

Checklist for deciding whether to renovate or demolish

RELEVANT TO THE CLIENT AND CONSULTANTS

- Set aside time to make the initial decision on renovation or demolition, and incorporate knowledge and professional skills into the process at an early stage.
- What is the function of the building going to be? What has the function of the building been and what does the planning permission allow? Is the building to be used for a special function that makes additional requirements of its design? Look at the structure of the building, e.g. room heights and sizes, and align this with the functions the building needs to accommodate.
- Look at the structure of the building. Are the load-bearing elements and the outer walls robust and can the internal walls be moved? This is often a basic condition for the success of a renovation.
- Look at the roof and floor structures/ ground deck – what kind of load can the building take?
- What are the ventilation conditions, energy requirements and fire regulations? Does the building live up to current requirements – and what may be needed to update to current legislation?
- Is the building listed or worthy of preservation, or does the building have any other type of cultural heritage that has value and is worth preserving?
- If the building cannot accommodate the required function, is it possible to find another building? And use the building for other functions that it can more easily accommodate instead of demolishing it? Is it possible to match up several projects in the developer's own property portfolio or is it possible to enter into partnerships with other developers? Is selling the building an option?
- What is the general condition of the building? Are the materials of good quality and what is the residual service life of the building? Perform effective and thorough resource mapping. Always remember the environmental mapping in order to have the building inspected for environmentally harmful substances.
- Compare operating costs for renovation and new construction.

Checklist for selecting materials

RELEVANT TO THE CLIENT AND CONSULTANTS

- Perform thorough environmental and resource mapping with particular focus on environmentally harmful substances, the possibilities for separation of materials and components and the technical quality of the materials.
- Perform realistic estimates of the quantity and scope of materials after removal so that the actual volume can be included in a cost-benefit analysis.
- Find out about sales options, e.g. through market dialogue, and incorporate sales as a sub-criterion in the tender, if applicable, and set out clear documentation requirements.
- Is it possible immediately to use the materials or is there a need for temporary storage? What storage options are available – and what do they cost?
- Take into account that delivery of the second-hand materials may be uncertain when the project planning and construction work take place. Is it possible to include buffers in the schedule to allow the project to be adapted when unexpected materials issues arise? Also remember to take the time to ensure that thorough and early discussions take place between all parties.
- Remember to think about the working environment when removing materials, rebuilding and operating the building. Is it possible to remove materials safely?

Checklist for approaching applicable regulations

RELEVANT TO THE CLIENT

- Should recycling of materials be part of the award criterion in the tender documentation? Think about how it should be incorporated into the tender documentation and what the expectations are for the tender documentation.
- Focus on documentation and traceability, and ensure that consultants and contractors incorporate the right procedures throughout the demolition so that the final distribution of materials can be documented.
- Is it possible to use developer deliveries, where the developer himself supplies materials and products for the construction work?
- Always keep track of applicable legislation, including the Construction Products Regulation, the Danish Building Regulations and the Waste Regulations.
- Examine the special rules for reusing and recycling building materials on the specific project. Is there a possibility of immediate reuse or do the materials have to be processed before reuse or recycling, whereby the Waste Regulations come into play?
- Enter into discussion with the municipality about the possibility of applying for dispensation to be allowed to build with second-hand materials, and find out what the procedure for this is in the municipality in question.
- Include precise, measurable descriptions of the materials that are to be reused in the tender documentation.
- Specify quality requirements in the tender documentation so that contractors know which materials can be used (and which cannot be used). Also state what contractors should do if the materials cannot be reused as expected. Invite discussion if contractors are in doubt.
- Clarify the division of responsibilities in relation to defects and reliability of delivery, preferably in dialogue with the contractor.
- Consider what kind of process and schedule is needed to ensure efficient cooperation between all parties and whether it allows time for new challenges and opportunities to emerge along the way. Establish different scenarios and formulate requirements for a flexible process in the tender documentation.
- Consider what documentation for reusing and recycling materials is required.
- Enter into discussions with the market before and during the tender to bring as wide-ranging knowledge as possible to the project.