

**BUILDING
DECONSTRUCTION
MASTER SPECIFICATION**

APRIL 21, 2001

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under Contract to Greater Vancouver Regional District

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SECTION 02050 - DECONSTRUCTION

PART 1 - GENERAL

1.1 WASTE MANAGEMENT GOALS FOR THE PROJECT

- .1 The Owner has established that deconstruction for this Project, complete or partial in the case of renovations, shall be carried out in such a way as to salvage for reuse and recycling the largest amount of material possible. Processes shall be employed that ensure the prevention of damage to these materials due to mishandling, improper storage, contamination, inadequate protection or other factors.
- .2 The work of this section shall be performed in conjunction with Section 01505 Project Waste Management (GVRD Master Specification).

Note to Specifier:

The options for reuse of salvaged materials include:

- *Reuse by Owner on this site.*
- *Reuse by Owner on another site.*
- *Resale by Contractor on or off site.*

1.2 SECTION INCLUDES

- .1 Preparation and protection of materials to be salvaged.
- .2 Dismantling of designated items and materials.
- .3 Storage of salvaged items and materials.
- .4 Distribution and removal from site of salvaged items and materials.

1.3 RELATED SECTIONS

Edit to suit project

Note to Specifier

A list of salvageable and recyclable items and details of deconstruction by product/materials is appended to this specification. Refer to Handling and Storage Procedures. Refer also to the "Demolition and Salvage: A Guide for Developers & Renovators" and "Old to New Design Guide Salvaged Materials in New Construction" available from GVRD Policy and Planning Department. Telephone: 437-GVRD(4873), Website: www.gvr.bc.ca/services/garbage/index.html.

Definitions for the purpose of this specification. The following definitions apply:

- .a *Demolition: Rapid destruction of a building with or without prior removal of hazardous materials.*

- .b Deconstruction: Taking a building apart in a manner that achieves safe removal and disposal of hazardous materials and maximum salvage and recycling of materials.*
- .c Reuse: repeated use of a product in the same form but not necessarily for the same purpose.*
- .d Salvage: removal of structural and non-structural building materials from residential, industrial, commercial and institutional buildings deconstruction projects for the purpose of reuse or recycling.*
- .e Recycle: Any process by which waste and recyclable materials are transformed or collected for the purpose of being transferred into new products.*

1.4 QUALIFICATIONS

- .1 Salvage or Demolition Firm: Company(ies) experienced and specializing in performing the Work of this Section with documented experience in similar types of deconstruction work.
- .2 Qualifications of Workers: Provide a Supervisor who shall be present at all times during the deconstruction work and who shall be thoroughly familiar with the work required and who shall direct all work. Provide one (1) person on site who is responsible for maintaining the safety barriers and protection of the workers and the public.

1.5 REGULATORY REQUIREMENTS

- .1 Conform to applicable codes and regulations for deconstruction of buildings, safety of adjacent structures, dust control, and disposal and removal of common and hazardous waste. Refer also to Article 1.6 of this section.
- .2 Codes and Regulations: Complete all deconstruction work according to the requirements of Municipal Building By-laws, the Provincial Workers' Compensation Board Regulations, BC Waste Management Act and Special Waste Regulation, and the Canadian Construction Safety Code.
- .3 Obtain required permits from authorities having jurisdiction.
- .4 Notify the Owner and affected utility companies before starting Work, and comply with their requirements.
- .5 Do not close or obstruct safety exits, adjacent sidewalks, hydrants, parking or storage areas without prior approval of Owner.
- .6 Conform to applicable regulatory procedures when discovering hazardous or contaminated materials not documented prior to this Contract.
- .7 Licensed facilities: Only those brokerage, storage, transfer and disposal facilities which comply with the requirements of the "Greater Vancouver Sewerage and Drainage District Municipal Solid Waste and Recyclable Material Regulatory Bylaw No. 181, 1996 as amended by Bylaw 183, 1996" and those licensed by other jurisdictions shall be used by the Contractor for the recycling and disposal of waste materials generated at deconstruction and renovation projects.

Note to Specifier: For a listing of licensed facilities, contact the GVRD Solid Waste Regulatory program at 436-6802.

