

PRE-DEMOLITION HAZARDOUS STRIP

ACTIVITY RAMS — ADAPT TO SITE BEFORE USE

Gas suppression and cylinders · oils · lamps, capacitors and mercury · refrigerant plant · lead · left-behind chemicals

KD-RA-DM-001 Rev A0

Statutory basis: CDM 2015 reg 20(2) — the arrangements for demolition recorded in writing before the work begins; this document is part of that record, with BS 6187:2011 practice. COSHH 2002 for oils, fluids, mercury and suspect items; the Control of Lead at Work Regulations 2002 with ACOP L132 (3rd edition, 2002) for lead; the Fluorinated Greenhouse Gases Regulations 2015 for refrigerant plant. Waste leaves under the Environmental Protection Act 1990 s.34 duty of care and, on a site in England, the Hazardous Waste (England and Wales) Regulations 2005; Wales, Scotland and Northern Ireland have their own hazardous waste rules — confirm those that apply to the site. This document is the recorded safe system of work required by HSWA 1974 s.2(2)(a) and MHSWR 1999 regs 3 and 5.

1 DOCUMENT AND PROJECT IDENTIFICATION

RAMS REFERENCE	PROJECT / SITE REF	SITE NAME AND ADDRESS	DATE PREPARED	NEXT REVIEW DATE
CLIENT / PRINCIPAL CONTRACTOR	PLANNED START	DURATION	OPERATIVES	SUPERVISING THE WORK

2 SCOPE OF WORKS

Removing, before soft strip or demolition starts, the items that must not go into the demolition waste or be disturbed by it: fixed gas suppression systems and pressurised cylinders (made safe by a specialist), oil-filled equipment and tanks, lamps, capacitors in older light fittings, mercury switches and gauges, refrigerant plant after recovery, smoke detectors, lead, and chemicals left behind — isolating, draining, removing whole, labelling and storing them for consignment.

This document does not cover: asbestos of any kind (KD-RAMS-DM-007), lead paint (KD-RAMS-LD-002), refrigerant recovery (a certificated engineer — see KD-RAMS-ME-008), incoming supplies and fluid-filled supply cables (the utility or network operator), general soft strip (KD-RAMS-DM-001), and the hazardous waste store — identification, segregation and storage (KD-RA-LG-002).

SITE-SPECIFIC SCOPE, LOCATIONS AND LIMITATIONS

3 RISK ASSESSMENT — SCORE EACH RISK FOR THIS SITE, THEN ADD WHAT IS MISSING

The hazards and controls below are the starting point for this activity, written by a working main contractor. They are not complete for your site until a competent person has scored each risk, added the site-specific hazards, and struck out anything that does not apply. Rate risks High / Medium / Low before and after controls.

1. Fixed gas suppression systems and pressurised cylinders — accidental discharge

At risk: Operatives in the protected room or near cylinders

Controls: A discharge of carbon dioxide, inert gas or halon can asphyxiate within the protected space. A competent specialist disables the actuators and isolates and removes the cylinders before any strip in the protected area or near them; nobody works in a protected room while its system is armed. A discharge alarm, hiss or gas release means everyone out at once, doors left shut, no re-entry until the space is ventilated and cleared.

INITIAL (H/M/L)	RESIDUAL (H/M/L)	SITE-SPECIFIC ADDITIONAL CONTROLS, OR N/A	ACTION OWNER	BY WHEN

2. Equipment still live, charged or under pressure

At risk: Operatives

Controls: Every item isolated, proved dead and depressurised by a competent person, and recorded on the isolation certificate, before it is touched; capacitors treated as charged until an electrician has discharged them; stored hydraulic pressure released before any line is cut.

INITIAL (H/M/L)	RESIDUAL (H/M/L)	SITE-SPECIFIC ADDITIONAL CONTROLS, OR N/A	ACTION OWNER	BY WHEN

3. Oils, fluids and stagnant water — spills, skin contact, slips, aerosols

At risk: Operatives, drains and ground

Controls: Oils pumped into sealed, labelled containers standing in drip trays, never cut open and drained onto the floor; stagnant water systems drained without creating spray; spill kit at the work; nothing to drains; gloves and eye protection to the COSHH 2002 assessment.

