

MILLENNIUM

Ft. Myers, FLORIDA

PROJECT MANUAL

ISSUE DATE: 02-17-2017

PERMIT REVIEW SET

FK PROJECT NO. 5331



Fugleberg Koch, PLLC
AA26002103

GRAND OAKS APARTMENTS

LEE COUNTY, FLORIDA

PROJECT MANUAL

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NOT USED

GRAND OAKS APARTMENTS
LEE COUNTY, FL
FK PROJECT No. 5331

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DIVISION 31 – EARTHWORK

313116 TERMITE CONTROL

08/31/16 FK

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PART 1 - GENERAL

1.1 SUMMARY

- A. A preliminary report of geotechnical exploration dated December 20, 2005 has been prepared for this Project site by:

Capri Engineering LLC
1011 Shotgun Road
Sunrise, FL 33326

- B. A copy of the report is provided for reference with this Section.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 003132

SECTION 007200 - GENERAL CONDITIONS OF THE CONTRACT

PART 1 - GENERAL

1.1 Form

- A. The American Institute of Architects Document A201 - GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, 2007 Edition, contains the General Conditions of the Contract. AIA Document A201 is amended by supplementary conditions provided in Section 007300 - Supplementary Conditions herein.
- B. The General Conditions of the Contract for Construction and the Supplementary Conditions shall be taken together and constitute the Conditions of the Contract referenced in the Agreement.
- C. The General Conditions of the Contract for Construction and the Supplementary Conditions are referred together in the Project Manual as the General Conditions;. No contractual adjustments shall be due or become exigent as a result of failure on the part of the Contractor to fully acquaint himself and all other parties to the Contract with the General Conditions of the Contract for Construction and the Supplementary Conditions.

PART 2 - PRODUCTS

NOT USED.

PART 3 - EXECUTION

NOT USED.

END OF SECTION 007200



AIA®

Document A201™ – 2007

General Conditions of the Contract for Construction

for the following PROJECT:

(Name and location or address)

Grand Oaks Apartments
Three Oaks Parkway
Lee County, FL

THE OWNER:

(Name, legal status and address)

Grand Oaks Apartments, LLC (or assigns)
c/o Rohdie Group, LLC
52 Vanderbilt Avenue
Suite 2007
New York, NY 10017

THE ARCHITECT:

(Name, legal status and address)

Fugleberg Koch, LLC
2555 Temple Trail
Winter Park, FL 32789

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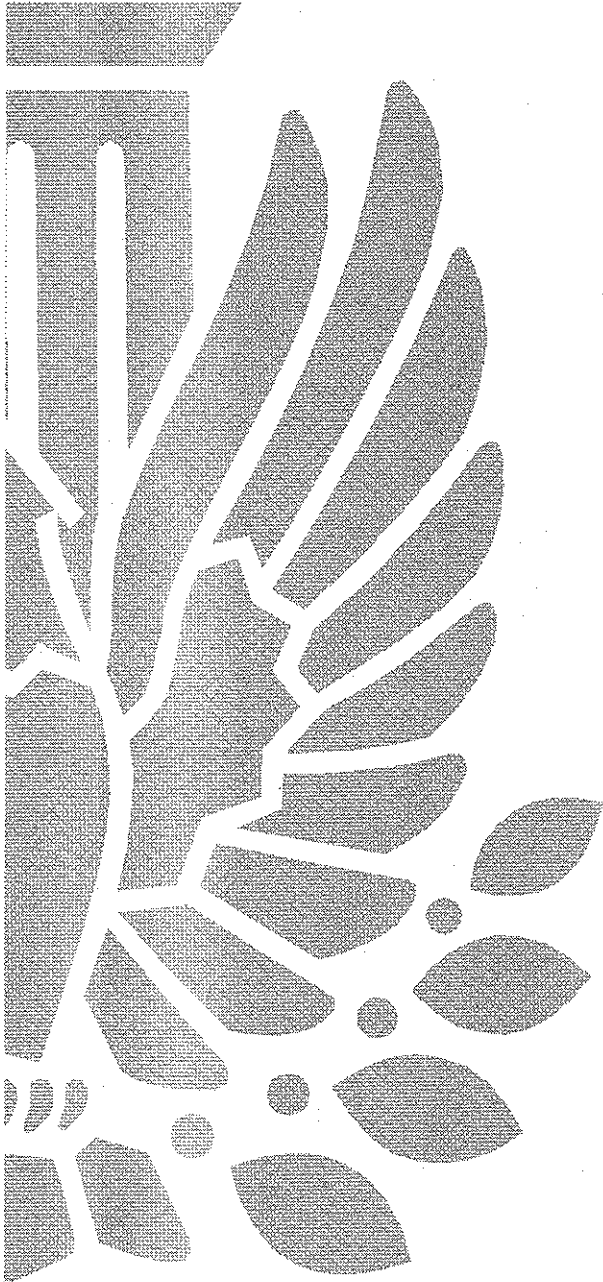
ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

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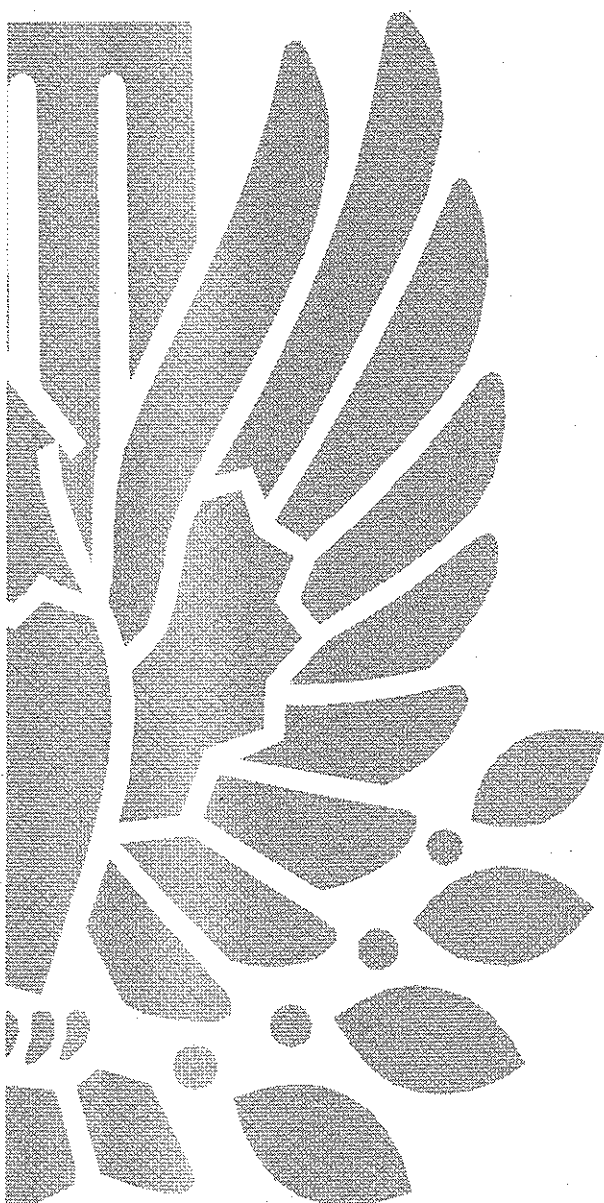
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ARTICLE 1 GENERAL PROVISIONS

§ 1.1 BASIC DEFINITIONS

§ 1.1.1 THE CONTRACT DOCUMENTS

The Contract Documents are enumerated in the Agreement between the Owner and Contractor (hereinafter the Agreement) and consist of the Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of the Contract, other documents listed in the Agreement and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive or (4) a written order for a minor change in the Work issued by the Architect. Unless specifically enumerated in the Agreement, the Contract Documents do not include the advertisement or invitation to bid, Instructions to Bidders, sample forms, other information furnished by the Owner in anticipation of receiving bids or proposals, the Contractor's bid or proposal, or portions of Addenda relating to bidding requirements.

§ 1.1.2 THE CONTRACT

The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Contractor and the Architect or the Architect's consultants, (2) between the Owner and a Subcontractor or a Sub-subcontractor, (3) between the Owner and the Architect or the Architect's consultants or (4) between any persons or entities other than the Owner and the Contractor. The Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of the Architect's duties.

§ 1.1.3 THE WORK

The term "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project.

§ 1.1.4 THE PROJECT

The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner and by separate contractors.

§ 1.1.5 THE DRAWINGS

The Drawings are the graphic and pictorial portions of the Contract Documents showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules and diagrams.

§ 1.1.6 THE SPECIFICATIONS

The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, systems, standards and workmanship for the Work, and performance of related services.

§ 1.1.7 INSTRUMENTS OF SERVICE

Instruments of Service are representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by the Architect and the Architect's consultants under their respective professional services agreements. Instruments of Service may include, without limitation, studies, surveys, models, sketches, drawings, specifications, and other similar materials.

§ 1.1.8 INITIAL DECISION MAKER

The Initial Decision Maker is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2 and certify termination of the Agreement under Section 14.2.2.

§ 1.2 CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS

§ 1.2.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

§ 1.2.2 Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade.

§ 1.2.3 Unless otherwise stated in the Contract Documents, words that have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings.

§ 1.3 CAPITALIZATION

Terms capitalized in these General Conditions include those that are (1) specifically defined, (2) the titles of numbered articles or (3) the titles of other documents published by the American Institute of Architects.

§ 1.4 INTERPRETATION

In the interest of brevity the Contract Documents frequently omit modifying words such as "all" and "any" and articles such as "the" and "an," but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

§ 1.5 OWNERSHIP AND USE OF DRAWINGS, SPECIFICATIONS AND OTHER INSTRUMENTS OF SERVICE

§ 1.5.1 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and will retain all common law, statutory and other reserved rights, including copyrights. The Contractor, Subcontractors, Sub-subcontractors, and material or equipment suppliers shall not own or claim a copyright in the Instruments of Service. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with this Project is not to be construed as publication in derogation of the Architect's or Architect's consultants' reserved rights.

§ 1.5.2 The Contractor, Subcontractors, Sub-subcontractors and material or equipment suppliers are authorized to use and reproduce the Instruments of Service provided to them solely and exclusively for execution of the Work. All copies made under this authorization shall bear the copyright notice, if any, shown on the Instruments of Service. The Contractor, Subcontractors, Sub-subcontractors, and material or equipment suppliers may not use the Instruments of Service on other projects or for additions to this Project outside the scope of the Work without the specific written consent of the Owner, Architect and the Architect's consultants.

§ 1.6 TRANSMISSION OF DATA IN DIGITAL FORM

If the parties intend to transmit Instruments of Service or any other information or documentation in digital form, they shall endeavor to establish necessary protocols governing such transmissions, unless otherwise already provided in the Agreement or the Contract Documents.

ARTICLE 2 OWNER

§ 2.1 GENERAL

§ 2.1.1 The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner shall designate in writing a representative who shall have express authority to bind the Owner with respect to all matters requiring the Owner's approval or authorization. Except as otherwise provided in Section 4.2.1, the Architect does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

§ 2.1.2 The Owner shall furnish to the Contractor within fifteen days after receipt of a written request, information necessary and relevant for the Contractor to evaluate, give notice of or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to the property on which the Project is located, usually referred to as the site, and the Owner's interest therein.

§ 2.2 INFORMATION AND SERVICES REQUIRED OF THE OWNER

§ 2.2.1 Prior to commencement of the Work, the Contractor may request in writing that the Owner provide reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. Thereafter, the Contractor may only request such evidence if (1) the Owner fails to make payments to the Contractor as the Contract Documents require; (2) a change in the Work materially changes the Contract Sum; or (3) the Contractor identifies in writing a reasonable concern regarding the Owner's ability to make payment when due. The Owner shall furnish such evidence as a condition precedent to commencement or continuation of the Work or

the portion of the Work affected by a material change. After the Owner furnishes the evidence, the Owner shall not materially vary such financial arrangements without prior notice to the Contractor.

§ 2.2.2 Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including those required under Section 3.7.1, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.

§ 2.2.3 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

§ 2.2.4 The Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Contractor's performance of the Work with reasonable promptness after receiving the Contractor's written request for such information or services.

§ 2.2.5 Unless otherwise provided in the Contract Documents, the Owner shall furnish to the Contractor one copy of the Contract Documents for purposes of making reproductions pursuant to Section 1.5.2.

§ 2.3 OWNER'S RIGHT TO STOP THE WORK

If the Contractor fails to correct Work that is not in accordance with the requirements of the Contract Documents as required by Section 12.2 or repeatedly fails to carry out Work in accordance with the Contract Documents, the Owner may issue a written order to the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity, except to the extent required by Section 6.1.3.

§ 2.4 OWNER'S RIGHT TO CARRY OUT THE WORK

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a ten-day period after receipt of written notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such deficiencies. In such case an appropriate Change Order shall be issued deducting from payments then or thereafter due the Contractor the reasonable cost of correcting such deficiencies, including Owner's expenses and compensation for the Architect's additional services made necessary by such default, neglect or failure. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect. If payments then or thereafter due the Contractor are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner.

ARTICLE 3 CONTRACTOR

§ 3.1 GENERAL

§ 3.1.1 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Contractor shall be lawfully licensed, if required in the jurisdiction where the Project is located. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all matters under this Contract. The term "Contractor" means the Contractor or the Contractor's authorized representative.

§ 3.1.2 The Contractor shall perform the Work in accordance with the Contract Documents.

§ 3.1.3 The Contractor shall not be relieved of obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the Contract, or by tests, inspections or approvals required or performed by persons or entities other than the Contractor.

