

PRE-DEMOLITION STRIP OUT WORKS

PRE-DEMO STRIP OUT

The aim of the pre-demolition strip-out works is to leave the structure of the building as clean as possible, ready for mechanical demolition to commence.

All non-structural materials, (other than those identified on drawings), and plant) other than specifically identified by the services consultant) shall be removed with the disposal of all materials off site.

Incoming statutory services and other building services as specific by the services consultant shall be secured and protected and left in a safe manner.

Soft strip works will commence post removal of all asbestos containing materials (ACM's) and will include the removal of:

- Non-structural partitioning
- Joinery: doors, frames, fixed furniture etc.
- Fixtures and fittings
- Mechanical and electrical and sanitary fixtures, fittings and services
- Roof and internal plant
- Skirting boards, dado rails and cornices
- Floor finishes, including carpets, linoleum, and tiling
- Fixed furniture
- Suspended ceilings

Prior to any works commencing, Metro management will have in their possession termination certificates confirming that all electrics are dead, all gas pipes have been isolated and purged and all tanks have been drained down.

Windows will be opened to provide sufficient air movement in order to maintain a safe working environment. Extractor fans will be used, if necessary, where additional ventilated is required.

A fine water spray mist bottle will be used to suppress dust emissions.

The soft strip will be carried out using hand tools. These hands tools will include;

- Mattocks
- Hammers
- Screwdrivers
- Pneumatic and electrical breakers
- Grinders

The work face and access/egress routes will be progressively cleared using brooms, shovels and wheelbarrows.

Where soft strip is at high level, mobile scaffold podium towers will be erected by competent PASMA trained operatives.

Where possible cold cutting techniques using reciprocating saws will be utilised. Where necessary operative will apply the use of cut-off saw grinders or oxy/propane burning gear. All hot works will be carried out in accordance with a signed off hot works permit.

Larger soft strip items will be broken down once removed to facilitate removal and reduce the weight.

Any refrigerant gases from any a/c units will be recovered by a specialist contractor and removed from site.

Any florescent tubes will be removed from lighting units and disposed of as per current regulations.

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Statutory double hand rails and toe boards will be erected around any holes that are formed.

Soft strip will be undertaken to remove all rubbish, timber, plywood and glass from the buildings starting top down, generally.

Metro recommend to remove arisings from any upper levels with by means of 'controlled drop zones' to reduce manual handling of materials.