1.6 EXISTING CONDITIONS

- .1 The Contractor shall accept the site as it exists and will be responsible for all deconstruction work as required.
- .2 The Contractor shall visit the site at his own expense prior to the submission of tenders and must take whatever time is required to ascertain existing site conditions and surrounding features related to the proposed deconstruction, and ensure himself that conditions are suitable for execution of the work.
- .3 Where non-visible (ie. concealed by other materials) conditions upon exposure, are revealed to be other than those indicated in the Contract Documents, the Contractor shall immediately inform the Consultant, should such variance of conditions result in a contemplated change to the cost of the work. Should an alternate method of deconstruction or change of materials be appropriate, the Consultant shall immediately give his decision before the Work proceeds.

Note to Specifier: Edit depending on hazardous waste is included.

- .4 If during the course of deconstruction Work, the Contractor observes or suspects the existence of hazardous materials in areas of the structure or components of the buildings not previously noted, the Contractor shall immediately stop Work in the immediate area and notify the Owner;

Note to Specifier: Choose either .a or .b.

- .a who will, under separate contract, remove or encapsulate the hazardous materials.
- .b and remove hazardous materials in a manner consistent with the Occupational Health & Safety Regulation, General Hazard Requirements of the Workers' Compensation Board of the Province having jurisdiction, and other applicable regulations.
- .5 Handle and dispose of all hazardous and banned materials in accordance with the Special Waste Regulation, and Regional and Municipal regulations. These hazardous and banned materials include but are not limited to asbestos, drywall (banned from disposal), underground storage tanks, Polychlorinated Biphenyls (PCBs), abandoned chemicals (gasoline, pesticides, herbicides, flammable and combustible substances), freon from cooling equipment, lead-based paints, smoke detectors, and mercury containing switches.

Note to Specifier: Delete the following clause if the project involves complete deconstruction of the building.

- .6 Prior to start of work arrange for a site visit together with Consultant, to examine existing exterior and interior site conditions adjacent to deconstruction and new construction work. The Contractor at his expense shall be responsible for taking pictures of any existing damage and record same in writing to avoid any disputes at a later date.

1.7 DECONSTRUCTION PLANNING

- .1 Pre-demolition Audit

- .a Contractor to provide Owner with an inventory of quantities of materials to be salvaged, recycled or disposed of. Materials shall be quantified using industry standard units of measurement of each item, as noted in the attached sample Deconstruction Material Audit form or on a Contractor generated form containing the same information.
- .b The primary objective of a pre-demolition audit is to determine the quantities of reusable and recyclable building materials and quantities of materials to be disposed of.
- .2 Contractor to provide owner with a Deconstruction Plan which shall include:
 - .a Quantities for materials to be salvaged for reuse, recycled and sent for disposal.
 - .b Destination of materials listed in .a above.
 - .c Deconstruction methodology and sequencing.
 - .d Schedule for deconstruction.
 - .e Location, security and protection of storage areas (if materials are to be stored on site).
 - .f Details on materials handling and removal procedures on project sites with space constraints.

1.8 MATERIAL HANDLING

- .1 Materials Handling Procedures: Prevent contamination of materials to be salvaged and handle materials consistent with requirements for acceptance by designated facilities. Refer to GVRD Waste Management Master Specification, Section 01505 Project Waste Management.

Note to Specifier: Where Section 01505 Project Waste Management is not used substitute the following:

- .1 *Materials Handling Procedures: Prevent contamination of materials to be salvaged and recycled and handle materials consistent with requirements for acceptance by designated facilities. Where space permits, source separation is recommended. Where materials must be co-mingled they must be taken to a processing facility for separation off site.*
- .2 Materials to be salvaged shall be handled in the same manner as for similar new materials.

1.9 COORDINATION AND COOPERATION

- .1 The Contractor shall take every common and reasonable precaution to avoid damage and minimize interruption to adjacent property and services. All costs associated with making good any damage and/or providing temporary service or protection shall be borne by the Contractor.

Note to Specifier: The following applies only to renovation (partial deconstruction) projects.

- .2 Cooperate and coordinate with the work of other related trades on which the work of this section depends, in order that the work may proceed in an orderly and timely basis in accordance with the Contractor's schedule and to avoid duplication of costs and work.
- .3 Obtain written permission from Owner when deconstruction equipment will traverse, infringe upon, or limit access to other areas of the facility.

