

SECTION 011400 - WORK RESTRICTIONS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Existing utility interruptions.
 - 2. Use of premises.
 - 3. Occupancy requirements during construction.
 - 4. Occupancy requirements prior to Substantial Completion.
 - 5. Miscellaneous restrictions.

1.3 EXISTING UTILITY INTERRUPTIONS

- A. Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:
 - 1. Notify Owner not less than two days in advance of proposed utility interruptions.
 - 2. Obtain Owner's written permission before proceeding with utility interruptions.

1.4 USE OF PREMISES

- A. Access: At all times, provide the Architect and the Owner's representatives, easy and safe access to the Work wherever it is in preparation and progress. Provide such access so Architect may perform its functions. Provide access to any testing agencies to perform required testing.
 - 1. Coordination with Owner's Separate Contractors: Provide access for Owner's separate contractors listed in Section 011000 "Summary" and coordinate schedule for the installation of their work.

- B. Landlord's or Property Manager's Rules: Conform at all times to the Landlord's and Property Manager's requirements for protection of plant, materials, equipment, and noise levels. A copy of the Landlord's or Property Manager's rules (tenant work letter or lease requirements) will be furnished from the Owner upon written request.
- C. Contractor shall have full use of Project site for construction operations during construction period. Contractor's use of Project site is limited only by Owner's right to perform work or to retain other contractors on portions of Project.
- D. Use of Site: Confine operations at the site to areas permitted by law, ordinances, permits, and the Contract Documents. Do not unreasonably encumber the Site with any materials or equipment. Coordinate loading on floor or roof with Architect and/or Structural Engineer to assure that no surfaces exceed carrying capacity.
1. Coordinate with Landlord & Owner for secured storage within the building, if applicable.
 2. Protect and maintain common areas of the building that are in the path of travel for construction personnel and used for transporting materials and equipment to and from the construction site.
 3. Limits: Confine constructions operations to extent as permitted by Landlord.
 4. Driveways and Entrances: Keep driveways and entrances serving premises clear and available to Tenants and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
 - a. Schedule deliveries to minimize use of driveways and entrances.
 - b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
 5. Do not block entrances, fire exits or lanes, or delivery routes.
 6. Limit use of driveways and entrances to the following times:
 - a. Monday through Friday: 9 AM to 4 PM.
 - b. After Hours (When Approved by Owner & Landlord: 7 PM to 10 PM, and anytime on Saturday.
- E. On-Site Work Hours: Limit work in the existing building to normal business working hours, Monday through Friday, unless otherwise indicated.
1. Hours for Noise-Generating, Odor-Generating, and Dust-Generating Activities and Demolition: After business hours, or at such times as approved by the Owner & Landlord.
 - a. Noise- and Odor-Generating activities include, but are not limited to, sprinkler work, concrete saw cutting, core drilling, spray painting, hammering, nailing, and similar work, which may cause noise, dust, or odors, thereby disturbing occupants.

- F. Condition in Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations. Protect building and its occupants during construction period.

1.5 OCCUPANCY REQUIREMENTS DURING CONSTRUCTION

- A. Full Owner Occupancy: Owner will occupy site and existing building(s) during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's operations. Maintain existing exits unless otherwise indicated.

1.6 OCCUPANCY REQUIREMENTS PRIOR TO SUBSTANTIAL COMPLETION

- A. Owner Limited Occupancy of Completed Areas of Construction: Owner reserves the right to occupy and to place and install equipment in completed portions of the Work, prior to Substantial Completion of the Work, provided such occupancy does not interfere with completion of the Work. Such placement of equipment and partial occupancy shall not constitute acceptance of the total Work.
1. Architect will prepare a Certificate of Substantial Completion for each specific portion of the Work to be occupied prior Owner acceptance of the completed Work.
 2. Obtain a Certificate of Occupancy from authorities having jurisdiction before Owner occupancy.
 3. Before limited Owner occupancy, mechanical and electrical systems shall be fully operational, and required tests and inspections shall be successfully completed. On occupancy, Owner will provide, operate, and maintain mechanical and electrical systems serving occupied portions of Work.
 4. On occupancy, Owner will assume responsibility for maintenance and custodial service for occupied portions of Work.

1.7 MISCELLANEOUS RESTRICTIONS

- A. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.
1. Notify Owner not less than two days in advance of proposed disruptive operations.
 2. Obtain Owner's written permission before proceeding with disruptive operations.
- B. Controlled Substances: Use of tobacco products and other controlled substances on Project site is not permitted.

- C. Nonsmoking Building: Smoking is not permitted within the building or within 25 feet of entrances, operable windows, or outdoor-air intakes.
- D. Employee Identification: Provide identification tags for Contractor personnel working on Project site. Require personnel to use identification tags at all times.
- E. Employee Screening: Comply with Owner's requirements for screening of Contractor personnel working on Project site.
 - 1. Maintain list of approved screened personnel with Owner's representative.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION