SECTION 16105
ELECTRICAL DEMOLITION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes all labor, material, equipment and services necessary and incidental to complete all the demolition and removal of electrical work as shown on the Drawings or as required.

B. The demolition drawings do not necessarily indicate all the conditions, details, or work required. The Contractor shall examine the building to determine the actual conditions and extent of the work. Any details not clear to this Contractor shall be referred to the Architect/Engineer for clarification prior to bidding.

C. The Contractor shall be responsible for demolition and removal of all existing electrical systems where shown for demolition. No portion of electrical systems shown for demolition may be abandoned in place.

1.3 QUALITY ASSURANCE

A. Contractor shall verify the extent of the demolition work. Any questions as to which systems are to be removed versus which systems are to remain shall be referred to the Architect/Engineer for clarification prior to commencing demolition work.

B. The demolition work shall be a phased operation and shall comply with the construction sequence schedule. The Contractor shall submit a schedule of demolition work 14 days prior to the start of work. The Contractor shall not proceed with the work until receiving written approval.

1.4 COORDINATION

A. The Contractor shall be responsible for coordinating demolition of all affected electrical systems to prevent disruption to the Owner and minimize downtime.

B. The Contractor shall be responsible for coordinating demolition by other Divisions of the Specifications to prevent disruption to the Owner and minimize the downtime.

PART 2 - PRODUCTS

2.1 NOT USED

PART 3 - EXECUTION

3.1 TEMPORARY CONNECTIONS

A. The Contractor shall include all temporary connections necessary to permit the Owner to occupy areas of the building during the various construction phases
3.2 REMOVAL AND DISPOSITION OF DEMOLITION MATERIAL

A. Contractor shall remove existing systems, shown or specified, necessary or reasonably inferred, for completion of his/her work. Owner will have the option of retaining any item of material removed under this contract. Item or materials not retained by Owner will become the property of the Contractor, removed from the premises and legally disposed off-site.

B. Contractor shall dispose of fluorescent lamps, ballasts, and other hazardous materials in accordance with all Local, State and Federal regulations.

C. Contractor shall disconnect and remove all light fixtures that are noted to be removed.

D. The Contractor shall store all of the existing ceiling mounted light fixtures at a location designated by the Owner.

E. Contractor shall remove all wiring determined to be disconnected and abandoned, and remove all conduit and junction boxes determined to be empty and not intended to be used during the reconstruction phase.

3.3 INSTALLATION

A. Existing wiring, fixtures, and equipment shall remain as installed except where removal is called for in Drawings and Specifications or is made necessary by the alterations to the building structure in remodeled areas.

B. Existing work altered during the course of remodeling shall be placed in safe operating condition and shall remain in service, unless otherwise noted, and shall be restored to satisfactory operating condition.

C. The Contractor shall reroute existing wiring and raceways that become exposed due to removal of existing constructions. Such wiring is to be rerouted to locations where it may be concealed and circuits affected which are to remain in operation shall be rewired as required to maintain operation.

D. Where conduit or outlets are removed, remaining runs of raceway shall be reconnected to form continuous raceways with new conductors installed from last remaining outlet box.

E. Wherever it is necessary to withdraw conductors from existing raceways, new conductors shall be installed.

F. Where an existing device is removed or a circuit is interrupted, the Contractor shall rewire, as required to maintain service and continuity to remaining devices.

G. Contractor shall provide all conduits, junction boxes and wiring necessary to accomplish the work described.

3.4 CLEANING

A. After completing installation of exposed, factory-finished raceways and boxes, inspect exposed finishes and repair damaged finishes.

B. Unless noted otherwise, existing fixtures that are to remain shall be cleaned and lamps and ballast replaced with new lamps and ballasts.

END OF SECTION 16105