1.10 SUBMITTALS

- .1 Submit pre-demolition audit and deconstruction plan prior to start of work.
- .2 Project Waste Summary: The Contractor shall submit with the final Application for Payment a summary of waste materials salvaged, recycled and disposed of by the Project using the Deconstruction Material Audit form appended to this specification or a form generated by the Contractor containing the same information. Submitted with this form will be documentation (receipts/scale tickets/waybills) showing the quantities and types of materials diverted and disposed. Failure to submit this information will render the application incomplete and will result in hold back of the final payment. The Summary shall contain the following information:
 - a. For each material salvaged and recycled from the Project, include the amount (in cubic yards or tonnes or in the case of salvaged items state quantities by number, type and size of items) and the destination (i.e. recycling facility or used building materials yard). For each material land filled or incinerated from the Project, include the amount (in cubic yards or tonnes) of material and the identity of the landfill, incinerator and/or transfer station.

PART 2 - PRODUCTS

- not applicable

PART 3 - EXECUTION

3.1 PREPARATION

- .1 Mark location of all utilities available in the Lower Mainland – Contact “B.C. Gas Line Location” at 1-800-474-6886 (this service will initiate information to each of the following groups: B.C. Gas, Shaw Cable, Telus and municipality in which the project is located) to receive service details and on site consultation.
- .2 Shut-off, disconnect, cap-off and seal all plumbing, mechanical, and electrical services, in accordance with the requirements of the authorities having jurisdiction, before starting deconstruction.
- .3 Clearly mark location of all salvaged material’s storage areas as indicated on the Deconstruction Plan and provide and erect barriers and security devices as required.

3.2 PROTECTION

Note to Specifier: The following clauses should be edited to suit renovation or complete deconstruction projects.

- .1 Conduct operations with minimum interference to public or private accesses. Maintain protected egress and access at all times.
- .2 Cease operations immediately if adjacent structures appear to be in danger. Notify Owner. Do not resume operations until directed by Owner.

- .3 Provide and maintain all legal and necessary guards, railings and warning signs during the execution of the work to fully protect all persons and Owner from loss, damage, death or injury through the neglect, carelessness or incompetence of the Contractor or his employees or the condition or handling of equipment.
- .4 It is the Contractor's responsibility to ensure that the methods and equipment used to deconstruct the various areas do not exceed the safe loading capacity of the structure or cause unnecessary damage to sections of the structure which will form part of the finished work. Engage the services of a Professional Engineer registered in the Province of British Columbia as necessary to ensure the safe deconstruction of the work.
- .5 The Contractor shall assume full responsibility for the design and adequacy of any temporary shoring and/or bracing required during deconstruction. Include all necessary signs, barricades and screens as required for the safety of the structure, third parties and workmen.
- .6 Protect site improvements such as sidewalks, curbs, existing landscaped and asphalt areas, and all interior finishes that lie along the path of removal.
- .7 Prevent debris from blocking items including, but not limited to, surface drainage inlets and systems, elevators, mechanical and electrical systems which must remain in operation.
- .8 Prevent overloading of any part of the building. Do not cut, drill or otherwise sleeve any structural member, slab or demising wall, without written approval of the Consultant.
- .9 Provide temporary connections for emergency lighting, lighting, sprinklers and fire alarms as work proceeds.
- .10 Protect existing structures, equipment and machinery which are not to be dismantled or salvaged.
- .11 Protect existing fixtures and services during the work. Any fixtures that need to be removed to complete the work shall be removed carefully and stored by the Contractor. The Contractor shall clean and have items reinstalled as noted, required or as directed.
- .12 Provide temporary enclosures for securing off of work and the maintenance of any services necessary to the proper and efficient operation of the project.
- .13 Where applicable the Contractor shall separate the work being done in existing buildings from the remainder of the building by using solid hoardings and dustproof screens.
- .14 Where work is confined inside a room the room door shall be temporarily weatherstripped to prevent dust from leaving the room. Existing fixtures and furniture shall be protected with tarps or solid hoarding.
- .15 Air supply and return ducts and chases shall be securely sealed or temporary filters installed to prevent migration of dust and noise through the air system.
- .16 All safety exits must be maintained throughout the duration of this work. This shall include the provision of temporary exit stairs supplied and engineered by the Contractor, as indicated on the drawings.

3.3 DISMANTLING AND SALVAGE REQUIREMENTS

- .1 Remove and store materials to be salvaged, in a manner to prevent damage. Store and protect in accordance with requirements for maximum preservation of material. Handle all salvaged materials as for new materials.

Note to Specifier: For details on salvage and storage requirements for selected materials, refer to Handling and Storage Procedures appended to this specification.

