MATERIAL REMOVAL AND DISPOSAL
Ownership of existing project materials.

Ownership of materials in place and to be removed can be challenging when not properly defined in the contract documents. There are cost implications involved with removal and recycling. For example, if the Contractor is not required to turn over the copper wiring to the Owner, they are then entitled to recycle the material and retain the money received.

Prior to issuing documents, the Project Team and the Owner should address the following:
- Define process for establishing which items will be salvaged and/or scrapped and who is to receive the value.
- Determine if materials are to be removed by Owner or Contractor.
- If removal is by Owner the schedule should be clearly identified in the Contract Documents.
- Determine if the materials to be removed by Contractor will be turned over to the Owner.
- Location for storage of materials to be turned over to the Owner should be determined.
- Determine if materials will be recycled by Owner or Contractor.
- Define the default ownership of existing materials on the project. Unless specifically stated otherwise, materials to be demolished and removed from the site become the property and responsibility of the Contractor.

This information should be contained in the Contract Documents and easily understood by all parties involved.

Prior to and during construction/demolition, be aware of the possible value or historic significance of items that may be saved.

REFERENCES:
Guidelines on Demolition
United States Green Building Council LEED Guidelines

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