



GUIDE DISMANTLING · 5 MIN READ

Industrial dismantling checklist — step by step

Industrial dismantling checklist: 12 steps from the decision through to handover of the development-ready site. Available to download as a PDF.

1. Strategic decision and project initiation

Responsible: Senior management / board · Timing: Project start

Take the formal decision on the plant closure. Appoint the project management, define the budget in outline, set out the time frame. Establish a confidentiality strategy, in particular towards the workforce and the public.

2. Site survey and building register

Responsible: Project manager / dismantling contractor · Timing: Month 1–2

Produce a complete building register: building types, construction, year of construction, history of use, type of foundation. Collate the existing construction documents, permits and operating records.

3. Commission the hazardous-substance survey

Responsible: Building owner / qualified expert · Timing: Month 1–3

Commission a qualified expert to carry out a building hazardous-substance survey. Sample all buildings and plant sections systematically: asbestos, MMMF (man-made mineral fibres), PAHs, PCBs, heavy metals, wood preservatives. Result: a hazardous-substance register as the basis for remediation and tendering.

4. Soil investigation and contaminated land survey

Responsible: Environmental consultant / geotechnical engineer · Timing: Month 2–4

Carry out a historical survey (phase I) and, where necessary, an exploratory investigation (phase II) in accordance with the BBodSchG (Federal Soil Protection Act). Check the groundwater monitoring points. Result: an assessment of the suspected legacy contamination and, where necessary, a remediation concept.

5. Obtain permits

Responsible: Project manager / permit planner · Timing: Month 3–6

Submit the notification of decommissioning under § 15 BImSchG to the competent authority. Apply for the demolition permit under the state building regulations (Landesbauordnung). Agree the disposal concept with the waste authority. Appoint a health and safety coordinator (SiGeKo).

6. Disposal concept and quantity survey

Responsible: Dismantling contractor / waste management contractor · Timing: Month 3–5

Carry out a quantity survey by material stream. Define the disposal routes for all waste types. Assign AVV waste code numbers. Conclude the disposal contracts. Plan the recovery rate (target: over 90 %).

7. Tendering and award

Responsible: Building owner / project manager · Timing: Month 4–6

Draw up the schedule of services on the basis of the hazardous-substance report and the quantity survey. Invite at least three qualified dismantling contractors to tender. Check references, certifications (ISO 9001, SCC) and disposal concepts. Choose the contract model.

8. Carry out the hazardous-substance remediation

Responsible: Remediation contractor / site supervision · Timing: Month 6–9

Carry out the hazardous-substance remediation before demolition. Asbestos remediation to TRGS 519, MMMF (man-made mineral fibres) to TRGS 521. Set up dirty (black) areas, negative-pressure containment, clearance measurements. Remediation documentation with photographic records and clearance measurement certificates.

9. Strip-out and disassembly

Responsible: Dismantling contractor · Timing: Month 8–11

Remove technical equipment, operating resources and installations. Identify and market plant components suitable for recovery. Segregate the material streams. Ensure structural stabilisation during the strip-out.

10. Selective demolition

Responsible: Dismantling contractor / structural engineer · Timing: Month 10–14

Controlled demolition of the building structure. Separate materials into single-grade fractions. Observe the demolition structural analysis. Implement dust suppression measures. Monitor vibration and noise. Daily documentation.

11. Soil remediation and backfilling

Responsible: Remediation contractor / environmental consultant · Timing: Month 12–16

Excavate contaminated soil and dispose of it properly. Initiate groundwater remediation where necessary. Backfill with tested material in accordance with the EBV (Substitute Building Materials Ordinance). Grid sampling to document the remediation.

12. Final documentation and handover

Responsible: Project manager / building owner · Timing: Month 16–18

Produce a final report with mass balances, recovery rates and complete record-keeping. Final soil sampling. Obtain official acceptance and clearance for use. Hand over the development-ready site to the client.

Frequently asked questions

Can I skip individual steps in the checklist?

No. The sequence is prescribed both technically and legally. Hazardous-substance remediation before demolition in particular is mandatory. Skipping steps can lead to liability risks, fines and site shutdowns.

Do I need my own project manager, or can the dismantling contractor take that on?

It is advisable to appoint your own project manager or an external project controller. The dismantling contractor has a commercial interest of its own — independent project management safeguards the client's interests.

Let us talk about your project

Reply within 24 hours on working days.

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