SECTION 01 14 00 – work restrictions

Spec Note: Use this Section for INTERIOR ONLY projects to specify complex restrictions on the use of the Project site during construction. This Section assumes that the building will be occupied during construction.

This Section uses the term "Consultant." Change this term to match that used to identify the design professional as defined in the General and Supplementary Conditions.

Much of this Section consists of Project-specific data which is quite often delineated in a tenant work letter, or lease requirements, from the Landlord or Property Manager to our client. If available, append the tenant work letter, or lease requirements, to this section and reference it accordingly. Examples given in the model text in the Evaluations illustrate possible Section content. Use model text to develop text for specific Project requirements. See Evaluations for Section 01 11 00 – Summary of Work.

1. General
   1. summary
      1. Section Includes:

Edit below after editing Section.

* + - 1. Existing utility interruptions.
      2. Use of premises.
      3. Occupancy requirements during construction.
      4. Occupancy requirements prior to Substantial Completion.
      5. Miscellaneous restrictions.
  1. EXISTING UTILITY INTERRUPTIONS

Retain "Existing Utility Interruptions" Paragraph below for existing utilities. Coordinate with requirements for temporary utilities specified in Section 01 50 00 – Temporary Facilities and Controls.

* + 1. 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 Consultant, Property Manager, Owner not less than two (2) days in advance of proposed utility interruptions.
       2. Obtain Consultant's, Property Manager's, Owner's written permission before proceeding with utility interruptions.
  1. use of premises

Revise paragraph below to suit Project. See Evaluations for Section 01 11 00 – Summary of Work, for discussion about model text and limits on use of site.

* + 1. Access: At all times, provide the Consultant and the Owner's representatives, easy and safe access to the Work wherever it is in preparation and progress. Provide such access so Consultant may perform its functions. Provide access to any testing agencies to perform required testing.

Delete below if all Work is to be performed under single contract. Coordinate with Section 01 11 00 – Summary of Work, Article titled "Work Under Separate Contracts."

* + - 1. Coordination with Owner’s Separate Contractors: Provide access for Owner's separate contractors listed in Section 01 11 00 – Summary of Work and coordinate schedule for the installation of their work.
    1. 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 Consultant and/or Structural Engineer to assure that no surfaces exceed carrying capacity.
       1. Coordinate with Owner, Landlord, and Property Manager 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.
    2. 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, Property Manager and/or Tenant.
          1. Noise- and Odor-Generating activities include, but are not limited to, **[sprinkler work, ][concrete saw cutting, ][core drilling, ][spray painting, ]<Insert work,>** hammering, nailing, and similar work, which may cause noise, dust, or odors, thereby disturbing occupants.

Delete option below if not applicable.

* + 1. 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.][A copy of the Landlord's or Property Manager's rules (tenant work letter or lease requirements) is appended to the end of this Section for reference.]**

Revise subparagraph below to suit Project conditions or delete subparagraph and associated subparagraphs if inappropriate.

* + 1. Driveways and Entrances: Keep driveways and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
       1. Schedule deliveries to minimize use of driveways and entrances.
       2. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
       3. Do not block entrances, fire exits or lanes, or delivery routes.

Delete below if not required. Revise times to suit Owner's requirements.

* + - 1. Limit use of driveways and entrances to the following times:
         1. Monday through Friday: 9 AM to 4 PM.
         2. After Hours (When Approved by **[Owner] [Landlord] [Property Manager] [Tenant]**: 7 PM to 10 PM, and anytime on Saturday.

Delete below if use of elevator is not required.

* + 1. Existing Elevator Use: Use of Owner's existing elevators will be permitted, provided elevators are cleaned and maintained in a condition acceptable to Owner. Hours and/or elevator(s) may be restricted for material deliveries.
       1. Do not load elevators beyond their rated weight capacity.
       2. Provide protective coverings, barriers, devices, signs, or other procedures to protect elevator car and entrance doors and frame. If, despite such protection, elevators become damaged, engage elevator Installer to restore damaged work so no evidence remains of correction work. Return items that cannot be refinished in field to the shop, make required repairs and refinish entire unit, or provide new units as required.

Delete below if use of stairs is not required.

* + 1. Existing Stair Usage: Use of Owner's existing stairs will be permitted, provided stairs are within the defined project scope area, and are cleaned and maintained in a condition acceptable to Owner.
       1. Provide protective coverings, barriers, devices, signs, or other procedures to protect stairs and to maintain means of egress. If stairs become damaged, restore damaged areas so no evidence remains of correction work.
       2. Stairs must remain functional and free of Construction at all times, unless otherwise indicated in the Project Phasing requirements.

Delete below if use of loading dock is not required, or loading dock is not available.

* + 1. Loading Dock Usage: Use loading dock for delivery of material to work areas and for the disposal of rubbish and waste materials. Maintain loading dock in a clean condition acceptable to Owner.
       1. Schedule use of loading dock with Owner and Tenants to avoid disruption of building occupants' operations.
       2. Do not store materials on loading dock.