§ 3.2 REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

§ 3.2.1 Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, become generally familiar with local conditions under which the Work is to be performed and correlated personal observations with requirements of the Contract Documents.

§ 3.2.2 Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.2.3, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for information in such form as the Architect may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

§ 3.2.3 The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Architect any nonconformity discovered by or made known to the Contractor as a request for information in such form as the Architect may require.

§ 3.2.4 If the Contractor believes that additional cost or time is involved because of clarifications or instructions the Architect issues in response to the Contractor's notices or requests for information pursuant to Sections 3.2.2 or 3.2.3, the Contractor shall make Claims as provided in Article 15. If the Contractor fails to perform the obligations of Sections 3.2.2 or 3.2.3, the Contractor shall pay such costs and damages to the Owner as would have been avoided if the Contractor had performed such obligations. If the Contractor performs those obligations, the Contractor shall not be liable to the Owner or Architect for damages resulting from errors, inconsistencies or omissions in the Contract Documents, for differences between field measurements or conditions and the Contract Documents, or for nonconformities of the Contract Documents to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities.

§ 3.3 SUPERVISION AND CONSTRUCTION PROCEDURES

§ 3.3.1 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract, unless the Contract Documents give other specific instructions concerning these matters. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences or procedures, the Contractor shall evaluate the jobsite safety thereof and, except as stated below, shall be fully and solely responsible for the jobsite safety of such means, methods, techniques, sequences or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely written notice to the Owner and Architect and shall not proceed with that portion of the Work without further written instructions from the Architect. If the Contractor is then instructed to proceed with the required means, methods, techniques, sequences or procedures without acceptance of changes proposed by the Contractor, the Owner shall be solely responsible for any loss or damage arising solely from those Owner-required means, methods, techniques, sequences or procedures.

§ 3.3.2 The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for, or on behalf of, the Contractor or any of its Subcontractors.

§ 3.3.3 The Contractor shall be responsible for inspection of portions of Work already performed to determine that such portions are in proper condition to receive subsequent Work.

§ 3.4 LABOR AND MATERIALS

§ 3.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other

facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

§ 3.4.2 Except in the case of minor changes in the Work authorized by the Architect in accordance with Sections 3.12.8 or 7.4, the Contractor may make substitutions only with the consent of the Owner, after evaluation by the Architect and in accordance with a Change Order or Construction Change Directive.

§ 3.4.3 The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Work. The Contractor shall not permit employment of unfit persons or persons not properly skilled in tasks assigned to them.

§ 3.5 WARRANTY

The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further warrants that the Work will conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or permit. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

§ 3.6 TAXES

The Contractor shall pay sales, consumer, use and similar taxes for the Work provided by the Contractor that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

§ 3.7 PERMITS, FEES, NOTICES AND COMPLIANCE WITH LAWS

§ 3.7.1 Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for the building permit as well as for other permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded.

§ 3.7.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work.

§ 3.7.3 If the Contractor performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

§ 3.7.4 Concealed or Unknown Conditions. If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature, that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner and the Architect before conditions are disturbed and in no event later than 21 days after first observance of the conditions. The Architect will promptly investigate such conditions and, if the Architect determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend an equitable adjustment in the Contract Sum or Contract Time, or both. If the Architect determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner and Contractor in writing, stating the reasons. If either party disputes the Architect's determination or recommendation, that party may proceed as provided in Article 15.

§ 3.7.5 If, in the course of the Work, the Contractor encounters human remains or recognizes the existence of burial markers, archaeological sites or wetlands not indicated in the Contract Documents, the Contractor shall immediately suspend any operations that would affect them and shall notify the Owner and Architect. Upon receipt of such notice, the Owner shall promptly take any action necessary to obtain governmental authorization required to resume

the operations. The Contractor shall continue to suspend such operations until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the Contract Sum and Contract Time arising from the existence of such remains or features may be made as provided in Article 15.

§ 3.8 ALLOWANCES

§ 3.8.1 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection.

§ 3.8.2 Unless otherwise provided in the Contract Documents,

- .1 Allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;
- .2 Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and
- .3 Whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2.

§ 3.8.3 Materials and equipment under an allowance shall be selected by the Owner with reasonable promptness.

§ 3.9 SUPERINTENDENT

§ 3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor.

§ 3.9.2 The Contractor, as soon as practicable after award of the Contract, shall furnish in writing to the Owner through the Architect the name and qualifications of a proposed superintendent. The Architect may reply within 14 days to the Contractor in writing stating (1) whether the Owner or the Architect has reasonable objection to the proposed superintendent or (2) that the Architect requires additional time to review. Failure of the Architect to reply within the 14-day period shall constitute notice of no reasonable objection.

§ 3.9.3 The Contractor shall not employ a proposed superintendent to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not change the superintendent without the Owner's consent, which shall not unreasonably be withheld or delayed.

§ 3.10 CONTRACTOR'S CONSTRUCTION SCHEDULES

§ 3.10.1 The Contractor, promptly after being awarded the Contract, shall prepare and submit for the Owner's and Architect's information a Contractor's construction schedule for the Work. The schedule shall not exceed time limits current under the Contract Documents, shall be revised at appropriate intervals as required by the conditions of the Work and Project, shall be related to the entire Project to the extent required by the Contract Documents, and shall provide for expeditious and practicable execution of the Work.

§ 3.10.2 The Contractor shall prepare a submittal schedule, promptly after being awarded the Contract and thereafter as necessary to maintain a current submittal schedule, and shall submit the schedule(s) for the Architect's approval. The Architect's approval shall not unreasonably be delayed or withheld. The submittal schedule shall (1) be coordinated with the Contractor's construction schedule, and (2) allow the Architect reasonable time to review submittals. If the Contractor fails to submit a submittal schedule, the Contractor shall not be entitled to any increase in Contract Sum or extension of Contract Time based on the time required for review of submittals.

§ 3.10.3 The Contractor shall perform the Work in general accordance with the most recent schedules submitted to the Owner and Architect.

§ 3.11 DOCUMENTS AND SAMPLES AT THE SITE

The Contractor shall maintain at the site for the Owner one copy of the Drawings, Specifications, Addenda, Change Orders and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and one copy of approved Shop Drawings, Product Data, Samples and similar required submittals. These shall be available to the Architect and shall be delivered to the Architect for submittal to the Owner upon completion of the Work as a record of the Work as constructed.

§ 3.12 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

§ 3.12.1 Shop Drawings are drawings, diagrams, schedules and other data specially prepared for the Work by the Contractor or a Subcontractor, Sub-subcontractor, manufacturer, supplier or distributor to illustrate some portion of the Work.

§ 3.12.2 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.

§ 3.12.3 Samples are physical examples that illustrate materials, equipment or workmanship and establish standards by which the Work will be judged.

§ 3.12.4 Shop Drawings, Product Data, Samples and similar submittals are not Contract Documents. Their purpose is to demonstrate the way by which the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents for those portions of the Work for which the Contract Documents require submittals. Review by the Architect is subject to the limitations of Section 4.2.7. Informational submittals upon which the Architect is not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be returned by the Architect without action.

§ 3.12.5 The Contractor shall review for compliance with the Contract Documents, approve and submit to the Architect Shop Drawings, Product Data, Samples and similar submittals required by the Contract Documents in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner or of separate contractors.

§ 3.12.6 By submitting Shop Drawings, Product Data, Samples and similar submittals, the Contractor represents to the Owner and Architect that the Contractor has (1) reviewed and approved them, (2) determined and verified materials, field measurements and field construction criteria related thereto, or will do so and (3) checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

§ 3.12.7 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples or similar submittals until the respective submittal has been approved by the Architect.

§ 3.12.8 The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples or similar submittals unless the Contractor has specifically informed the Architect in writing of such deviation at the time of submittal and (1) the Architect has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples or similar submittals by the Architect's approval thereof.

§ 3.12.9 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples or similar submittals, to revisions other than those requested by the Architect on previous submittals. In the absence of such written notice, the Architect's approval of a resubmission shall not apply to such revisions.

§ 3.12.10 The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences and procedures. The Contractor shall not be

required to provide professional services in violation of applicable law. If professional design services or certifications by a design professional related to systems, materials or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the Architect will specify all performance and design criteria that such services must satisfy. The Contractor shall cause such services or certifications to be provided by a properly licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings and other submittals prepared by such professional. Shop Drawings and other submittals related to the Work designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Architect. The Owner and the Architect shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications and approvals performed or provided by such design professionals, provided the Owner and Architect have specified to the Contractor all performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the Architect will review, approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Contractor shall not be responsible for the adequacy of the performance and design criteria specified in the Contract Documents.

§ 3.13 USE OF SITE

The Contractor shall confine operations at the site to areas permitted by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

§ 3.14 CUTTING AND PATCHING

§ 3.14.1 The Contractor shall be responsible for cutting, fitting or patching required to complete the Work or to make its parts fit together properly. All areas requiring cutting, fitting and patching shall be restored to the condition existing prior to the cutting, fitting and patching, unless otherwise required by the Contract Documents.

§ 3.14.2 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or separate contractors by cutting, patching or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter such construction by the Owner or a separate contractor except with written consent of the Owner and of such separate contractor; such consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold from the Owner or a separate contractor the Contractor's consent to cutting or otherwise altering the Work.

§ 3.15 CLEANING UP

§ 3.15.1 The Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Contract. At completion of the Work, the Contractor shall remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery and surplus materials from and about the Project.

§ 3.15.2 If the Contractor fails to clean up as provided in the Contract Documents, the Owner may do so and Owner shall be entitled to reimbursement from the Contractor.

§ 3.16 ACCESS TO WORK

The Contractor shall provide the Owner and Architect access to the Work in preparation and progress wherever located.

§ 3.17 ROYALTIES, PATENTS AND COPYRIGHTS

The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner and Architect harmless from loss on account thereof, but shall not be responsible for such defense or loss when a particular design, process or product of a particular manufacturer or manufacturers is required by the Contract Documents, or where the copyright violations are contained in Drawings, Specifications or other documents prepared by the Owner or Architect. However, if the Contractor has reason to believe that the required design, process or product is an infringement of a copyright or a patent, the Contractor shall be responsible for such loss unless such information is promptly furnished to the Architect.

§ 3.18 INDEMNIFICATION

§ 3.18.1 To the fullest extent permitted by law the Contractor shall indemnify and hold harmless the Owner, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section 3.18.

§ 3.18.2 In claims against any person or entity indemnified under this Section 3.18 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation under Section 3.18.1 shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor or a Subcontractor under workers' compensation acts, disability benefit acts or other employee benefit acts.

ARTICLE 4 ARCHITECT

§ 4.1 GENERAL

§ 4.1.1 The Owner shall retain an architect lawfully licensed to practice architecture or an entity lawfully practicing architecture in the jurisdiction where the Project is located. That person or entity is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number.

§ 4.1.2 Duties, responsibilities and limitations of authority of the Architect as set forth in the Contract Documents shall not be restricted, modified or extended without written consent of the Owner, Contractor and Architect. Consent shall not be unreasonably withheld.

§ 4.1.3 If the employment of the Architect is terminated, the Owner shall employ a successor architect as to whom the Contractor has no reasonable objection and whose status under the Contract Documents shall be that of the Architect.

§ 4.2 ADMINISTRATION OF THE CONTRACT

§ 4.2.1 The Architect will provide administration of the Contract as described in the Contract Documents and will be an Owner's representative during construction until the date the Architect issues the final Certificate for Payment. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

§ 4.2.2 The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect will not have control over, charge of, or responsibility for, the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents, except as provided in Section 3.3.1.

§ 4.2.3 On the basis of the site visits, the Architect will keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and report to the Owner (1) known deviations from the Contract Documents and from the most recent construction schedule submitted by the Contractor, and (2) defects and deficiencies observed in the Work. The Architect will not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect will not have control over or charge of and will not be responsible for acts or omissions of the Contractor, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work.

§ 4.2.4 COMMUNICATIONS FACILITATING CONTRACT ADMINISTRATION

Except as otherwise provided in the Contract Documents or when direct communications have been specially authorized, the Owner and Contractor shall endeavor to communicate with each other through the Architect about matters arising out of or relating to the Contract. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and material suppliers shall be through the Contractor. Communications by and with separate contractors shall be through the Owner.

§ 4.2.5 Based on the Architect's evaluations of the Contractor's Applications for Payment, the Architect will review and certify the amounts due the Contractor and will issue Certificates for Payment in such amounts.

§ 4.2.6 The Architect has authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect will have authority to require inspection or testing of the Work in accordance with Sections 13.5.2 and 13.5.3, whether or not such Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, material and equipment suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 4.2.7 The Architect will review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect's action will be taken in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5 and 3.12. The Architect's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Architect, of any construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 4.2.8 The Architect will prepare Change Orders and Construction Change Directives, and may authorize minor changes in the Work as provided in Section 7.4. The Architect will investigate and make determinations and recommendations regarding concealed and unknown conditions as provided in Section 3.7.4.

§ 4.2.9 The Architect will conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion pursuant to Section 9.8; receive and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract and assembled by the Contractor pursuant to Section 9.10; and issue a final Certificate for Payment pursuant to Section 9.10.

§ 4.2.10 If the Owner and Architect agree, the Architect will provide one or more project representatives to assist in carrying out the Architect's responsibilities at the site. The duties, responsibilities and limitations of authority of such project representatives shall be as set forth in an exhibit to be incorporated in the Contract Documents.