- .2 Materials that cannot be salvaged for reuse shall be source separated for recycling including wood, metal, concrete and asphalt. Refer to the Project Waste Management (GVRD Master Specification) for detailed recycling procedures.
- .3 Remove materials that cannot be salvaged or recycled and dispose of in accordance with applicable codes at licensed facilities.
- .4 Do not bury materials on site unless it can be processed for use as fill, is authorized by the Owner and meets all applicable Provincial, Regional and Municipal codes and policies.
- .5 Remove trees and shrubs suitable for reuse and store on site appropriately to prevent damage where designated for reuse.
- .6 Ensure that before and during deconstruction the structure is protected from damage until that part of the structure is ready to be deconstructed.

Notes to Specifier: The following are examples of additional clauses suitable for renovation (partial deconstruction). Edit to suit.

- .7 Deconstruct parts of existing building as shown on drawings and in accordance with submitted Deconstruction Plan. Include removal or removal and relocation of equipment, fixtures, and services as indicated.
- .8 Where existing materials are to be re-used in the work, use special care in removal, handling, storage and re-installation to assure proper function in the completed Work. Reinstallation shall be performed by trades people skilled in that particular type of work.
- .9 Wherever and whenever the Contractor removes more material than required, directed or intended to be removed as shown on the Drawings or as directed by the Consultant, the replacement of that amount of material will be at the Contractor's expense. Unnecessary damage to parts of the structure forming part of the completed work shall be repaired by the Contractor at the Contractor's expense.
- .10 Remove existing millwork fixtures, services, and building components where required for refinishing, altering or make good of existing surfaces, and replace same as work progresses.
- .11 Where applicable, at locations where reinforcing bars have been cut during deconstruction, mark ends with flag tape and then paint ends of bars with a highly visible colour zinc-rich paint, Galvicon or pre-approved alternate.

3.4 STORAGE OF SALVAGED MATERIALS

- .1 Salvaged materials shall be stored in the same manner as for similar new materials.

- .2 Provide security and protective measures to protect the salvaged material from mishandling, theft, vandalism and fire.
- .3 All materials produced during the dismantling of these structures will be separated and stored in areas to be designated by the Owner. Refer also to the Pre-demolition Audit and Deconstruction Plan.

3.5 DISTRIBUTION AND REMOVAL OF SALVAGED ITEMS AND MATERIALS

- .1 Remove materials from deconstruction promptly as the work progresses. Materials may be sold at the site provided that this can be accomplished with safety and meets all applicable codes and By-laws.
- .2 The Contractor will prepare a project summary to verify the destination and quantities on a material-by-material basis as identified in the Pre-demolition Material Audit. Refer to Article 1.10 Submittals.

END OF SECTION 02050

Deconstruction Material Audit

Name of Company	Contact Person	Telephone No.
Project Site/Location	Project Type <input type="checkbox"/> Complete Deconstruction <input type="checkbox"/> Partial Deconstruction	Estimated Time for Completion
Building Construction <input type="checkbox"/> Combustible <input type="checkbox"/> Combination (specify) <input type="checkbox"/> Noncombustible	Building Type <input type="checkbox"/> Residential <input type="checkbox"/> Commercial/Industrial	Total Square Footage

Pre-Demolition Audit		Project Summary					
Material	Estimated Generation	For Period:		to		Facility	Remarks/Comments
		Salvaged	Recycled	Disposed			

Signature	Title	Date
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Explanatory note:

Column 1 - "Material" – enter materials targeted for salvage, recycling, and/or disposal
 Column 2 - "Estimated Generation" – enter the estimated volumes, quantities, or number of salvageable, recyclable, and waste materials generated (e.g., cu. yd. tonnes, bd. ft.)
 Column 3 - "Salvaged" – enter the volumes, quantities, or number of materials salvaged (e.g., cu. yd. tonnes, bd. ft.)
 Column 4 - "Recycled" – enter the volumes or quantities of materials recycled (e.g., cu. yd. tonnes, bd. ft.)
 Column 5 - "Disposed" – enter the volumes or quantities of materials disposed (e.g., cu. yd. tonnes, bd. ft.)
 Column 6 - "Facility" – enter the end-destination of salvaged, recycled, and disposed materials
 Column 7 - "Remarks/Comments" – enter any additional comments or details as required

