Leak Damage Prevention Policy for Capital Projects

General
The Contractor is responsible to identify in writing to the Owner and coordinate in the field any work that has the potential for leaks. The Contractor is responsible for associated means and methods related to the work and direct supervision of it. The Contractor is responsible to provide adequate, readily available spill/leak containment equipment in the immediate area of work should a leak occur. All work must be in compliance with approved Construction Documents and Columbia University Compliance Guidelines. Contractor is also responsible to perform work consistent insurance guidelines.

Shut Downs
All requests for shut downs involving the isolation of wet piping for the purpose of demolition, cutting, capping, extending, replacing, etc. that has the potential for leak must be requested in writing to the Owner a minimum of 7 days in advance. Such requests must have complete and accurate information and include a request for an Operations Engineer to be present to confirm identified piping system, associated branch valves and floor valves at the riser. Shut downs must be rescheduled if an Operations Engineer cannot be present for the full duration at the requested time.

Demolition & Cutting of wet Piping
No cutting of piping should occur without an approved shut down, Operations Engineer's confirmation that all associated/required valves are fully shut in the off position, an Operations Engineer being present for the entire process with Spill/Leak containment equipment present on site at the location of work. An Operations Engineer must be present with Spill/Leak containment equipment when the work is complete and the valves are returned to the open position. Any planned work must be rescheduled if an Operations Engineer cannot be present for the full duration at the requested time.

Critical Areas
The Contractor is responsible for identifying in writing to the Owner when work with leak potential is being performed over critical areas. Critical areas shall be defined by the Owner prior to any demolition or work being performed. The Contractor is responsible to provide adequate temporary protection and safeguards necessary to prevent damage or impact to any critical areas. Such temporary protections and safeguards must be reviewed by the Owner prior to any work being performed, however the Owner is not responsible to certify the adequacy of such protections and safeguards which is the Contractor's responsibility.

Created May 2012, YW