§ 4.2.11 The Architect will interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 4.2.12 Interpretations and decisions of the Architect will be consistent with the intent of, and reasonably inferable from, the Contract Documents and will be in writing or in the form of drawings. When making such interpretations and decisions, the Architect will endeavor to secure faithful performance by both Owner and Contractor, will not show partiality to either and will not be liable for results of interpretations or decisions rendered in good faith.

§ 4.2.13 The Architect's decisions on matters relating to aesthetic effect will be final if consistent with the intent expressed in the Contract Documents.

§ 4.2.14 The Architect will review and respond to requests for information about the Contract Documents. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. If appropriate, the Architect will prepare and issue supplemental Drawings and Specifications in response to the requests for information.

ARTICLE 5 SUBCONTRACTORS

§ 5.1 DEFINITIONS

§ 5.1.1 A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include a separate contractor or subcontractors of a separate contractor.

§ 5.1.2 A Sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work at the site. The term "Sub-subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor.

§ 5.2 AWARD OF SUBCONTRACTS AND OTHER CONTRACTS FOR PORTIONS OF THE WORK

§ 5.2.1 Unless otherwise stated in the Contract Documents or the bidding requirements, the Contractor, as soon as practicable after award of the Contract, shall furnish in writing to the Owner through the Architect the names of persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for each principal portion of the Work. The Architect may reply within 14 days to the Contractor in writing stating (1) whether the Owner or the Architect has reasonable objection to any such proposed person or entity or (2) that the Architect requires additional time for review. Failure of the Owner or Architect to reply within the 14-day period shall constitute notice of no reasonable objection.

§ 5.2.2 The Contractor shall not contract with a proposed person or entity to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.

§ 5.2.3 If the Owner or Architect has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner or Architect has no reasonable objection. If the proposed but rejected Subcontractor was reasonably capable of performing the Work, the Contract Sum and Contract Time shall be increased or decreased by the difference, if any, occasioned by such change, and an appropriate Change Order shall be issued before commencement of the substitute Subcontractor's Work. However, no increase in the Contract Sum or Contract Time shall be allowed for such change unless the Contractor has acted promptly and responsively in submitting names as required.

§ 5.2.4 The Contractor shall not substitute a Subcontractor, person or entity previously selected if the Owner or Architect makes reasonable objection to such substitution.

§ 5.3 SUBCONTRACTUAL RELATIONS

By appropriate agreement, written where legally required for validity, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor's Work, which the Contractor, by these Documents, assumes toward the Owner and Architect. Each subcontract agreement shall preserve and protect the rights of the Owner and Architect under the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement that may

be at variance with the Contract Documents. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed Sub-subcontractors.

§ 5.4 CONTINGENT ASSIGNMENT OF SUBCONTRACTS

§ 5.4.1 Each subcontract agreement for a portion of the Work is assigned by the Contractor to the Owner, provided that

- .1 assignment is effective only after termination of the Contract by the Owner for cause pursuant to Section 14.2 and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor in writing; and
- .2 assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

When the Owner accepts the assignment of a subcontract agreement, the Owner assumes the Contractor's rights and obligations under the subcontract.

§ 5.4.2 Upon such assignment, if the Work has been suspended for more than 30 days, the Subcontractor's compensation shall be equitably adjusted for increases in cost resulting from the suspension.

§ 5.4.3 Upon such assignment to the Owner under this Section 5.4, the Owner may further assign the subcontract to a successor contractor or other entity. If the Owner assigns the subcontract to a successor contractor or other entity, the Owner shall nevertheless remain legally responsible for all of the successor contractor's obligations under the subcontract.

ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

§ 6.1 OWNER'S RIGHT TO PERFORM CONSTRUCTION AND TO AWARD SEPARATE CONTRACTS

§ 6.1.1 The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and to award separate contracts in connection with other portions of the Project or other construction or operations on the site under Conditions of the Contract identical or substantially similar to these including those portions related to insurance and waiver of subrogation. If the Contractor claims that delay or additional cost is involved because of such action by the Owner, the Contractor shall make such Claim as provided in Article 15.

§ 6.1.2 When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term "Contractor" in the Contract Documents in each case shall mean the Contractor who executes each separate Owner-Contractor Agreement.

§ 6.1.3 The Owner shall provide for coordination of the activities of the Owner's own forces and of each separate contractor with the Work of the Contractor, who shall cooperate with them. The Contractor shall participate with other separate contractors and the Owner in reviewing their construction schedules. The Contractor shall make any revisions to the construction schedule deemed necessary after a joint review and mutual agreement. The construction schedules shall then constitute the schedules to be used by the Contractor, separate contractors and the Owner until subsequently revised.

§ 6.1.4 Unless otherwise provided in the Contract Documents, when the Owner performs construction or operations related to the Project with the Owner's own forces, the Owner shall be deemed to be subject to the same obligations and to have the same rights that apply to the Contractor under the Conditions of the Contract, including, without excluding others, those stated in Article 3, this Article 6 and Articles 10, 11 and 12.

§ 6.2 MUTUAL RESPONSIBILITY

§ 6.2.1 The Contractor shall afford the Owner and separate contractors reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities, and shall connect and coordinate the Contractor's construction and operations with theirs as required by the Contract Documents.

§ 6.2.2 If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner or a separate contractor, the Contractor shall, prior to proceeding with that portion of the Work, promptly report to the Architect apparent discrepancies or defects in such other construction that would render it unsuitable for such proper execution and results. Failure of the Contractor so to report shall constitute an acknowledgment that

the Owner's or separate contractor's completed or partially completed construction is fit and proper to receive the Contractor's Work, except as to defects not then reasonably discoverable.

§ 6.2.3 The Contractor shall reimburse the Owner for costs the Owner incurs that are payable to a separate contractor because of the Contractor's delays, improperly timed activities or defective construction. The Owner shall be responsible to the Contractor for costs the Contractor incurs because of a separate contractor's delays, improperly timed activities, damage to the Work or defective construction.

§ 6.2.4 The Contractor shall promptly remedy damage the Contractor wrongfully causes to completed or partially completed construction or to property of the Owner or separate contractors as provided in Section 10.2.5.

§ 6.2.5 The Owner and each separate contractor shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14.

§ 6.3 OWNER'S RIGHT TO CLEAN UP

If a dispute arises among the Contractor, separate contractors and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may clean up and the Architect will allocate the cost among those responsible.

ARTICLE 7 CHANGES IN THE WORK

§ 7.1 GENERAL

§ 7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents.

§ 7.1.2 A Change Order shall be based upon agreement among the Owner, Contractor and Architect; a Construction Change Directive requires agreement by the Owner and Architect and may or may not be agreed to by the Contractor; an order for a minor change in the Work may be issued by the Architect alone.

§ 7.1.3 Changes in the Work shall be performed under applicable provisions of the Contract Documents, and the Contractor shall proceed promptly, unless otherwise provided in the Change Order, Construction Change Directive or order for a minor change in the Work.

§ 7.2 CHANGE ORDERS

§ 7.2.1 A Change Order is a written instrument prepared by the Architect and signed by the Owner, Contractor and Architect stating their agreement upon all of the following:

- 1 The change in the Work;
- 2 The amount of the adjustment, if any, in the Contract Sum; and
- 3 The extent of the adjustment, if any, in the Contract Time.

§ 7.3 CONSTRUCTION CHANGE DIRECTIVES

§ 7.3.1 A Construction Change Directive is a written order prepared by the Architect and signed by the Owner and Architect, directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions, the Contract Sum and Contract Time being adjusted accordingly.

§ 7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

§ 7.3.3 If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:

- 1 Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
- 2 Unit prices stated in the Contract Documents or subsequently agreed upon;
- 3 Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or

.4 As provided in Section 7.3.7.

§ 7.3.4 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed in a proposed Change Order or Construction Change Directive so that application of such unit prices to quantities of Work proposed will cause substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.

§ 7.3.5 Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the Architect of the Contractor's agreement or disagreement with the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the Contract Sum or Contract Time.

§ 7.3.6 A Construction Change Directive signed by the Contractor indicates the Contractor's agreement therewith, including adjustment in Contract Sum and Contract Time or the method for determining them. Such agreement shall be effective immediately and shall be recorded as a Change Order.

§ 7.3.7 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Architect shall determine the method and the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Architect may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.7 shall be limited to the following:

- 1 Costs of labor, including social security, old age and unemployment insurance, fringe benefits required by agreement or custom, and workers' compensation insurance;
- 2 Costs of materials, supplies and equipment, including cost of transportation, whether incorporated or consumed;
- 3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;
- 4 Costs of premiums for all bonds and insurance, permit fees, and sales, use or similar taxes related to the Work; and
- 5 Additional costs of supervision and field office personnel directly attributable to the change.

§ 7.3.8 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change that results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Architect. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

§ 7.3.9 Pending final determination of the total cost of a Construction Change Directive to the Owner, the Contractor may request payment for Work completed under the Construction Change Directive in Applications for Payment. The Architect will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Architect determines, in the Architect's professional judgment, to be reasonably justified. The Architect's interim determination of cost shall adjust the Contract Sum on the same basis as a Change Order, subject to the right of either party to disagree and assert a Claim in accordance with Article 15.

§ 7.3.10 When the Owner and Contractor agree with a determination made by the Architect concerning the adjustments in the Contract Sum and Contract Time, or otherwise reach agreement upon the adjustments, such agreement shall be effective immediately and the Architect will prepare a Change Order. Change Orders may be issued for all or any part of a Construction Change Directive.

§ 7.4 MINOR CHANGES IN THE WORK

The Architect has authority to order minor changes in the Work not involving adjustment in the Contract Sum or extension of the Contract Time and not inconsistent with the intent of the Contract Documents. Such changes will be effected by written order signed by the Architect and shall be binding on the Owner and Contractor.

ARTICLE 8 TIME

§ 8.1 DEFINITIONS

§ 8.1.1 Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

§ 8.1.2 The date of commencement of the Work is the date established in the Agreement.

§ 8.1.3 The date of Substantial Completion is the date certified by the Architect in accordance with Section 9.8.

§ 8.1.4 The term "day" as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

§ 8.2 PROGRESS AND COMPLETION

§ 8.2.1 Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

§ 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, prematurely commence operations on the site or elsewhere prior to the effective date of insurance required by Article 11 to be furnished by the Contractor and Owner. The date of commencement of the Work shall not be changed by the effective date of such insurance.

§ 8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.

§ 8.3 DELAYS AND EXTENSIONS OF TIME

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by an act or neglect of the Owner or Architect, or of an employee of either, or of a separate contractor employed by the Owner; or by changes ordered in the Work; or by labor disputes, fire, unusual delay in deliveries, unavoidable casualties or other causes beyond the Contractor's control; or by delay authorized by the Owner pending mediation and arbitration; or by other causes that the Architect determines may justify delay, then the Contract Time shall be extended by Change Order for such reasonable time as the Architect may determine.

§ 8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Article 15.

§ 8.3.3 This Section 8.3 does not preclude recovery of damages for delay by either party under other provisions of the Contract Documents.

ARTICLE 9 PAYMENTS AND COMPLETION

§ 9.1 CONTRACT SUM

The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents.

§ 9.2 SCHEDULE OF VALUES

Where the Contract is based on a stipulated sum or Guaranteed Maximum Price, the Contractor shall submit to the Architect, before the first Application for Payment, a schedule of values allocating the entire Contract Sum to the various portions of the Work and prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 9.3 APPLICATIONS FOR PAYMENT

§ 9.3.1 At least ten days before the date established for each progress payment, the Contractor shall submit to the Architect an itemized Application for Payment prepared in accordance with the schedule of values, if required under Section 9.2, for completed portions of the Work. Such application shall be notarized, if required, and supported by such data substantiating the Contractor's right to payment as the Owner or Architect may require, such as copies of requisitions from Subcontractors and material suppliers, and shall reflect retainage if provided for in the Contract Documents.

§ 9.3.1.1 As provided in Section 7.3.9, such applications may include requests for payment on account of changes in the Work that have been properly authorized by Construction Change Directives, or by interim determinations of the Architect, but not yet included in Change Orders.

§ 9.3.1.2 Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a Subcontractor or material supplier, unless such Work has been performed by others whom the Contractor intends to pay.

§ 9.3.2 Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage and transportation to the site for such materials and equipment stored off the site.

§ 9.3.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information and belief, be free and clear of liens, claims, security interests or encumbrances in favor of the Contractor, Subcontractors, material suppliers, or other persons or entities making a claim by reason of having provided labor, materials and equipment relating to the Work.

§ 9.4 CERTIFICATES FOR PAYMENT

§ 9.4.1 The Architect will, within seven days after receipt of the Contractor's Application for Payment, either issue to the Owner a Certificate for Payment, with a copy to the Contractor, for such amount as the Architect determines is properly due, or notify the Contractor and Owner in writing of the Architect's reasons for withholding certification in whole or in part as provided in Section 9.5.1.