Insert additional paragraphs specifying specific limitations on use of existing site. See Evaluations for Section 01 11 00 – Summary of Work, for model text describing restrictions that might be required if work is performed on an occupied building.

* 1. OCCUPANCY REQUIREMENTS DURING CONSTRUCTION

Retain paragraph below if Owner will occupy all or part of premises during construction. Revise to suit Project. Note that restrictions increase the cost of the Project. Include only restrictions that the Owner, Tenant, Landlord, or Property Manager deem necessary. See Evaluations.

* + 1. Full Owner Occupancy: Owner will occupy the site 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.
       1. Schedule use of premises for Work and coordinate construction operations with the Owner, Landlord, Property Manager and/or Tenant to allow for occupancy.
       2. Schedule use of premises for Work and coordinate construction operations with the Owner, Landlord, Property Manager and/or Tenant to allow for use of site and premises by the public.
       3. Keep premises orderly, clean and with a minimum of obstruction and inconvenience to the tenants and the public.
       4. Relocate any stored products that interfere with public access, operations of the Owner, Landlord, Property Manager and/or Tenant or separate contractor. If necessary, obtain and pay for additional storage or work areas needed for operations.
       5. Limit use of premises to areas designated unless otherwise allowed in writing by the Owner, Landlord, Property Manager and/or Tenant.
       6. Maintain all required exits at all times. Do not locate any materials in exit pathways.
  1. OCCUPANCY REQUIREMENTS PRIOR TO SUBSTANTIAL COMPLETION

Retain paragraph below if Owner might occupy completed portions of the site before Substantial Completion. This arrangement is often referred to as "beneficial occupancy." Revise to suit Project.

* + 1. Owner Limited Occupancy of Completed Areas of Construction: Owner reserves the right to occupy and to place and install equipment in completed areas of the site, before Substantial Completion, provided such occupancy does not interfere with completion of the Work. Such placement of equipment and partial occupancy shall not constitute acceptance of incomplete portions of the Work, nor shall it relieve the Contractor of its responsibility for completion of the Work in accordance with the Contract Documents.

Subparagraphs below describe procedures and requirements necessary before partial occupancy of portions of Project.

* + - 1. Prepare a Certificate of Substantial Completion for each specific portion of the Work to be occupied prior to 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 the Work.
      4. On occupancy, Owner will assume responsibility for maintenance and custodial service for occupied portions of the Work.
  1. MISCELLANEOUS RESTRICTIONS

Retain "Noise, Vibration, and Odors" Paragraph below for work in or near occupied facilities.

* + 1. Noise, Dust, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to occupancy.

Modify below, if necessary, to identify specific conditions, such as pile driving, core drilling, and painting.

* + - 1. Notify Consultant, Property Manager, and Owner not less than two (2) days in advance of proposed disruptive operations.
      2. Obtain Property Manager's, and/or Owner's written permission before proceeding with disruptive operations.
      3. Radios and music are not permitted.
      4. On-site paging systems are not permitted.

Retain remaining paragraphs to correspond to Owner's requirements. Revise to suit Project. Where Owner's requirements are extensive, refer to and insert Owner policy and procedure documents to the Project Manual.

* + 1. Controlled Substances: Use of tobacco products and other controlled substances on Project site is not permitted, unless in a designated area identified by signage.
    2. Nonsmoking Building: Smoking is not permitted within the building or within 25 feet (8 m) of entrances, operable windows, or outdoor-air intakes.
    3. Employee Identification: Provide identification tags for Contractor personnel working on Project site. Require personnel to use identification tags at all times.
    4. Employee Screening: Comply with Owner's requirements for drug and background screening of Contractor personnel working on Project site.
       1. Maintain list of approved screened personnel with Owner's representative.

Insert additional paragraphs to specify restrictions on Contractor's use of premises or to specify limitations because of Owner occupancy.

* + 1. Interferences:
       1. Coordinate placement of equipment to ensure that components will be properly accommodated within spaces provided prior to commencement of the Work.
       2. Take complete responsibility for remedial work that results from failure to coordinate aspects of work prior to it's fabrication / installation.
       3. Ensure that accesses and clearances required by jurisdictional authorities and/or for easy maintenance of equipment are provided in layout of equipment and services; Notify Consultant if indicated clearances are in conflict.
    2. Publicity Releases and Photographs:
       1. No press or publicity releases will be permitted without prior written approval of the Owner.
       2. No photographs of the Place of the Work or of any portion of the Work will be permitted without written approval of the Owner, except as provided by the Contract Documents.
    3. Electronic Files:
       1. In the event that the Contractor, a Subcontractor, or a Supplier requests AutoCAD files from the Consultant, the Consultant will be allowed to use their discretion whether or not they will provide the electronic files. The Consultant may charge a fee for providing the electronic files and/or require a copyright waiver to be signed, also at the Consultant's discretion.

1. Products

Not Used

1. Execution

Not Used

END OF SECTION