INITIAL (H/M/L)	RESIDUAL (H/M/L)	SITE-SPECIFIC ADDITIONAL CONTROLS, OR N/A	ACTION OWNER	BY WHEN

4. Capacitors and oil-filled equipment that may contain PCBs

At risk: Operatives, the waste chain

Controls: PCBs are found in capacitors inside older fluorescent and discharge light fittings, and in older transformers and capacitor banks. These are treated as possibly containing PCBs until the audit or the rating plate clears them: removed whole with the fitting, never cut, crushed or drained on site; leaking items bagged and stood in drip trays; chemical-resistant gloves and disposable overalls.

INITIAL (H/M/L)	RESIDUAL (H/M/L)	SITE-SPECIFIC ADDITIONAL CONTROLS, OR N/A	ACTION OWNER	BY WHEN

5. Broken lamps and mercury switches and gauges

At risk: Operatives

Controls: Lamps and tubes removed whole into a lamp container; mercury switches, thermostats and gauges removed whole and bagged. A broken lamp or spilt mercury is never vacuumed under any circumstances: the area ventilated, fragments gathered gently with card and damp wipes, and everything double-bagged.

INITIAL (H/M/L)	RESIDUAL (H/M/L)	SITE-SPECIFIC ADDITIONAL CONTROLS, OR N/A	ACTION OWNER	BY WHEN

6. Refrigerant released from plant that has not been recovered*At risk: Operatives, the environment*

Controls: No refrigerant pipe cut and no plant unbolted until a certificated engineer has recovered the charge and labelled the plant; fluorinated refrigerants under the Fluorinated Greenhouse Gases Regulations 2015. Unlabelled plant is assumed charged.

INITIAL (H/M/L)	RESIDUAL (H/M/L)	SITE-SPECIFIC ADDITIONAL CONTROLS, OR N/A	ACTION OWNER	BY WHEN

7. Lead sheet, pipe and flashings — lead dust and fume*At risk: Operatives*

Controls: Removed by cold cutting and folding, never burning; hands washed before eating, drinking or smoking; any work creating lead dust or fume is assessed under the Control of Lead at Work Regulations 2002 first.

INITIAL (H/M/L)	RESIDUAL (H/M/L)	SITE-SPECIFIC ADDITIONAL CONTROLS, OR N/A	ACTION OWNER	BY WHEN

8. Chemicals left behind, smoke detectors and unidentified items*At risk: Operatives*

Controls: Containers left by occupiers are not opened, mixed or poured away — labelled contents recorded, unknown containers left in place and reported; ionisation smoke detectors kept whole and bagged for the specialist route.

INITIAL (H/M/L)	RESIDUAL (H/M/L)	SITE-SPECIFIC ADDITIONAL CONTROLS, OR N/A	ACTION OWNER	BY WHEN

9. Handling, storage and mixed waste streams*At risk: Operatives, the waste chain*

Controls: Drums, batteries and drained items moved on trolleys or by machine, batteries kept upright; a lockable covered store with drip trays and a labelled container per stream, incompatibles apart; nothing leaves site without the description its consignment needs under the duty of care in EPA 1990 s.34 and the hazardous waste rules for the site.

INITIAL (H/M/L)	RESIDUAL (H/M/L)	SITE-SPECIFIC ADDITIONAL CONTROLS, OR N/A	ACTION OWNER	BY WHEN

Site-specific hazards not listed above — every site has at least one:

HAZARD	WHO IS AT RISK	CONTROLS	INITIAL H/...	RESIDUAL...	ACTION OWNER	BY WHEN

4 METHOD — SEQUENCE OF WORK

- 01 Obtain the pre-demolition audit and asbestos survey; walk the building with them and mark each item. Anything not on the audit is reported, not guessed at.
- 02 Confirm fixed gas suppression systems and gas cylinders have been made safe and removed by a specialist before any work in those areas.
- 03 Confirm isolation: supplies proved dead, capacitors discharged, hydraulic pressure released, fuel lines closed — on the isolation certificates.
- 04 Confirm refrigerant plant is labelled as recovered before anyone unbolts it.
- 05 Set up the store — lockable, covered, drip trays, labelled containers per stream, spill kit.
- 06 Pump oils into sealed containers over drip trays; drain water systems without spray.
- 07 Remove lamps, light fittings with their capacitors, and mercury devices whole; bag smoke detectors; remove lead by cold methods.
- 08 STOP on a suppression alarm or gas release, an unlabelled drum, unknown fluid, leak or suspect PCB item: keep people away, open nothing, report for specialist advice.
- 09 Record each item removed against the audit and its consignment; release an area for soft strip only when its audit items are signed off.

SITE-SPECIFIC AMENDMENTS TO THE SEQUENCE

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5 PLANT, EQUIPMENT AND MATERIALS

- | | |
|--|--|
| Oil transfer pump and sealed containers | Lockable covered hazardous items store |
| Drip trays and spill kit | Trolleys and labels |
| Lamp containers, card, damp wipes and bags | |

INSPECTION / THOROUGH EXAMINATION REFS	COSHH ASSESSMENT REFS

6 PPE — THE LAST LINE OF CONTROL, NOT THE FIRST

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continued

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- Head protection
- Safety footwear
- High visibility
- Gloves — task-rated
- Eye protection
- Hearing protection
- Chemical-resistant gloves and disposable overalls to the COSHH assessment
- Eye protection when draining

RPE TYPE, FACE-FIT STATUS, AND ANY OTHER PPE REQUIRED

7 PERMITS REQUIRED BEFORE THIS WORK STARTS

A permit authorises this work in that place, on that day. It extends the safe system of work in this document — it does not replace it (HSE HSG250). The site issues the permit; record its number before work starts.

KD-PTW-EI-011 — Electrical Isolation Certificate

Isolation of each electrical item before removal.

PERMIT NUMBER

KD-PTW-MI-029 — Mechanical Isolation and Lock-Off Certificate

Suppression systems, hydraulic and pressurised plant.

PERMIT NUMBER

8 EMERGENCY ARRANGEMENTS — COMPLETE FOR THIS SITE

FIRST AIDER AND LOCATION

NEAREST A&E

ASSEMBLY POINT

HOW THE ALARM IS RAISED

EMERGENCY ACCESS FOR THIS WORK AREA

SPILL / ENVIRONMENTAL RESPONSE

9 BRIEFING RECORD — EVERYONE WORKING UNDER THIS RAMS SIGNS BEFORE STARTING

By signing you confirm the contents of this RAMS have been explained to you, you understand the hazards and controls, and you will work to the sequence stated. Tell the supervisor if the work or the site does not match this document — work stops until it does.

NAME	COMPANY	SIGNATURE	DATE

10 PREPARED AND ACCEPTED

Prepared / adapted for this site by — I confirm I have adapted this document to the site, scored the risks, and that it describes how the work will actually be done.

PRINTED NAME	ROLE / COMPETENCE	COMPANY	SIGNATURE	DATE	TIME

Accepted for the site by — principal contractor or site manager review.

PRINTED NAME	ROLE	COMPANY	SIGNATURE	DATE	TIME

Review this RAMS if the work, the site or the law changes, and at least before each new phase of the works. Flatten the completed PDF before filing so the record cannot be silently edited.

R REVISION HISTORY

Every revision of this document, and every review that found nothing to change. The revision on the front of this sheet is the one you are holding — check kubitdocs.com for the current one before use.

Rev	Date	Class	What changed	Authorised by
D0	2026-09-11	first-issue	First issue.	— not yet approved —
A0	2026-09-11	review	Approved for issue by the author. Content unchanged from the reviewed draft; the draft status strip is removed. No independent third-party review has been carried out.	Author — director, UK principal contractor, SMSTS. Not an independent review.

Class: first-issue · material (the law, a control, a field or the scope changed — past buyers are notified) · editorial (wording or layout only) · review (checked, nothing changed) · withdrawal. Revision prefix D = draft, not approved and not for sale; A = approved for issue by the person named, on the date shown.