§ 9.4.2 The issuance of a Certificate for Payment will constitute a representation by the Architect to the Owner, based on the Architect's evaluation of the Work and the data comprising the Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated and that the quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion and to specific qualifications expressed by the Architect. The issuance of a Certificate for Payment will further constitute a representation that the Contractor is entitled to payment in the amount certified. However, the issuance of a Certificate for Payment will not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 9.5 DECISIONS TO WITHHOLD CERTIFICATION

§ 9.5.1 The Architect may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Architect's opinion the representations to the Owner required by Section 9.4.2 cannot be made. If the Architect is unable to certify payment in the amount of the Application, the Architect will notify the Contractor and Owner as provided in Section 9.4.1. If the Contractor and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Architect may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment previously issued, to such extent as may be necessary in the Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from acts and omissions described in Section 3.3.2, because of

- .1 defective Work not remedied;
- .2 third party claims filed or reasonable evidence indicating probable filing of such claims unless security acceptable to the Owner is provided by the Contractor;

- .3 failure of the Contractor to make payments properly to Subcontractors or for labor, materials or equipment;
- .4 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
- .5 damage to the Owner or a separate contractor;
- .6 reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or
- .7 repeated failure to carry out the Work in accordance with the Contract Documents.

§ 9.5.2 When the above reasons for withholding certification are removed, certification will be made for amounts previously withheld.

§ 9.5.3 If the Architect withholds certification for payment under Section 9.5.1.3, the Owner may, at its sole option, issue joint checks to the Contractor and to any Subcontractor or material or equipment suppliers to whom the Contractor failed to make payment for Work properly performed or material or equipment suitably delivered. If the Owner makes payments by joint check, the Owner shall notify the Architect and the Architect will reflect such payment on the next Certificate for Payment.

§ 9.6 PROGRESS PAYMENTS

§ 9.6.1 After the Architect has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents, and shall so notify the Architect.

§ 9.6.2 The Contractor shall pay each Subcontractor no later than seven days after receipt of payment from the Owner the amount to which the Subcontractor is entitled, reflecting percentages actually retained from payments to the Contractor on account of the Subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to Sub-subcontractors in a similar manner.

§ 9.6.3 The Architect will, on request, furnish to a Subcontractor, if practicable, information regarding percentages of completion or amounts applied for by the Contractor and action taken thereon by the Architect and Owner on account of portions of the Work done by such Subcontractor.

§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and material and equipment suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors to ascertain whether they have been properly paid. Neither the Owner nor Architect shall have an obligation to pay or to see to the payment of money to a Subcontractor, except as may otherwise be required by law.

§ 9.6.5 Contractor payments to material and equipment suppliers shall be treated in a manner similar to that provided in Sections 9.6.2, 9.6.3 and 9.6.4.

§ 9.6.6 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the Contract Documents.

§ 9.6.7 Unless the Contractor provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments received by the Contractor for Work properly performed by Subcontractors and suppliers shall be held by the Contractor for those Subcontractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor for which payment was made by the Owner. Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Contractor, shall create any fiduciary liability or tort liability on the part of the Contractor for breach of trust or shall entitle any person or entity to an award of punitive damages against the Contractor for breach of the requirements of this provision.

§ 9.7 FAILURE OF PAYMENT

If the Architect does not issue a Certificate for Payment, through no fault of the Contractor, within seven days after receipt of the Contractor's Application for Payment, or if the Owner does not pay the Contractor within seven days after the date established in the Contract Documents the amount certified by the Architect or awarded by binding

dispute resolution, then the Contractor may, upon seven additional days' written notice to the Owner and Architect, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shut-down, delay and start-up, plus interest as provided for in the Contract Documents.

§ 9.8 SUBSTANTIAL COMPLETION

§ 9.8.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use.

§ 9.8.2 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

§ 9.8.3 Upon receipt of the Contractor's list, the Architect will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the Architect's inspection discloses any item, whether or not included on the Contractor's list, which is not sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect. In such case, the Contractor shall then submit a request for another inspection by the Architect to determine Substantial Completion.

§ 9.8.4 When the Work or designated portion thereof is substantially complete, the Architect will prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion, shall establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance, and shall fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

§ 9.8.5 The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in such Certificate. Upon such acceptance and consent of surety, if any, the Owner shall make payment of retainage applying to such Work or designated portion thereof. Such payment shall be adjusted for Work that is incomplete or not in accordance with the requirements of the Contract Documents.

§ 9.9 PARTIAL OCCUPANCY OR USE

§ 9.9.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer as required under Section 11.3.1.5 and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage, if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a list to the Architect as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Contractor or, if no agreement is reached, by decision of the Architect.

§ 9.9.2 Immediately prior to such partial occupancy or use, the Owner, Contractor and Architect shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

§ 9.9.3 Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

§ 9.10 FINAL COMPLETION AND FINAL PAYMENT

§ 9.10.1 Upon receipt of the Contractor's written notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Architect will promptly make such inspection and, when the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, the Architect will promptly issue a final Certificate for Payment stating that to the best of the Architect's knowledge, information and belief, and on the basis of the Architect's on-site visits and inspections, the Work has been completed in accordance with terms and conditions of the Contract Documents and that the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. The Architect's final Certificate for Payment will constitute a further representation that conditions listed in Section 9.10.2 as precedent to the Contractor's being entitled to final payment have been fulfilled.

§ 9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect and will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the Owner, (3) a written statement that the Contractor knows of no substantial reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment and (5), if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts, releases and waivers of liens, claims, security interests or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien. If such lien remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging such lien, including all costs and reasonable attorneys' fees.

§ 9.10.3 If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Change Orders affecting final completion, and the Architect so confirms, the Owner shall, upon application by the Contractor and certification by the Architect, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed and accepted. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the Architect prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of claims.

§ 9.10.4 The making of final payment shall constitute a waiver of Claims by the Owner except those arising from

- .1 liens, Claims, security interests or encumbrances arising out of the Contract and unsettled;
- .2 failure of the Work to comply with the requirements of the Contract Documents; or
- .3 terms of special warranties required by the Contract Documents.

§ 9.10.5 Acceptance of final payment by the Contractor, a Subcontractor or material supplier shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment.

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

§ 10.1 SAFETY PRECAUTIONS AND PROGRAMS

The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the Contract.

§ 10.2 SAFETY OF PERSONS AND PROPERTY

§ 10.2.1 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to

- .1 employees on the Work and other persons who may be affected thereby;
- .2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Contractor or the Contractor's Subcontractors or Sub-subcontractors; and

- 3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

§ 10.2.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities bearing on safety of persons or property or their protection from damage, injury or loss.

§ 10.2.3 The Contractor shall erect and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent sites and utilities.

§ 10.2.4 When use or storage of explosives or other hazardous materials or equipment or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.

§ 10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2 and 10.2.1.3 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2 and 10.2.1.3, except damage or loss attributable to acts or omissions of the Owner or Architect or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 3.18.

§ 10.2.6 The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner and Architect.

§ 10.2.7 The Contractor shall not permit any part of the construction or site to be loaded so as to cause damage or create an unsafe condition.

§ 10.2.8 INJURY OR DAMAGE TO PERSON OR PROPERTY

If either party suffers injury or damage to person or property because of an act or omission of the other party, or of others for whose acts such party is legally responsible, written notice of such injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.

§ 10.3 HAZARDOUS MATERIALS

§ 10.3.1 The Contractor is responsible for compliance with any requirements included in the Contract Documents regarding hazardous materials. If the Contractor encounters a hazardous material or substance not addressed in the Contract Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and report the condition to the Owner and Architect in writing.

§ 10.3.2 Upon receipt of the Contractor's written notice, the Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall furnish in writing to the Contractor and Architect the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of such material or substance or who are to perform the task of removal or safe containment of such material or substance. The Contractor and the Architect will promptly reply to the Owner in writing stating whether or not either has reasonable objection to the persons or entities proposed by the Owner. If either the Contractor or Architect has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Contractor and the Architect have no reasonable objection. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor. By Change Order, the Contract Time shall be

extended appropriately and the Contract Sum shall be increased in the amount of the Contractor's reasonable additional costs of shut-down, delay and start-up.

§ 10.3.3 To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor, Subcontractors, Architect, Architect's consultants and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area if in fact the material or substance presents the risk of bodily injury or death as described in Section 10.3.1 and has not been rendered harmless, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), except to the extent that such damage, loss or expense is due to the fault or negligence of the party seeking indemnity.

§ 10.3.4 The Owner shall not be responsible under this Section 10.3 for materials or substances the Contractor brings to the site unless such materials or substances are required by the Contract Documents. The Owner shall be responsible for materials or substances required by the Contract Documents, except to the extent of the Contractor's fault or negligence in the use and handling of such materials or substances.

§ 10.3.5 The Contractor shall indemnify the Owner for the cost and expense the Owner incurs (1) for remediation of a material or substance the Contractor brings to the site and negligently handles, or (2) where the Contractor fails to perform its obligations under Section 10.3.1, except to the extent that the cost and expense are due to the Owner's fault or negligence.

§ 10.3.6 If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall indemnify the Contractor for all cost and expense thereby incurred.

§ 10.4 EMERGENCIES

In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury or loss. Additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined as provided in Article 15 and Article 7.

ARTICLE 11 INSURANCE AND BONDS

§ 11.1 CONTRACTOR'S LIABILITY INSURANCE

§ 11.1.1 The Contractor shall purchase from and maintain in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located such insurance as will protect the Contractor from claims set forth below which may arise out of or result from the Contractor's operations and completed operations under the Contract and for which the Contractor may be legally liable, whether such operations be by the Contractor or by a Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

- .1 Claims under workers' compensation, disability benefit and other similar employee benefit acts that are applicable to the Work to be performed;
- .2 Claims for damages because of bodily injury, occupational sickness or disease, or death of the Contractor's employees;
- .3 Claims for damages because of bodily injury, sickness or disease, or death of any person other than the Contractor's employees;
- .4 Claims for damages insured by usual personal injury liability coverage;
- .5 Claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom;
- .6 Claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance or use of a motor vehicle;
- .7 Claims for bodily injury or property damage arising out of completed operations; and
- .8 Claims involving contractual liability insurance applicable to the Contractor's obligations under Section 3.18.

§ 11.1.2 The insurance required by Section 11.1.1 shall be written for not less than limits of liability specified in the Contract Documents or required by law, whichever coverage is greater. Coverages, whether written on an occurrence or claims-made basis, shall be maintained without interruption from the date of commencement of the

Work until the date of final payment and termination of any coverage required to be maintained after final payment, and, with respect to the Contractor's completed operations coverage, until the expiration of the period for correction of Work or for such other period for maintenance of completed operations coverage as specified in the Contract Documents.

§ 11.1.3 Certificates of insurance acceptable to the Owner shall be filed with the Owner prior to commencement of the Work and thereafter upon renewal or replacement of each required policy of insurance. These certificates and the insurance policies required by this Section 11.1 shall contain a provision that coverages afforded under the policies will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the Owner. An additional certificate evidencing continuation of liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment as required by Section 9.10.2 and thereafter upon renewal or replacement of such coverage until the expiration of the time required by Section 11.1.2. Information concerning reduction of coverage on account of revised limits or claims paid under the General Aggregate, or both, shall be furnished by the Contractor with reasonable promptness.

§ 11.1.4 The Contractor shall cause the commercial liability coverage required by the Contract Documents to include (1) the Owner, the Architect and the Architect's consultants as additional insureds for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's completed operations.

§ 11.2 OWNER'S LIABILITY INSURANCE

The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.

§ 11.3 PROPERTY INSURANCE

§ 11.3.1 Unless otherwise provided, the Owner shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located, property insurance written on a builder's risk "all-risk" or equivalent policy form in the amount of the initial Contract Sum, plus value of subsequent Contract Modifications and cost of materials supplied or installed by others, comprising total value for the entire Project at the site on a replacement cost basis without optional deductibles. Such property insurance shall be maintained, unless otherwise provided in the Contract Documents or otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance, until final payment has been made as provided in Section 9.10 or until no person or entity other than the Owner has an insurable interest in the property required by this Section 11.3 to be covered, whichever is later. This insurance shall include interests of the Owner, the Contractor, Subcontractors and Sub-subcontractors in the Project.

§ 11.3.1.1 Property insurance shall be on an "all-risk" or equivalent policy form and shall include, without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, earthquake, flood, windstorm, falsework, testing and startup, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for Architect's and Contractor's services and expenses required as a result of such insured loss.

§ 11.3.1.2 If the Owner does not intend to purchase such property insurance required by the Contract and with all of the coverages in the amount described above, the Owner shall so inform the Contractor in writing prior to commencement of the Work. The Contractor may then effect insurance that will protect the interests of the Contractor, Subcontractors and Sub-subcontractors in the Work, and by appropriate Change Order the cost thereof shall be charged to the Owner. If the Contractor is damaged by the failure or neglect of the Owner to purchase or maintain insurance as described above, without so notifying the Contractor in writing, then the Owner shall bear all reasonable costs properly attributable thereto.

§ 11.3.1.3 If the property insurance requires deductibles, the Owner shall pay costs not covered because of such deductibles.

§ 11.3.1.4 This property insurance shall cover portions of the Work stored off the site, and also portions of the Work in transit.

§ 11.3.1.5 Partial occupancy or use in accordance with Section 9.9 shall not commence until the insurance company or companies providing property insurance have consented to such partial occupancy or use by endorsement or otherwise. The Owner and the Contractor shall take reasonable steps to obtain consent of the insurance company or companies and shall, without mutual written consent, take no action with respect to partial occupancy or use that would cause cancellation, lapse or reduction of insurance.

§ 11.3.2 BOILER AND MACHINERY INSURANCE

The Owner shall purchase and maintain boiler and machinery insurance required by the Contract Documents or by law, which shall specifically cover such insured objects during installation and until final acceptance by the Owner; this insurance shall include interests of the Owner, Contractor, Subcontractors and Sub-subcontractors in the Work, and the Owner and Contractor shall be named insureds.