Handling & Storage Procedures

Item or Material by Division	Suggested Action
02 SITEWORK	
Asphalt Paving	Salvageable - reuse for temporary road construction
Chain Link Fencing	Salvageable - roll up chain link and cut off posts to maximum length possible - all accessories (tops, clamps, bolts, straps, etc.) should be kept together in a container and labeled
Wood Fencing	Salvageable - if possible, dismantle in sections for easy re-erection - cut posts off at ground level
03 CONCRETE	
Cast-in-place Concrete	Recyclable - usually too large for salvage and reuse
Precast Concrete	Recyclable - usually too large for salvage and reuse
04 MASONRY	
Concrete Block	Salvageable - if not concrete filled - recyclable if filled with concrete
Paving Stones	Salvageable - stack and palletize for easy removal
Brick	Salvageable - if set with lime-based mortar - recyclable if set with concrete
Decorative Concrete Block	Salvageable - if not concrete filled - recyclable if filled with concrete
05 METALS	
Reinforcing Steel (rebar)	Recyclable - usually imbedded in concrete, therefore not reusable
Steel Flashing	Recyclable - usually not in suitable condition for reuse
Interior Metal Wall Studs	Recyclable - usually too time-consuming to save in suitable condition for reuse
Structural Steel	Salvageable - includes I-Beams, H-Beams, Square Tubing, Pipe, and Chanel Iron - ensure care is taken to keep straight - separate by size and type
Cast Iron	Recyclable - usually too old and brittle for reuse
Copper	Recyclable - rarely salvageable due to the high likelihood of damage while salvaging
Aluminum Soffit	Recyclable - usually not in suitable condition for reuse
Misc. Steel	Salvageable - includes Pipe, Q-decking, Square-tubing, and Wilson joists - prior to reuse must determine the item's structural ability to meet current Building Code - recyclable if item is bent or structural ability is compromised
06 WOOD & PLASTICS	
Regular Wood Framing	Salvageable - all lumber should be slated, stacked and banded according to dimension and lengths - stacks should be kept uniform (ensure piles can be accommodated on truck deck, recommend stacking 2 piles side by side to a maximum width of 4' per pile including dunnage and maximum height of 3' to 4')
Pressure Treated Wood Framing	Salvageable - same as regular wood framing
Regular Plywood Sheathing	Salvageable - stack in piles keeping full sheets together and partial sheets together in lots of 50 pieces - separate by thickness - recommend stacking nail side to nail side - materials should be kept dry by covering with plastic sheathing (which also allows for air flow)
Pressure Treated Plywood Sheathing	Salvageable - same as regular plywood sheathing - do not mix with regular plywood sheathing
Laminated Beams	Salvageable - beams should be kept dry by covering with plastic sheathing (to allow for air flow) - beams should be supported in such a manner as to keep them straight and should be slated to allow air flow when stacked
Wood Truss Joists	Salvageable - joists should be supported in such a manner as to keep them straight and should be slated to allow air flow when stacked - protect from rain
Heavy Timbers/Posts	Salvageable - all timber should be sorted according to dimension and length - timber should be slated to allow air flow - all damaged ends should be trimmed - protect from rain
Washroom Counters	Salvageable - if fixtures are removed, counters can be stored vertically - protect from rain

