

# OFFICE OF CODE ENFORCEMENT AND FIRE MARSHAL

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## DEMOLITION SPECIFICATIONS

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## **BOROUGH OF BELLEVUE**

### **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 Bellevue.

The demolition of any building and/or other structure shall not proceed until a demolition permit has been issued and a pre-demolition inspection has occurred by the Borough of Bellevue.

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 Bellevue 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, unless separate arrangements have been made between the contractor and the property owner(s), 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 property owner or 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. **NOTE: When a demolition is scheduled and no new construction is to**

occur or the property owner is uncertain if new construction will occur or when, the gas company must be notified to disconnect the service line from the main. (The call is in addition to the required PA One-Call.) For Columbia Gas call: 724-775-8850.

All storm and sanitary sewers leading from the structure to be demolished shall be securely sealed with a material equal to or greater than the strength of the item being sealed. Where special procedures for relocating, disconnection, and/or removal of meters, sealing and/or plugging of service pipes, etc., are required, the work shall be performed in accordance with the Borough of Bellevue Demolition Specifications and Allegheny County Department of Health Rules and Regulations, Article XV, Plumbing, Chapter 2, General Plumbing Requirements, Section 200.9, "Abandoned sewer laterals and water service lines shall be properly sealed. A plumbing plan and inspection shall be required". All disconnects, sealing and or plugging must be inspected by a representative of the Allegheny County Department of Health, Plumbing Section.

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 remaining 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 Bellevue 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 Bellevue, 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 Bellevue 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 Bellevue, 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. Where damage occurs or removal of curbs, sidewalks and street paving must be removed to facilitate demolition said items shall be repaired or replaced to pre-demolition condition.

**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 Director of Administrative Services, Borough of Bellevue, and such burning to be in conformity with Borough Open Burning Ordinances, Open Burning Regulation of the Allegheny County Health Department-Air Quality Program and the regulations of the Pennsylvania Department of Environmental Protection (DEP).

No method of demolition will be permitted which will not ensure 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, unless separate approval is granted. 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 Bellevue 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, including partition walls and columns, not constructed of re-enforced concrete, 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.

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 Bellevue has approved the breaking up of any existing basement floor.**

The covers of all sidewalk openings such as coal chutes, vaults or stair wells 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 and permit for same is issued by the Borough. 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 must be filled to grade only with sound compacted fill which may be of stone, brick, mortar, plaster or unreinforced concrete removed from the demolished structures if it is so arranged as not to form any surface or sub-surface water pockets. 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 of clean earth borrow. 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 backfilling 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 disking 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 disking 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 cult packer is used, roll the soil after seeding.

**VIII. EPA ASBESTOS STANDARDS FOR DEMOLITION PROJECTS**

(Demolition projects that involve buildings that may contain asbestos are governed by Federal EPA 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)

In addition, all state and county regulations shall be complied with and are the responsibility of the contractor.

**IX. LAND FILL CERTIFICATION**

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



**X. INSURANCE REQUIREMENTS**

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 affect 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 a limit of not less than One Hundred Thousand Dollars (\$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, Unemployment Insurance and Social Security Taxes and other insurance required by State and Federal laws.

The Borough of Bellevue shall be named as Co-Insured on all of the above insurance coverage's, when possible.