§ 11.3.3 LOSS OF USE INSURANCE

The Owner, at the Owner's option, may purchase and maintain such insurance as will insure the Owner against loss of use of the Owner's property due to fire or other hazards, however caused. The Owner waives all rights of action against the Contractor for loss of use of the Owner's property, including consequential losses due to fire or other hazards however caused.

§ 11.3.4 If the Contractor requests in writing that insurance for risks other than those described herein or other special causes of loss be included in the property insurance policy, the Owner shall, if possible, include such insurance, and the cost thereof shall be charged to the Contractor by appropriate Change Order.

§ 11.3.5 If during the Project construction period the Owner insures properties, real or personal or both, at or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, the Owner shall waive all rights in accordance with the terms of Section 11.3.7 for damages caused by fire or other causes of loss covered by this separate property insurance. All separate policies shall provide this waiver of subrogation by endorsement or otherwise.

§ 11.3.6 Before an exposure to loss may occur, the Owner shall file with the Contractor a copy of each policy that includes insurance coverages required by this Section 11.3. Each policy shall contain all generally applicable conditions, definitions, exclusions and endorsements related to this Project. Each policy shall contain a provision that the policy will not be canceled or allowed to expire, and that its limits will not be reduced, until at least 30 days' prior written notice has been given to the Contractor.

§ 11.3.7 WAIVERS OF SUBROGATION

The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents and employees, each of the other, and (2) the Architect, Architect's consultants, separate contractors described in Article 6, if any, and any of their subcontractors, sub-subcontractors, agents and employees, for damages caused by fire or other causes of loss to the extent covered by property insurance obtained pursuant to this Section 11.3 or other property insurance applicable to the Work, except such rights as they have to proceeds of such insurance held by the Owner as fiduciary. The Owner or Contractor, as appropriate, shall require of the Architect, Architect's consultants, separate contractors described in Article 6, if any, and the subcontractors, sub-subcontractors, agents and employees of any of them, by appropriate agreements, written where legally required for validity, similar waivers each in favor of other parties enumerated herein. The policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged.

§ 11.3.8 A loss insured under the Owner's property insurance shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Section 11.3.10. The Contractor shall pay Subcontractors their just shares of insurance proceeds received by the Contractor, and by appropriate agreements, written where legally required for validity, shall require Subcontractors to make payments to their Sub-subcontractors in similar manner.

§ 11.3.9 If required in writing by a party in interest, the Owner as fiduciary shall, upon occurrence of an insured loss, give bond for proper performance of the Owner's duties. The cost of required bonds shall be charged against proceeds received as fiduciary. The Owner shall deposit in a separate account proceeds so received, which the Owner shall distribute in accordance with such agreement as the parties in interest may reach, or as determined in accordance with the method of binding dispute resolution selected in the Agreement between the Owner and Contractor. If after such loss no other special agreement is made and unless the Owner terminates the Contract for convenience, replacement of damaged property shall be performed by the Contractor after notification of a Change in the Work in accordance with Article 7.

§ 11.3.10 The Owner as fiduciary shall have power to adjust and settle a loss with insurers unless one of the parties in interest shall object in writing within five days after occurrence of loss to the Owner's exercise of this power; if such objection is made, the dispute shall be resolved in the manner selected by the Owner and Contractor as the method of binding dispute resolution in the Agreement. If the Owner and Contractor have selected arbitration as the method of binding dispute resolution, the Owner as fiduciary shall make settlement with insurers or, in the case of a dispute over distribution of insurance proceeds, in accordance with the directions of the arbitrators.

§ 11.4 PERFORMANCE BOND AND PAYMENT BOND

§ 11.4.1 The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

§ 11.4.2 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

§ 12.1 UNCOVERING OF WORK

§ 12.1.1 If a portion of the Work is covered contrary to the Architect's request or to requirements specifically expressed in the Contract Documents, it must, if requested in writing by the Architect, be uncovered for the Architect's examination and be replaced at the Contractor's expense without change in the Contract Time.

§ 12.1.2 If a portion of the Work has been covered that the Architect has not specifically requested to examine prior to its being covered, the Architect may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, costs of uncovering and replacement shall, by appropriate Change Order, be at the Owner's expense. If such Work is not in accordance with the Contract Documents, such costs and the cost of correction shall be at the Contractor's expense unless the condition was caused by the Owner or a separate contractor in which event the Owner shall be responsible for payment of such costs.

§ 12.2 CORRECTION OF WORK

§ 12.2.1 BEFORE OR AFTER SUBSTANTIAL COMPLETION

The Contractor shall promptly correct Work rejected by the Architect or failing to conform to the requirements of the Contract Documents, whether discovered before or after Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for the Architect's services and expenses made necessary thereby, shall be at the Contractor's expense.

§ 12.2.2 AFTER SUBSTANTIAL COMPLETION

§ 12.2.2.1 In addition to the Contractor's obligations under Section 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties established under Section 9.9.1, or by terms of an applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of written notice from the Owner to do so unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. During the one-year period for correction of Work, if the Owner fails to notify the Contractor and give the Contractor an opportunity to make the correction, the Owner waives the rights to require correction by the Contractor and to make a claim for breach of warranty. If the Contractor fails to correct

nonconforming Work within a reasonable time during that period after receipt of notice from the Owner or Architect, the Owner may correct it in accordance with Section 2.4.

§ 12.2.2.2 The one-year period for correction of Work shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual completion of that portion of the Work.

§ 12.2.2.3 The one-year period for correction of Work shall not be extended by corrective Work performed by the Contractor pursuant to this Section 12.2.

§ 12.2.3 The Contractor shall remove from the site portions of the Work that are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

§ 12.2.4 The Contractor shall bear the cost of correcting destroyed or damaged construction, whether completed or partially completed, of the Owner or separate contractors caused by the Contractor's correction or removal of Work that is not in accordance with the requirements of the Contract Documents.

§ 12.2.5 Nothing contained in this Section 12.2 shall be construed to establish a period of limitation with respect to other obligations the Contractor has under the Contract Documents. Establishment of the one-year period for correction of Work as described in Section 12.2.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.

§ 12.3 ACCEPTANCE OF NONCONFORMING WORK

If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

ARTICLE 13 MISCELLANEOUS PROVISIONS

§ 13.1 GOVERNING LAW

The Contract shall be governed by the law of the place where the Project is located except that, if the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 15.4.

§ 13.2 SUCCESSORS AND ASSIGNS

§ 13.2.1 The Owner and Contractor respectively bind themselves, their partners, successors, assigns and legal representatives to covenants, agreements and obligations contained in the Contract Documents. Except as provided in Section 13.2.2, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make such an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 13.2.2 The Owner may, without consent of the Contractor, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Contractor shall execute all consents reasonably required to facilitate such assignment.

§ 13.3 WRITTEN NOTICE

Written notice shall be deemed to have been duly served if delivered in person to the individual, to a member of the firm or entity, or to an officer of the corporation for which it was intended; or if delivered at, or sent by registered or certified mail or by courier service providing proof of delivery to, the last business address known to the party giving notice.

§ 13.4 RIGHTS AND REMEDIES

§ 13.4.1 Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights and remedies otherwise imposed or available by law.

§ 13.4.2 No action or failure to act by the Owner, Architect or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach there under, except as may be specifically agreed in writing.

§ 13.5 TESTS AND INSPECTIONS

§ 13.5.1 Tests, inspections and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules and regulations or lawful orders of public authorities. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections and approvals. The Contractor shall give the Architect timely notice of when and where tests and inspections are to be made so that the Architect may be present for such procedures. The Owner shall bear costs of (1) tests, inspections or approvals that do not become requirements until after bids are received or negotiations concluded, and (2) tests, inspections or approvals where building codes or applicable laws or regulations prohibit the Owner from delegating their cost to the Contractor.

§ 13.5.2 If the Architect, Owner or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection or approval not included under Section 13.5.1, the Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection or approval by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Architect of when and where tests and inspections are to be made so that the Architect may be present for such procedures. Such costs, except as provided in Section 13.5.3, shall be at the Owner's expense.

§ 13.5.3 If such procedures for testing, inspection or approval under Sections 13.5.1 and 13.5.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure including those of repeated procedures and compensation for the Architect's services and expenses shall be at the Contractor's expense.

§ 13.5.4 Required certificates of testing, inspection or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Architect.

§ 13.5.5 If the Architect is to observe tests, inspections or approvals required by the Contract Documents, the Architect will do so promptly and, where practicable, at the normal place of testing.

§ 13.5.6 Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

§ 13.6 INTEREST

Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at such rate as the parties may agree upon in writing or, in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

§ 13.7 TIME LIMITS ON CLAIMS

The Owner and Contractor shall commence all claims and causes of action, whether in contract, tort, breach of warranty or otherwise, against the other arising out of or related to the Contract in accordance with the requirements of the final dispute resolution method selected in the Agreement within the time period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Contractor waive all claims and causes of action not commenced in accordance with this Section 13.7.

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 TERMINATION BY THE CONTRACTOR

§ 14.1.1 The Contractor may terminate the Contract if the Work is stopped for a period of 30 consecutive days through no act or fault of the Contractor or a Subcontractor, Sub-subcontractor or their agents or employees or any other persons or entities performing portions of the Work under direct or indirect contract with the Contractor, for any of the following reasons:

- .1 Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;

- .2 An act of government, such as a declaration of national emergency that requires all Work to be stopped;
- .3 Because the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents; or
- .4 The Owner has failed to furnish to the Contractor promptly, upon the Contractor's request, reasonable evidence as required by Section 2.2.1.

§ 14.1.2 The Contractor may terminate the Contract if, through no act or fault of the Contractor or a Subcontractor, Sub-subcontractor or their agents or employees or any other persons or entities performing portions of the Work under direct or indirect contract with the Contractor, repeated suspensions, delays or interruptions of the entire Work by the Owner as described in Section 14.3 constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.

§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' written notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work executed, including reasonable overhead and profit, costs incurred by reason of such termination, and damages.

§ 14.1.4 If the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor or a Subcontractor or their agents or employees or any other persons performing portions of the Work under contract with the Contractor because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' written notice to the Owner and the Architect, terminate the Contract and recover from the Owner as provided in Section 14.1.3.

§ 14.2 TERMINATION BY THE OWNER FOR CAUSE

§ 14.2.1 The Owner may terminate the Contract if the Contractor

- .1 repeatedly refuses or fails to supply enough properly skilled workers or proper materials;
- .2 fails to make payment to Subcontractors for materials or labor in accordance with the respective agreements between the Contractor and the Subcontractors;
- .3 repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or
- .4 otherwise is guilty of substantial breach of a provision of the Contract Documents.

§ 14.2.2 When any of the above reasons exist, the Owner, upon certification by the Initial Decision Maker that sufficient cause exists to justify such action, may without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' written notice, terminate employment of the Contractor and may, subject to any prior rights of the surety:

- .1 Exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;
- .2 Accept assignment of subcontracts pursuant to Section 5.4; and
- .3 Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

§ 14.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 14.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for the Architect's services and expenses made necessary thereby, and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner. The amount to be paid to the Contractor or Owner, as the case may be, shall be certified by the Initial Decision Maker, upon application, and this obligation for payment shall survive termination of the Contract.

§ 14.3 SUSPENSION BY THE OWNER FOR CONVENIENCE

§ 14.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work in whole or in part for such period of time as the Owner may determine.

§ 14.3.2 The Contract Sum and Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay or interruption as described in Section 14.3.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent

- .1 that performance is, was or would have been so suspended, delayed or interrupted by another cause for which the Contractor is responsible; or
- .2 that an equitable adjustment is made or denied under another provision of the Contract.

§ 14.4 TERMINATION BY THE OWNER FOR CONVENIENCE

§ 14.4.1 The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause.

§ 14.4.2 Upon receipt of written notice from the Owner of such termination for the Owner's convenience, the Contractor shall

- .1 cease operations as directed by the Owner in the notice;
- .2 take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and
- .3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

§ 14.4.3 In case of such termination for the Owner's convenience, the Contractor shall be entitled to receive payment for Work executed, and costs incurred by reason of such termination, along with reasonable overhead and profit on the Work not executed.

ARTICLE 15 CLAIMS AND DISPUTES

§ 15.1 CLAIMS

§ 15.1.1 DEFINITION

A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim.

§ 15.1.2 NOTICE OF CLAIMS

Claims by either the Owner or Contractor must be initiated by written notice to the other party and to the Initial Decision Maker with a copy sent to the Architect, if the Architect is not serving as the Initial Decision Maker. Claims by either party must be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later.

§ 15.1.3 CONTINUING CONTRACT PERFORMANCE

Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents. The Architect will prepare Change Orders and issue Certificates for Payment in accordance with the decisions of the Initial Decision Maker.

§ 15.1.4 CLAIMS FOR ADDITIONAL COST

If the Contractor wishes to make a Claim for an increase in the Contract Sum, written notice as provided herein shall be given before proceeding to execute the Work. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

§ 15.1.5 CLAIMS FOR ADDITIONAL TIME

§ 15.1.5.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, written notice as provided herein shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. In the case of a continuing delay, only one Claim is necessary.

§ 15.1.5.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated and had an adverse effect on the scheduled construction.

§ 15.1.6 CLAIMS FOR CONSEQUENTIAL DAMAGES

The Contractor and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes

- .1 damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and
- .2 damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work.

