Comprehensive Automobile Bodily Injury and Property Damage Insurance"** not less than Five Hundred Thousand and Five Hundred Thousand limits (\$500,000/\$500,000) for personal injury and Five Hundred Thousand Dollar limit (\$500,000) for property damage. This insurance shall cover all automotive vehicles owned or hired by the contractor and used on this contract, not otherwise so covered by insurance. Automatic coverage shall be provided for extensions of the contract.

e."**Contractual Insurance**".

f."**Completed Operations Insurance**".

g."**XCU Hazard Insurance**"

The contractor shall deliver to the Borough before commencing work under any contract, certificates from insurance companies or their agents, certifying that such insurance is in effect and will not be canceled during the conduct of work without thirty (30) days written notice to the Borough. The contractor shall report and pay all Old Age Benefits and Social Security Taxes and other insurance required by State and Federal laws.