Item or Material by Division	Suggested Action
07 THERMAL & MOISTURE PROTECTION	
Roofing Gravel	Salvageable - reusable
Fiberglass Bat Insulation	Salvageable - protect from rain
Rigid Fiberglass Insulation	Salvageable - protect from rain
Polystyrene Rigid Insulation	Salvageable - stack and band for easy transport
Copper Flashing	Recyclable - usually too time-consuming to save in suitable condition for reuse
Roof Drains, Metal	Recyclable - usually too time-consuming to save in suitable condition for reuse
08 DOORS & WINDOWS	
Doors, Metal	Salvageable - remove with full frame and hardware - apply a metal self tapping screw through the top of the door to hold it in the frame as a unit - label keys belonging to each door
Doors, Wood	Salvageable - remove with full frame and hardware - nail the door through the frame to keep from falling out of jam - label keys belonging to each door
Bi-Fold Doors, Metal	Salvageable - remove all hardware parts and attach to door (e.g. in plastic zip lock bags) - wrap track on edge of door with duct tape
Bi-Fold Doors, Wood	Salvageable - remove all hardware parts and attach to door (e.g. in plastic zip lock bags) - screw track on edge of door
Overhead Doors	Salvageable - must be removed carefully (as doors have spring assembly) - all door hardware should be kept together with door- (hinges, screws, rollers, guides etc.) - door panels should be stacked face to face - track should be marked left and right - note, it is very important to keep all parts
Metal Sliding Doors	Salvageable - dependent on size and condition of doors and hardware - recyclable otherwise if too large or not in suitable condition
Mechanical Closures	Salvageable - dependent on age and physical condition
Panic Hardware	Salvageable - keep all parts together (e.g. in plastic zip lock bags)
Patio Doors	Salvageable - remove and stand vertically with drains to the bottom
Aluminum Windows	Salvageable - dependent on size - smaller windows should always be salvaged but larger windows can be difficult to resell (especially if fixed/non-opening) - recyclable otherwise by removing glass and recycling frame
Steel Windows	Salvageable - dependent on size – smaller windows can be salvaged but limited marketability - recyclable otherwise by removing glass and recycling metal frame
Sealed Glass Units	Salvageable - limited marketability - store vertically or horizontally - ensure panels are level or supported in order to prevent damage to the seal
Unframed Glass Mirrors	Salvageable - store vertically on either a carpet, cardboard, or rubber surface for protection - recommend storing face to face
Store Fronts	Salvageable - best to be keep in one unit - store on A-frame rack and tie back
Skylights	Salvageable - ensure that seal is not broken - store where not affected by wind
09 FINISHES	
Carpet/Carpet Tiles	Salvageable - dependent on condition
Terra Cotta Tile	Salvageable - dependent on quantities available, since sometimes difficult to match if product is obsolete
Wood Base Board	Salvageable - remove, denail (if possible), stack face to face, and hold together with duct tape - keep sizes and lengths together (if possible)
Hardwood Flooring	Salvageable - if tongue and groove flooring - remove, denail, stack face to face, and hold together with duct tape - keep lengths together (if possible) - thin strip flooring is not salvageable (i.e. too thin for refinishing)
Gypsum Panels	Recyclable
Wood Paneling	Salvageable - dependent on condition (otherwise not cost effective) - recyclable otherwise (with clean wood)
Metal Suspension System	Recyclable - usually too time-consuming to save in suitable condition for reuse
Specialty Wood Finishes	Salvageable - includes mantels, built-in shelving, bookcases, crown moldings, and window sash - keep all trim work where possible

Item or Material by Division	Suggested Action
Cabinets	Salvageable - includes kitchen and bathroom cabinets - if possible, photograph the cabinet in place prior to removal to indicate potential reuse and to give purchasers a better idea of how the cabinets would look in place
10 SPECIALTIES	
Toilet Partitions	Salvageable - must ensure all hardware is available
Framed Glass Mirrors	Salvageable - store vertically on either a carpet or rubber surface for protection - recommend storing face to face
Towel Racks, Soap Dispensers, and Other Washroom Accessories	Salvageable - for commercial products ensure all keys to open units are included
Shower Stalls	Salvageable - if acrylic stalls - ensure the stall is suitable condition and not cracked or overly worn
Chalk boards and White boards	Salvageable - limited marketability
Metal Lockers	Salvageable - for ease of handling and resale, break into units of 6 or less
Old Hardware	Salvageable - includes glass door knobs, hinges, and antique items
11 EQUIPMENT	
Household appliances	Salvageable - dependent on condition - includes fridges, stoves, stove hoods, dish washers, freezers, washers, and dryers - recyclable otherwise
12 FURNISHINGS	
Metal File Cabinets	Salvageable - dependent on condition - recyclable otherwise
Metal Shelving Unit	Salvageable - when dismantling ensure all bolts, nuts and additional parts are kept together - recommend marking sections in order to make it easier to re-erect
Commercial Metal Racking	Salvageable - when dismantling ensure all bolts, nuts and additional parts are kept together - recommend marking sections in order to make it easier to re-erect
Metal Desks	Salvageable - dependent on condition - recyclable otherwise
Wood Desks	Salvageable - dependent on condition - recyclable otherwise
14 CONVEYING SYSTEMS	
Winches	Salvageable - dependent on mechanical condition - recyclable otherwise
15 MECHANICAL	
Toilets	Salvageable - limited marketability due to current Plumbing Codes (white toilets offer the best resale opportunities) - recyclable otherwise (sink with concrete and taps with metals)
Urinals	Salvageable - ensure there are no cracks and the hardware is working - recyclable otherwise (sink with concrete and taps with metals)
Ceramic Sinks	Salvageable - dependent on condition - recyclable otherwise (sink with concrete and taps with metals)
Stainless Steel Tanks	Salvageable - dependent on previous usage (sometimes required to destroy for contamination reasons) - recyclable otherwise
Janitor Sinks	Salvageable - dependent on condition - recyclable if made of old cast iron
Bath Tubs	Salvageable - dependent on condition and colour (white bath tubs and old claw foot tubs offer the best resale opportunities)
Radiators	Salvageable - dependent on size (for ease of handling, 20 to 25 ribs would be the maximum suitable size for salvaging) and condition - recyclable otherwise
Hot Water Tanks	Salvageable - if year 1995 or newer - recyclable otherwise
Suspended Blow Heaters	Salvageable - if year 1990 or newer - recyclable otherwise
Wall Mount Radiators	Salvageable - dependent on condition - recyclable otherwise
Wall Mount Electric Radiators	Salvageable - dependent on condition - recyclable otherwise
Mechanical Water Pumps & Tanks	Salvageable - dependent on condition - recyclable otherwise
Oil Interceptor	Recyclable
Oil Storage Tank	Salvageable - dependent on previous usage (sometimes required to destroy for contamination reasons) - recyclable otherwise
Ventilation Ducting	Salvageable - dependent on size and condition - recyclable otherwise
Metal Ducting\Ventilation	Salvageable - dependent on size and condition - recyclable otherwise
Stainless Steel Ducting\Ventilation	Salvageable - dependent on size and condition - recyclable otherwise
Copper Ducting\Ventilation	Salvageable - dependent on size and condition - recyclable otherwise

Item or Material by Division	Suggested Action
Aluminum Ducting\Ventilation Piping	Salvageable - dependent on size and condition - recyclable otherwise
Exhaust Hood, Galvanized Metal	Salvageable - dependent on size and condition - recyclable otherwise
Exhaust Hood, Stainless Steel	Salvageable - dependent on size and condition - recyclable otherwise
Supply Air Units	Salvageable - dependent on age, condition, and marketability - specialty item
Return Air Metal Grill	Salvageable - dependent on condition or if considered a specialty item - recyclable otherwise (with metals)
Fresh Air Metal Diffuser	Salvageable - dependent on condition or if considered a specialty item - recyclable otherwise (with metals)
Fire Bells	Salvageable - dependent on condition or if considered a specialty item - recyclable otherwise (with metals)
Air Receiver Tank	Salvageable - based on marketability - specialty item
Compressor Tank	Salvageable - based on marketability - specialty item
Compressor Motor	Salvageable - dependent on age and condition - recyclable otherwise
After Cooler	Salvageable - based on marketability - specialty item
Boilers (hot water heating)	Salvageable - dependent on age, size and condition - recyclable otherwise
HVAC Roof Systems	Salvageable - dependent on age and condition - recyclable otherwise
Gas Furnaces	Salvageable - dependent on size and condition and if year 1995 or newer - recyclable otherwise
16 ELECTRICAL	
Transformers	Usually tested for PCBs and if confirmed, then handled as a special waste - salvageable otherwise
Switch Boxes	Salvageable - dependent on age, size and condition - recyclable otherwise
Receptacle Switches	Salvageable - dependent on age and condition - landfilled otherwise
Receptacle Plugs	Salvageable - dependent on age and condition - landfilled otherwise
Heat Detectors	Salvageable - dependent on age, size and condition - landfilled otherwise
Exhaust Fans	Salvageable - dependent on age, size and condition - recyclable otherwise
Electrical Ceiling Blade-Fans	Salvageable - dependent on age, size and condition - recyclable otherwise
Incandescent Light Fixtures	Salvageable - dependent on age, size and condition - recyclable or landfilled otherwise
Fluorescent Light Fixtures	Usually tested for PCBs and if confirmed, then handled as a special waste - salvageable otherwise - dependent on age and condition
Battery Lighting Fixtures (wall mount)	Salvageable - dependent on age (as sometimes batteries are limited to holding a charge) - landfilled otherwise
Exit Lights	Salvageable - dependent on age (as sometimes batteries are limited to holding a charge) - landfilled otherwise
Panel Boxes	Salvageable - dependent on age, size and condition - recyclable otherwise
Commercial Vapor Lights	Salvageable - dependent on age and condition - landfilled otherwise
Street Lights on Poles	Salvageable - dependent on age, size and condition - recyclable otherwise