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing contained in this Section 15.1.6 shall be deemed to preclude an award of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

§ 15.2 INITIAL DECISION

§ 15.2.1 Claims, excluding those arising under Sections 10.3, 10.4, 11.3.9, and 11.3.10, shall be referred to the Initial Decision Maker for initial decision. The Architect will serve as the Initial Decision Maker, unless otherwise indicated in the Agreement. Except for those Claims excluded by this Section 15.2.1, an initial decision shall be required as a condition precedent to mediation of any Claim arising prior to the date final payment is due, unless 30 days have passed after the Claim has been referred to the Initial Decision Maker with no decision having been rendered. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not decide disputes between the Contractor and persons or entities other than the Owner.

§ 15.2.2 The Initial Decision Maker will review Claims and within ten days of the receipt of a Claim take one or more of the following actions: (1) request additional supporting data from the claimant or a response with supporting data from the other party, (2) reject the Claim in whole or in part, (3) approve the Claim, (4) suggest a compromise, or (5) advise the parties that the Initial Decision Maker is unable to resolve the Claim if the Initial Decision Maker lacks sufficient information to evaluate the merits of the Claim or if the Initial Decision Maker concludes that, in the Initial Decision Maker's sole discretion, it would be inappropriate for the Initial Decision Maker to resolve the Claim.

§ 15.2.3 In evaluating Claims, the Initial Decision Maker may, but shall not be obligated to, consult with or seek information from either party or from persons with special knowledge or expertise who may assist the Initial Decision Maker in rendering a decision. The Initial Decision Maker may request the Owner to authorize retention of such persons at the Owner's expense.

§ 15.2.4 If the Initial Decision Maker requests a party to provide a response to a Claim or to furnish additional supporting data, such party shall respond, within ten days after receipt of such request, and shall either (1) provide a response on the requested supporting data, (2) advise the Initial Decision Maker when the response or supporting data will be furnished or (3) advise the Initial Decision Maker that no supporting data will be furnished. Upon receipt of the response or supporting data, if any, the Initial Decision Maker will either reject or approve the Claim in whole or in part.

§ 15.2.5 The Initial Decision Maker will render an initial decision approving or rejecting the Claim, or indicating that the Initial Decision Maker is unable to resolve the Claim. This initial decision shall (1) be in writing; (2) state the reasons therefor; and (3) notify the parties and the Architect, if the Architect is not serving as the Initial Decision Maker, of any change in the Contract Sum or Contract Time or both. The initial decision shall be final and binding on the parties but subject to mediation and, if the parties fail to resolve their dispute through mediation, to binding dispute resolution.

§ 15.2.6 Either party may file for mediation of an initial decision at any time, subject to the terms of Section 15.2.6.1.

§ 15.2.6.1 Either party may, within 30 days from the date of an initial decision, demand in writing that the other party file for mediation within 60 days of the initial decision. If such a demand is made and the party receiving the demand fails to file for mediation within the time required, then both parties waive their rights to mediate or pursue binding dispute resolution proceedings with respect to the initial decision.

§ 15.2.7 In the event of a Claim against the Contractor, the Owner may, but is not obligated to, notify the surety, if any, of the nature and amount of the Claim. If the Claim relates to a possibility of a Contractor's default, the Owner may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

§ 15.2.8 If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines.

§ 15.3 MEDIATION

§ 15.3.1 Claims, disputes, or other matters in controversy arising out of or related to the Contract except those waived as provided for in Sections 9.10.4, 9.10.5, and 15.1.6 shall be subject to mediation as a condition precedent to binding dispute resolution.

§ 15.3.2 The parties shall endeavor to resolve their Claims by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration is stayed pursuant to this Section 15.3.2, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 15.3.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 15.4 ARBITRATION

§ 15.4.1 If the parties have selected arbitration as the method for binding dispute resolution in the Agreement, any Claim subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. A demand for arbitration shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the arbitration. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.

§ 15.4.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the Claim would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the Claim.

§ 15.4.2 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 15.4.3 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to the Agreement shall be specifically enforceable under applicable law in any court having jurisdiction thereof.

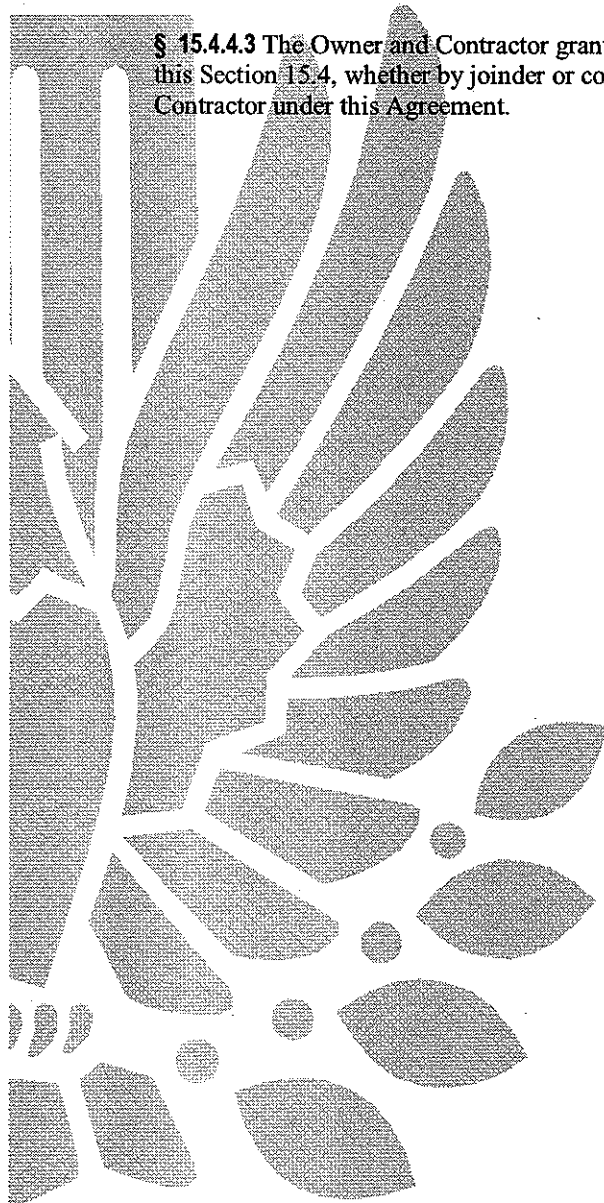
§ 15.4.4 CONSOLIDATION OR JOINDER

§ 15.4.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration

permits consolidation, (2) the arbitrations to be consolidated substantially involve common questions of law or fact, and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 15.4.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 15.4.4.3 The Owner and Contractor grant to any person or entity made a party to an arbitration conducted under this Section 15.4, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Contractor under this Agreement.



Init.

SECTION 007300 - SUPPLEMENTARY CONDITIONS

PART 1 - GENERAL

Document Includes

The following supplements modify, rescind, supplement, and take precedence over the General Conditions of the Contract for Construction, AIA Document A201, 2007 edition, referenced in Document 007200 - General Conditions of the Contract Documents. Where a portion of the General Conditions is modified or deleted by these Supplementary Conditions, the unaltered portions of the General Conditions shall remain in effect.

ARTICLE 1 - GENERAL PROVISIONS

Add Section 1.1.9 as follows:

1.1.9 MISCELLANEOUS DEFINITIONS

- .1 Where the words "equal", "approved equal", "equivalent", "satisfactory", "directed", "designated", "selected", "as required", and words of similar meanings are used, the written review, comment, acceptance, selection, or similar action of the Architect or Owner is required.
- .2 Where words "required" and words of similar meaning are used, it shall mean "as required to properly complete the Work and as required by the Architect or Owner", unless stated otherwise.
- .3 Where the words "provide" and "perform" are used, it is understood and intended to mean that the Contractor, at his expense, shall furnish and install the Work, complete in place and ready for use, including furnishing of necessary labor, materials, tools, equipment and transportation. These definitions apply the same to future, present and past tenses, except the word "provided" may mean "contingent upon" where such is the context.

1.2 CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS

Add the following Sections 1.2.4 through 1.2.8 inclusive as follow:

- 1.2.4 In the Specification Sections, Part 1 – General, may include “Related Documents”, “Summary” and “Definitions” information contained in the Specifications. The listings are not intended to be inclusive. It shall be the responsibility of the Contractor to determine the full extent of Work that will be required for proper completion of the Project. No responsibility, either direct or implied, will be assumed by either the Architect or the Owner for omissions or duplications by the Contractor due to the

arrangement of information in the Contract Documents. It shall be the Contractor's responsibility to properly organize and coordinate such information to accomplish the Work.

- 1.2.5 Specification Sections are written in modified brief style consistent with clarity. In general, the words "the", "shall", "will", and "all" are not used. Where such words as "perform", "provide", "install", "erect", "furnish", "connect", "test", or words of similar meaning are used, it shall be understood that such words include the meaning of the phrase "(The) Contractor shall". The requirements indicated and specified apply to all Work of the same kind, class and type, even though the word "all" is not stated.
- 1.2.6 Drawings are intended to show general arrangement, design and extent of Work and are partly diagrammatic. As such, they are not intended to be scaled for measurements or to serve as shop drawings.
- 1.2.7 When reference is made in the Drawings or Specifications to industry standards, or reference type specifications, or to another part of the Contract Documents, it shall have the same force and effect as if the document, or portion referenced, is exactly repeated in the place where reference is made. Refer to Section 014200 – "References" in the Specifications for additional requirements.
- 1.2.8 Whenever the Drawings or Specifications, a material, component or piece of equipment is referred to in the singular, the reference shall be interpreted to apply to as many of such articles, devices and equipment as are required to complete the Work.

1.5 OWNERSHIP AND USE OF DRAWINGS, SPECIFICATIONS AND OTHER INSTRUMENTS OF SERVICE

Add Section 1.5.3 as follows:

- 1.5.3 The Contractor will be furnished free of charge one (1) copy of each set of Drawings and Specifications as accepted for building permit issue by the permit authority having jurisdiction for the purpose of construction of the Work. Additional copies may be obtained by the Contractor from the Architect for the cost of reproduction, shipping and handling.

ARTICLE 3 – CONTRACTOR

3.2 REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

Add Section 3.2.5 as follows:

- 3.2.5 In order that any lack of clear definition of the Work, or conflicts in the Contract Documents, be identified and resolved prior to the start of construction activities, the Contractor shall submit a written report to the Architect and/or Owner within fifteen (15) days after award of Contract by the Owner. This report shall include the following statement:

"[INSERT **Contractor's name**] hereby certifies that the Drawings and Specifications for the Project have been carefully examined and sufficient time has been provided to prepare the Contract Sum. [INSERT **Contractor's name**] further warrants that to the extent that any of the provided Contract Documents required clarification in any respect, such clarification has been obtained from the Architect in writing and [INSERT **Contractor's name**] is satisfied with such responses. It is understood that the Contract Documents contemplate a finished Project of such character and quality as is described in or is reasonable inferable from them. Recognizing the impossibility of producing Drawings and Specifications with perfect accuracy, [INSERT **Contractor's name**] agrees that the Contract Time and Sum for the Work includes sufficient time (including rain delays) and cost allowances to make the Work complete and in compliance with good practice and the design intent". Contractor claims for delay due to weather conditions will not be considered or accepted.

3.4 LABOR AND MATERIALS

Section 3.4.1: Add the following Subparagraphs to the Section:

- .1 The Contractor shall provide a list showing the name of the manufacturer proposed to be used for each of the manufacturers or products identified in the Contract Documents and, where applicable or required, the name of the installing subcontractor or supplier.
- .2 The Owner will promptly reply in writing to the Contractor if there are any reasonable objections to the manufacturer or products specified. If adequate data on any proposed manufacturer or installer is not available, the Owner may state that action will be deferred until the Contractor provides further data. Failure to object to a manufacturer shall not constitute a waiver of any of the requirements of the Contract Documents, and all products furnished by the listed manufacturer must conform to such requirements.

Section 3.4.2: Add the following Subparagraphs to the Section:

- .1 After the Contract has been executed, the Owner and Architect will consider requests for the substitution of products for those specified only under the conditions provided by Division 01 – General Requirements.

- .2 By making a request for substitutions, the Contractor:
- .a represents that the Contractor has personally investigated the proposed substitute product and determined that it is equal or superior in all respects to that specified;
 - .b represents that the Contractor will provide the same warranty for the substitution that the Contractor would for that specified;
 - .c certifies that the cost data presented is complete and includes all related costs, and waives all claims for additional costs related to the substitution which subsequently become apparent; and
 - .d will coordinate the installation of the accepted substitute, making such changes as may be required for the Work to be complete in all respects.

3.7 PERMITS, FEES, NOTICES AND COMPLIANCE WITH LAWS

Add the following Subparagraphs 3.7.1.1 through 3.7.1.5 to Section 3.7.1:

- .1 The Owner will pay for building plan review fees, utility deposits, environmental fees, and impact fees.
- .2 The Contractor will pay for all other fees including but not limited to: Utility connection fees, subcontractor permit fees, utility meter fees, etc.
- .3 The Contractor shall include in Contract Sum all administrative costs involved in obtaining various permits and processing other fees that are the responsibility of the Contractor.
- .4 The Contractor shall further secure and pay for all other licenses and inspections necessary for execution of the Work.
- .5 The Contractor shall obtain necessary information, apply for and deliver the payments for all fees paid by the Owner.

3.10 CONTRACTOR'S CONSTRUCTION SCHEDULES

In Section 3.10.2, lines 2 and 3, change "approval" in one (1) location each to "review".

3.11 DOCUMENTS AND SAMPLES AT THE SITE

In Section 3.11, line 3, change "approved" in one (1) location to "reviewed".

