



**Office of Capital Planning  
and Project Management**

**DIVISION 2**

**EXISTING  
CONDITIONS**

This Article on Codes, Regulation and Standards shall apply  
to all Divisions of the Building Standards

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## SECTION 02 21 13 - SITE SURVEY

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- **Site Selection and Development:**

UIC aims to avoid using land that will interfere with the 100 year flood plain, the local amenities, or habitats of endangered species. For more specific guidelines please refer to LEED v.3 Sustainable Sites, Credit 1: Site Selection.

- **Previously Developed Areas or Graded Sites:**

Restore or protect a minimum of 50% of the site (excluding the building footprint) or 20% of the total site area (including building footprint), whichever is greater, with native or adapted vegetation. Green roofs may be included in calculations provided they promote biodiversity, provide habitat and are composed of native or adapted plants.

- **Storage:**

Absorptive materials, if installed or being stored on site, must be protected from moisture.

**END OF SECTION 02 21 13**

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## SECTION 02 41 16.13 - BUILDING DEMOLITION

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- Historic objects and other items of interest or value to the University that may be encountered during building demolition remain the University's property. Coordinate with the University the removal and salvage of each item or object in a manner to prevent damage and deliver promptly to the University. After building demolition is complete, submit a list of items that have been removed and salvaged.
- Provide not less than two (2) weeks' notice to the University of activities that will affect the University's operations. Maintain access to existing walkways, exits, and other adjacent occupied or used facilities. Do not close or obstruct walkways, exits, or other occupied or used facilities without written permission from authorities having jurisdiction. The University assumes no responsibility for buildings and structures to be demolished.

- If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and the University, except under procedures specified elsewhere in the Contract Documents. Hazardous materials will be removed by the University under a separate contract.
- If hazardous materials are present in buildings and structures to be demolished, a report on the presence of hazardous materials is on file for review and use. Examine report to become aware of locations where hazardous materials are present.
- Under the direction of Facilities Management, locate, identify, disconnect, and seal or cap off indicated utilities serving buildings and structures to be demolished. If utility services are required to be removed, relocated, or abandoned, before proceeding with building demolition provide temporary utilities that bypass buildings and structures to be demolished and that maintain continuity of service to other buildings and structures.
- Protect construction to remain against damage and soiling during demolition.
- Demolish foundation walls and other below-grade construction that is within 5 feet outside of footprint indicated for new construction. Remove below-grade construction, including basements, foundation walls, and footings, completely. Abandon below-grade construction outside this area.
- Demolish abandoned utilities back to the source of junction.

**END OF SECTION 02 41 16.13**

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**SECTION 02 41 19 - SELECTIVE STRUCTURE  
DEMOLITION/BUILDING DEMOLITION**

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- Aim to recycle and/or salvage at least 75% of nonhazardous construction and demolition debris by weight. At a minimum 50% must be recycled or salvaged. Excavated soil and land-clearing debris do not count. **Documentation to this effect must be provided with final project documents, and a copy provided to the Office of Sustainability, 1140 S. Paulina MC 996, Chicago, IL 60612.**
  
- All Utility shutdowns must be scheduled in advance so as not to interfere with University operations. The University must be notified at least two (2) weeks prior to removal of any work connected to utilities so that arrangements can be made for proper disconnection of such utilities. The locations of all known gas lines, underground telephone cables, underground electrical cables and conduit, water lines, chilled water lines, sanitary and storm sewer lines, and steam lines must be marked before performing any work.
  
- Existing valve boxes and manholes should be protected so they will not be crushed, buried with earth or covered with construction material and made inaccessible.
- Existing structures, foundations and masonry under new structures should be completely removed unless otherwise approved by the University.
  
- Existing structures, foundations and masonry not under new structures shall be removed to a depth of at least 5 feet below finished grade.

**END OF SECTION 02 41 19**

**This section of the Building Standards establishes minimum requirements only.  
It should not be used as a complete specification**