

Renovation and Demolition: Strategies for Success

[DEEP's renovation and demolition flyer](#) provides information on the rules that apply to demolition projects. Listed on this page are some tips to help ensure that a demolition project is completed without violating any of these requirements.

Address Environmental, Health, and Safety issues beginning with the planning stages of the project.

If you start a project without thinking ahead about Environmental, Health, and Safety (EH&S) issues, you may expose yourself to possible project delays, cost overruns, and enforcement by local, state, or federal regulatory agencies. Instead, plan for EH&S compliance at the very start of the project, and you will ensure that all of these issues are included in the project plans and addressed throughout the duration of the project.

Perform environmental surveys as *early* in the project as possible.

By performing surveys for asbestos, lead, PCBs, mercury and other chemicals, underground tanks, etc., early in the project, you allow yourself greater options for project development. Any removal or abatement work that is required may be better planned and coordinated, helping to keep costs to a minimum. Other site work can also be scheduled to occur around contaminated areas, to avoid spreading contamination to unaffected areas. This, in turn, may help save on abatement and disposal costs.

Ensure bidding and contracting properly account for all Environmental, Health, and Safety issues.

If bidding and contracting do not properly account for EH&S issues, then disagreements will inevitably arise concerning who is responsible for dealing with these issues. Disputes may also arise about who is financially responsible for these issues. In the worst case, if no one takes responsibility for an issue, then all the parties involved may be subject to enforcement action by local, state, or federal enforcement authorities.

Have knowledgeable staff to oversee and monitor the work.

Even with the best of planning, unexpected events can occur. As work progresses, EH&S issues that were not planned for may arise. In addition, subcontractors hired for certain phases of the project may not perform work as specified, or may not be aware of EH&S issues that are outside their area of expertise. In order to ensure that these kinds of situations do not result in violation of EH&S requirements, qualified personnel are needed to oversee and monitor the project. These oversight staff could be employees of one or more of the contractors at the site, provided they have appropriate and relevant experience with the applicable requirements. However, in large projects (especially large commercial, industrial, and municipal projects), it is recommended that a qualified independent consultant be hired as part of the project management team. In addition, some activities (for example asbestos inspection and abatement) require a specific state license or specialized knowledge, necessitating the hiring of a qualified outside contractor.

See reverse for sources of additional information

Sources of Information on EH&S Requirements for Renovation and Demolition

All of the following are available through the DEEP website at www.ct.gov/deep/constructioncontractors:

- [DEEP Flyer: Renovation and Demolition – Environmental, Health and Safety Requirements You Should Know About.](#)

This Flyer provides information about many of the EH&S requirements that may apply to renovation and demolition projects.

- [DEEP Flyer: Red Flag List.](#)

This flyer was designed specifically for local officials (e.g. building inspectors, health inspectors, etc.) that are often at renovation and demolition sites. The flyer identifies some common problems and identifies the agencies that they should be referred to.

- [Sample Renovation and Demolition Checklist.](#)

This checklist is designed to help ensure that EH&S requirements are properly considered as part of a renovation or demolition project. The checklist could be used as-is, or modified to suit the particular needs of the user.

- [Lead-Based Paint Fact Sheet.](#)

A brief, two-page fact sheet that describes the proper management of lead-based paint wastes generated by homeowners and small contractors.

- [Lead-Based Paint Testing and Disposal Guidance Document.](#)

This technical manual was designed to assist engineers, consultants, and testing firms in properly characterizing building debris that is contaminated with lead-based paint. It also describes how building debris should be managed.

- Information Resources for Contractors in the Construction Trades: www.ct.gov/deep/constructioncontractors

This DEEP web page provides an alphabetical listing of EH&S topics that may apply to renovation and demolition sites.

- [Renovation, Repair and Painting \("RRP"\) Rule.](#)

This CT DPH web page provides information on federal requirements under the US EPA that apply to the disturbance of lead-based paint during renovation and demolition work.

- [Residential Lead Based Paint Abatement/Removal.](#)

This CT DPH web page provides information on state and federal requirements for the management of lead-based paint in residences and day-care facilities.