In Section 3.11 change the period at the end of the paragraph to a comma and add the following:

., “except as otherwise modified by Division 01 – General Requirements.”

3.12 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

In Section 3.12.5, line 3, change “approved” in two (2) locations to “accepted”.

In Section 3.12.7, line 3, change “approved” in one (1) location to “reviewed”.

In Section 3.12.8, line 1, change “approved” in one (1) location to “accepted”.

In Section 3.12.8, lines 2 and 7, change “approval” in one (1) location in each referenced line to “review”.

In Section 3.12.8, line 4, change “approval” to “acceptance” in one (1) location.

In Section 3.12.9, line 3, change “approval” in one (1) location to “review”.

In Section 3.12.10, line 16, change “approve” in one (1) location to “indicate no exceptions taken”.

Add Section 3.12.11 as follows:

3.12.11 Procedures for submittals are further delineated in Division 01, General Requirements.

3.15 CLEANING UP

Add Section 3.15.3 as follows:

3.15.3 The Contractor, as a minimum requirement, and as defined by the Contract Documents, and including but not limited to, shall wash and polish all glass, remove all stains, paint stops, fingerprints, soil and dirt from finished surfaces, clean and polish hardware and fixtures, wash all unpainted concrete, masonry and tile, and leave the building broom clean.

ARTICLE 4 – ARCHITECT

4.1 GENERAL

In Subparagraph 4.1.3, delete the words, "as to whom the Contractor makes no unreasonable objection and"

4.2 ADMINISTRATION OF THE CONTRACT

In Section 4.2.3, line 2, change “known” in one (1) location to “observed”.

4.2.4 COMMUNICATIONS FACILITATING CONTRACT ADMINISTRATION

In Section 4.2.5, line 2, change “certify” in one (1) location to “comment on”.

In Section 4.2.5, line 2, insert a period (.) after “Contractor” and delete the words “and will issue Certificates for Payment in such amounts.”

In Section 4.2.7, line 1, change “approve” in one (1) location to “comment”.

In Section 4.2.7, line 4, change “approved” in two (2) locations to “accepted”.

In Section 4.2.7, line 10, change “approval” in one (1) location to “acceptance or endorsement”.

In Section 4.2.7, line 12, change “approval” in two (2) locations to “acceptance”.

In Section 4.2.8, line 1, delete the words “Change Orders and” in one (1) location.

In Section 4.2.8, line 2, change “investigate” in one (1) location to “observe”.

In Section 4.2.8, line 2, delete the words “determinations and”.

In Section 4.2.9, line 1, change “inspections” in one (1) location to “observations”.

In Section 4.2.9, line 4, change “issue” in one (1) location to “review”.

ARTICLE 5 – SUBCONTRACTORS

5.2 AWARD OF SUBCONTRACTS AND OTHER CONTRACTS FOR PORTIONS OF THE WORK

In Section 5.2.1, line 2, change “through” in one (1) location to “and”.

ARTICLE 6 - CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

6.1 OWNER’S RIGHT TO PERFORM CONSTRUCTION AND TO AWARD SEPARATE CONTRACTS

Add Section 6.1.5 and subparagraphs as follows:

- 6.1.5 The Owner reserves the right to take possession and use any completed or partially complete portion of the building prior to completion providing such possession or use does not interfere with the Contractor's accomplishment of the Work. Such partial occupancy or taking possession will be based on the following:
- .1 Occupancy of any portion of the Work will not constitute an acceptance of the Work not performed in accordance with Contract Documents or relieve the Contractor of liability to perform Work required by the Contract, but not completed at the time of occupancy.
 - .2 Immediately prior to any partial occupancy, the Contractor, Owner, and Architect shall make a thorough joint observation of the portion of the Work affected and mutually agree upon the conditions of occupancy and status of the Work. The Architect's evaluation shall be final in determining responsibility at the time of observations for the conditions resulting from said occupancy. Damage to the building caused by the Owner, his representative or occupants before Final Acceptance will be the responsibility of the Owner.

ARTICLE 7 - CHANGES IN THE WORK

7.1 GENERAL

Add the following Subparagraph to Section 7.1.1.

7.1.1.1 Procedures and administrative requirements for changes in the work are further specified in Division 01 – General Requirements.

7.2 CHANGE ORDERS

In Section 7.2.1, line 1, replace “Architect” in one (1) location with “Contractor”.

Add Section 7.2.2 as follows:

7.2.2 Reasonable allowances for overhead and profit shall be included at the rates as negotiated and referenced in the Agreement.

7.3 CONSTRUCTION CHANGE DIRECTIVES

In Section 7.3.8, line 2, replace “confirmed” in one (1) location with “substantiated by the Contractor to the acceptance of the Owner and review.”

In Section 7.3.9, line 3, replace “certification” in one (1) location with “review of the Contractor’s provided application”.

In Section 7.3.9, line 4, replace “certify” in one (1) location with “accept”.

In Section 7.3.10, line 3, replace “Architect” in one (1) location with “Contractor”.

ARTICLE 8 – TIME

8.2 PROGRESS AND COMPLETION

Add the following Section 8.2.4:

8.2.4 The Contractor will not be entitled to additional compensation for Work performed outside of regular working hours, except as authorized in advance and in writing by the Owner.

8.3 DELAYS AND EXTENSIONS OF TIME

Add the following to the end of Section 8.3.1:

“Inclement weather shall not be cause to justify delay.”

ARTICLE 9 - PAYMENTS AND COMPLETION

9.3 APPLICATIONS FOR PAYMENT

Add the following to the end of Section 9.3.1:

“Requirements for the Application for Payment shall be as specified in Division 01 – General Requirements.”

Add the following Subparagraph 9.3.1.3 to Section 9.3.1:

9.3.1.3 The first Application for Payment shall be accompanied, in writing, by the Contractor's conditional partial waiver of lien, for the amount due. Each subsequent Application for Payment shall be accompanied, in writing, by the Contractor's partial waiver of lien for the current and unconditional waiver for previous payment amount due and by unconditional partial waivers of lien from all subcontractors and supplies of materials, equipment and services who are included in the preceding Application for Payment. Application for Final Payment shall be accompanied by the Contractor's full waiver of lien for the amount due and by full waivers of lien from subcontractors and suppliers of materials, equipment and services who have not previously furnished such full waivers.

Add the following Subparagraph 9.3.1.4 to Section 9.3.1.

9.3.1.4 Until Substantial Completion, the Owner shall pay no more than ninety (90) percent of the amount due the Contractor on account of progress payments.

Add the following Subparagraph 9.3.1.5 to Section 9.3.1.

9.3.1.5 After the Work is substantially complete and the Architect has determined that the Contractor's list of items to be completed or corrected is acceptable, retainage shall be adjusted to be in proportion to the value of Work on the list, plus unsettled claims.

9.4 CERTIFICATES FOR PAYMENT

In Section 9.4, delete "CERTIFICATES FOR PAYMENT" and replace with "REVIEW OF CONTRACTOR'S APPLICATION FOR PAYMENT".

In Section 9.4.1, line 2, change "a Certificate for Payment" in one (1) location to "an acceptance of the Contractor's Application for Payment".

In Section 9.4.1, line 4, change "certification" in one (1) location to "acceptance".

In Section 9.4.2, line 1, change "a Certificate for Payment" in one (1) location to "an acceptance of the Contractor's Application for Payment".

In Section 9.4.2, line 7, change "a Certificate for Payment" in one (1) location to "an acceptance of the Contractor's Application for Payment".

In Section 9.4.2, line 8, change "certified" in one (1) location to "accepted".

In Section 9.4.2, line 9, change "a Certificate for Payment" in one (1) location to "an acceptance of the Contractor's Application for Payment".

In Section 9.4.2, line 10, change "inspections" in one (1) location to "observations".

In Section 9.4.2, line 12, change "made examination" in one (1) location to "reviewed".

9.5 DECISIONS TO WITHHOLD CERTIFICATION

In Section 9.5, delete "CERTIFICATION" in one (1) location and replace with "ACCEPTANCE".

In Section 9.5.1, line 1, change "a Certificate for Payment" in one (1) location to "an acceptance of the Contractor's Application for Payment".

In Section 9.5.1, line 3, change “certify” in one (1) location to “accept”.

In Section 9.5.1, line 5, change “a Certificate for Payment” in one (1) location to “an acceptance of the Contractor’s Application for Payment”.

In Section 9.5.1, line 6, change “a Certificate for Payment” in one (1) location to “an acceptance of the Contractor’s Application for Payment”.

In Section 9.5.1, line 7, change “a Certificate for Payment” in one (1) location to “an acceptance of the Contractor’s Application for Payment”.

In Section 9.5.2, line 1, change “certification” in two (2) locations to “acceptance”.

In Section 9.5.3, line 1, change “certification” in one (1) location to “acceptance”.

In Section 9.5.3, line 5, change “Certificate for Payment” in one (1) location to “review of the submitted Contractor’s Application for Payment”.

9.6 PROGRESS PAYMENTS

In Section 9.6.1, line 1, change “issued a Certificate for Payment” in one (1) location to “accepted the Contractor’s Application for Payment”.

In Section 9.6.6, line 1, change “a Certificate for Payment” in one (1) location to “An acceptance of the Contractor’s Application for Payment”.

9.7 FAILURE OF PAYMENT

In Section 9.7, line 1, change “a Certificate for Payment” in one (1) location to “An acceptance of the Contractor’s Application for Payment”.

In Section 9.7, line 3, change “certified” in one (1) location to “accepted”.

9.8 SUBSTANTIAL COMPLETION

In Section 9.8.3, line 1, replace “make an inspection” with “visit the Project to observe and”

In Section 9.8.3, line 2, replace “inspection” in one (1) location with “observations”.

In Section 9.8.3, line 6, replace “inspection” in one (1) location with “site visit and observation.”

In Section 9.8.4, lines 5 and 6, revise the following:

Delete the following sentence:

“Warranties required by the Contract Documents shall commence on the date of substantial completion of the work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.”

Replace with the following sentence:

“The Contractor’s comprehensive 1 yr. warranty and all other warranties required or provided by the Contract Documents shall commence on the date of the Owner’s written acceptance of the work or portion thereof, unless otherwise agreed upon in writing.”

9.9 PARTIAL OCCUPANCY OR USE

In Section 9.9.2, line 1, replace “inspect” in one (1) location with “observe”.

9.10 FINAL COMPLETION AND FINAL PAYMENT

In Section 9.10.1, lines 1, 2, replace “inspection” in one (1) location, each line, with “observation”.

In Section 9.10.1, line 4, replace “issue a Final Certificate for Payment” in one (1) location with “review the Contractor’s final Application for Payment”.

In Section 9.10.1, line 4, replace “issue a Final Certificate for Payment stating that to the best of the Architect’s knowledge” with “review the Contractor’s Final Application for Payment considering that to the extent of the Architect’s knowledge, available”.

In Section 9.10.1, line 5, replace “inspections” in one (1) location with “observations”.

In Section 9.10.1, line 7, replace “Certificate” in one (1) location with “Application for Payment”.

In Section 9.10.1, line 7, replace “Final Certificate for Payment” in one (1) location with “acceptance of the Contractor’s Final Application for Payment”.

Add the following sentence to Section 9.10.1:

“The payment amount conveyed by the accepted Contractor’s final Application for Payment shall be sufficient to increase the total payments to 100 percent of the Contract Sum, less such amounts as the Architect shall determine for incomplete Work and unsettled claims.

Add the following Subparagraph 9.10.2.1 to Section 9.10.2:

9.10.2.1 In addition to the above, the following requirements shall be fulfilled before application for final payment or payment of the retained percentages is accepted and paid: The Contractor shall deliver to the Architect (for delivery to the Owner), in a single package, properly labeled item by item, to indicate all materials, equipment and documents contained therein the following;

- (1) Notice by the Contractor of satisfactory completion of Work including corrections of defective Work and acceptance of same by the Architect,
- (2) Contractor's Affidavit of Payment of Debtors and Claims; AIA Document G706 and Contractor's Affidavit of Release of Liens, AIA Document G706A, or other forms as directed or accepted by the Owner.
- (3) Submission to the Owner of required Project Record Documents as defined in Division 01 - General Requirements.
- (4) Completion of any required instructions and training to the Owner on operation and maintenance of all equipment and systems.
- (5) Submission of all tools which are a permanent part of equipment installed in the work.
- (6) Submission of all keys, construction and permanent, properly identified.

In Section 9.10.3, lines 3 and 8, replace "certification" in one (1) location, in each referenced line, with "review".

Add Section 9.10.6 as follows:

9.10.6 Following the issuance of final payment the Owner will record a Notice of Completion with the governmental authorities having jurisdiction within ten (10) days following completion and acceptance by the Owner of all work in accordance with the Contract Documents. The Notice of Completion replaces any Certificate(s) of Substantial Completion.

Add Section 9.11 as follows:

9.11 LIQUIDATED DAMAGES

- 9.11.1 The Contractor and Contractor's surety, if any, shall be liable for and shall pay the Owner the sums stipulated in the Agreement as liquidated damages, in lieu of actual damages, for each calendar day of delay until Substantial Completion.

ARTICLE 10 - PROTECTION OF PERSONS AND PROPERTY

10.2 SAFETY OF PERSONS AND PROPERTY

Add the following to the end of Section 10.2.1:

. . . . This requirement shall apply continuously and not be limited to normal working hours.

Add the following Section 10.2.2.1 to Section 10.2.2:

- 10.2.2.1 The Contractor, its agents, employees, materialmen and subcontractors will perform all work on the project in a safe and responsible manner. The Contractor shall, at its own expense, conform to the safety policies and regulations established by the Contractor and shall comply with all specific safety requirements promulgated by all government authorities including without limitation the requirements of the Occupational Safety and Health Act, and the Construction Safety Act, in effect on the date of the Agreement and all standard and regulations which have been or shall be promulgated by the parties or agencies which administer the Acts. The Contractor shall comply with said requirements, standards and regulations, and require and be directly responsible for compliance therewith on the part of its said agents, employees, materialmen, and subcontractors; and shall directly receive, respond to, defend, and be responsible for all citations, assessments, fines or penalties which may be incurred by reason of its failure on the part of its agents, employees, materialmen or subcontractors to so comply.

ARTICLE 11 - INSURANCE AND BONDS

11.1 CONTRACTOR'S LIABILITY INSURANCE

Add the following Section 11.1.2.1 to Section 11.1.2:

- 11.1.2.1 The Contractor shall obtain and maintain, for the full period of the Contract, the following minimum coverage and limits, or coverage and limits that are required by the Owner or by law, whichever is greater:
- .1 WORKER'S COMPENSATION including Occupational Disease insurance meeting the statutory requirements of the jurisdiction of the Project together with a Broad Form All States Endorsement and containing Employers' Liability insurance in an amount of at least \$1,000,000.

- .2 COMPREHENSIVE GENERAL LIABILITY AND/OR UMBRELLA LIABILITY insurance on an occurrence basis provided limits for Bodily Injury with Personal Injury including its employees of in the amounts of at least \$1,000,000 each occurrence and \$1,000,000 aggregate; Property Damage \$1,000,000 each occurrence, \$1,000,000 aggregate. The policy must include the Owner, Architect and other Project Consultants as listed in the Project Directory, as ADDITIONAL INSUREDS and must provide Premises-Operations, Independent Contractors, Broad Form Property Damage, Contractual Liability, Products and Completed Operations coverage's (which shall be maintained in force for a period of two years after substantial completion of the project or for such longer period of time as is described in the Contract Documents) and PRIMARY to any insurance of the ADDITIONAL INSUREDS. XCU Exclusions must be deleted when applicable to operations performed by the Contractor. A waiver of Subrogation in favor of the Owner shall also be included. Evidence of Insurance coverage naming the additional insureds shall be provided to the Owner and Architect prior to proceeding with the work.
- .3 COMPREHENSIVE AUTOMOBILE LIABILITY on an occurrence basis covering all Owned, Non-Owned and Hired Vehicles for limits of liability equal to those in (.2) above.
- .4 A Certificate of Insurance on an approved form must be delivered to the Owner and Architect and must state coverage will not be altered, canceled or allowed to expire without thirty (30) days written notice by registered mail to the Owner.
- .5 Insurance coverage of \$1,000,000.00 minimum limit must be obtained from each subcontractor and, or, supplier, if any, before permitting them on the site of the project. Otherwise, this required protection must be included within the Contractor's insurance policies.
- .6 It is understood and agreed that the insurance coverages and limits required above shall not limit the extent of the Contractor's responsibilities and liabilities specified within the Contract Documents or by law.
- .7 It is understood and agreed authorization is hereby granted to Owner to withhold payments to the Contractor until properly executed Certificate(s) of Insurance evidencing insurance required herein are received by the Owner.
- .8 Certificates of Insurance shall be submitted as specified in Division 00 – Procurement and Contracting Requirements and Division 01 - General Requirements.

11.3 PROPERTY INSURANCE

Add the following to the end of Section 11.3.1.1

“The Contractor shall be responsible for any damage or loss not covered under the Owner's policy to any and all materials, supplies or equipment after delivery to the site by the Contractor or his suppliers, whether paid for by the Owner or not, whether prior to or after installation into the building structure. (Examples: theft, damage while handling, etc..)”

11.4 PERFORMANCE BOND AND PAYMENT BOND

Add Section 11.4.3 as follows:

11.4.3 The Contractor shall deliver the required bonds to the Owner not later than three days following the date the Agreement is entered into, or if the Work is to be commenced prior thereto in response to a letter of intent, the Contractor shall, prior to the commencement of the Work, submit evidence satisfactory to the Owner that such bonds will be furnished.

Add Section 11.4.4 as follows:

11.4.4 The Contractor shall require the attorney-in-fact who executes the required bonds on behalf of the surety to affix thereto a certified and current copy of the power of attorney.

ARTICLE 12 – UNCOVERING AND CORRECTION OF WORK

12.1 UNCOVERING OF WORK

In Section 12.1.1, line 3, change “examination” in one (1) location to “observation”.

In Section 12.1.2, line 1, change “examine” in one (1) location to “observe it”.

In Section 12.2.1, line 1, change “rejected” in one (1) location to “not accepted”.

ARTICLE 13 - MISCELLANEOUS PROVISIONS

13.6 INTEREST

In Section 13.6, line 1, following “unpaid” insert “after 30 days”.

ARTICLE 14 - TERMINATION OR SUSPENSION OF THE CONTRACT

14.1 TERMINATION BY CONTRACTOR

In Section 14.1.1.3, line 1, change “issued a Certificate for Payment” in one (1) location to “accepted the Contractor’s Final Application for Payment”.

In Section 14.1.1.3, line 2, change “certification” in one (1) location to “acceptance”.

In Section 14.1.1.3, line 3, change “or” in one (1) location to “or the Contractor has not provided required or requested supporting documents including satisfaction of requirements of the Owner related to the Owner’s financing resource or Lender for the Project”.

14.2 TERMINATION BY THE OWNER FOR CAUSE

In Section 14.2.2, line 1, change “certification” in one (1) location to “acceptance”.

In Section 14.2.4, line 5, change “certified” in one (1) location to “accepted”.

ARTICLE 15 – CLAIMS AND DISPUTES

15.1 CLAIMS

15.1.3 CONTINUING CONTRACT PERFORMANCE

In Section 15.1.3, line 3, change “prepare” in one (1) location to “review”.

In Section 15.1.3, line 3, change “issue” in one (1) location to “review”.

In Section 15.1.3, line 4, change “Certificates for Payment” in one (1) location to “the Contractor’s Application for Payment”.

15.2 INITIAL DECISION

In Section 15.2.2, line 3, change “reject” in one (1) location to “not accept”.

In Section 15.2.2, line 3, change “approve” in one (1) location to “accept”.

In Section 15.2.4, line 5, change “reject or approve” in one (1) location to “accept or not accept”.

In Section 15.2.5, line 1, change “approving or rejecting” in one (1) location to “accepting or not accepting”.

END OF SECTION 007300

SECTION 011000 - SUMMARY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes:

- 1. Project information.
- 2. Work covered by Contract Documents.
- 3. Access to site.
- 4. Specification and drawing conventions.

- B. Related Section:

- 1. Division 01 Section "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.3 PROJECT INFORMATION

- A. Project Identification:

Grand Oaks Apartments
Three Oaks Parkway at Roundstone Circle
Lee County, FL.

- B. Owner: Timberwalk Apartments South, LLC (or assigns).

c/o Rohdie Group, LLC
52 Vanderbilt Avenue
Suite 2007
New York, NY 10017

- 1. Owner's Representative: Marc Weil

- C. Architect: Fugleberg Koch, LLC.

2555 Temple Trail
Winter Park, FL. 32789
(407) 629-0595 phone
AA26002103

- 1. Architect's Representative: Patrick D. Fitch., Architect.

D. Other Owner Consultants: The Owner has retained the following design professionals who have prepared designated portions of the Contract Documents:

1. Civil Engineers
Banks Engineering
10511 Six Mile Cypress Parkway
Ft. Myers, FL 33966
Phone: (239) 939-5490
2. MEPFP Systems Engineers
Sims Wilkerson Cartier Engineering, Inc.
12124 High Tech Avenue
Suite 200
Orlando, FL 32817
Phone: (407) 380-0400
3. Structural Engineers
ASE Engineering Services, Inc.
10244 E. Colonial Drive
Suite 202
Orlando, FL 32817
Phone: (407) 677-5565
4. Interior Design Consultant
TBD

E. Contractor: TBD

1.4 WORK COVERED BY CONTRACT DOCUMENTS

A. The Work of the Project is defined by the Construction Documents and consists of the following:

The development of a multi-family rental apartment project as new construction to comprise residential unit buildings, and project amenity facilities including a Clubhouse, a Maintenance Building, a Mail Kiosk and a Trash Compactor Enclosure.

The dwelling units will be distributed among eleven (11) multi-family rental apartment buildings of three (3) types and comprising a total density of two hundred ninety-eight (298) units with ground floor level garage and storage units. The residential building types will be of three (3) floor configurations with connecting hallways. The Owners program also includes a Clubhouse amenity building, a Mail Kiosk, a Maintenance Building and a Trash Compactor Enclosure. The Project site is defined by site boundaries and survey provided by the Owner's civil engineering consultant and is located on Three Oaks Parkway at Roundstone Circle in Lee County, Florida.

B. Type of Contract

1. Project will be constructed as defined by the Construction Documents issued separately.

1.5 ACCESS TO SITE

- A. General: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.
- B. Use of Site: Limit use of Project site to within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
 - 1. Limits: Confine construction operations to Contract limits defined by Owner.

1.6 COORDINATION WITH OCCUPANTS

- A. Owner Limited Occupancy of Completed Areas of Construction: Owner reserves the right to occupy completed building and related site improvement areas following the issuance of a Certificate of Occupancy by the authorities having jurisdiction, and prior to Final Completion of the Work, provided such occupancy does not interfere with completion of the Work. Such occupancy shall not constitute final acceptance of the total Work.
 - 1. Obtain a Certificate of Occupancy from authorities having jurisdiction before limited Owner occupancy.
 - 2. 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 operate and maintain mechanical and electrical systems serving occupied portions of Work.
 - 3. On occupancy, Owner will assume responsibility for maintenance and custodial service for occupied portions of Work.

1.7 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
 - 1. Comply with limitations on use of public streets and other requirements of authorities having jurisdiction.
- B. On-Site Work Hours: Limit work in the existing building to normal business working hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, except as otherwise indicated or to hours stipulated by Owner Contractor Agreement and as acceptable to the authorities having jurisdiction.
- C. Existing Utility Interruptions: 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 Owner not less than two (2) days in advance of proposed utility interruptions.
 - 2. Obtain Owner's written permission before proceeding with utility interruptions.

- D. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.
 - 1. Notify Owner not less than two (2) days in advance of proposed disruptive operations.
 - 2. Obtain Owner's written permission before proceeding with disruptive operations.
- E. Nonsmoking Building: Smoking is not permitted within the building or within 25 feet (8 m) of entrances, operable windows, or outdoor air intakes.
- F. Controlled Substances: Use of controlled substances on the Project site is not permitted.

1.8 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
 - 1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
 - 2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
- C. Drawing Coordination: Requirements for materials and products identified on the Drawings are described in detail in the Specifications. One or more of the following are used on the Drawings to identify materials and products:
 - 1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
 - 2. Abbreviations: Materials and products are identified by abbreviations scheduled on Drawings.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000

SECTION 012100 - ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
 - 1. Certain items may be specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when direction will be provided to the Contractor. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
 - 1. Lump-sum allowances.
 - 2. Quantity allowances.
 - 3. Contingency allowances.
 - 4. Testing and inspecting allowances.
- C. Related Sections:
 - 1. Division 01 Section "Quality Requirements" for procedures governing the use of allowances for testing and inspecting.
 - 2. Divisions 02 through 49 Sections for items of Work covered by allowances.

1.3 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At Architect's or Owner's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect or Owner from the designated supplier.

1.4 SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.

- B. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- C. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- D. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.5 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

1.6 LUMP-SUM ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials selected by Architect, or Owner, under allowance and shall include taxes, freight, and delivery to Project site.
- B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials selected by Architect, or Owner, under allowance shall be included as part of the Contract Sum and not part of the allowance.
- C. Unused Materials: Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after installation has been completed and accepted.
 - 1. If requested by Architect, or Owner, retain and prepare unused material for storage by Owner. Deliver unused material to Owner's storage space as directed.

1.7 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.
 - 1. Include installation costs in purchase amount only where indicated as part of the allowance.
 - 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other margins claimed.
- B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

- A. Allowances are applicable as listed by a Schedule of Allowances provided within the Owner/Contractor Agreement in the absence of a Schedule of Allowances provided within the Project Manual, Division 01 of the Contract Documents.

END OF SECTION 012100

SECTION 012500 - SUBSTITUTION PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for substitutions.
- B. Related Sections:
 - 1. Division 01 Section "Product Requirements" for requirements for submitting comparable product submittals for products by listed manufacturers.
 - 2. Divisions 02 through 49 Sections for specific requirements and limitations for substitutions.

1.3 DEFINITIONS

- A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.
 - 1. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.
 - 2. Substitutions for Convenience: Changes for convenience are not allowed.

1.4 SUBMITTALS

- A. Substitution Requests: Submit three copies of each request for consideration. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
 - 1. Substitution Request Form: Use form acceptable to Architect.
 - 2. Documentation: Show compliance with requirements for substitutions and the following, as applicable:
 - a. Statement indicating why specified product or fabrication or installation cannot be provided.
 - b. Coordination information, including a list of changes or modifications needed to other parts of the Work and to construction performed by Owner and separate contractors, that will be necessary to accommodate proposed substitution.

- c. Detailed comparison of significant qualities of proposed substitution with those of the Work specified. Include annotated copy of applicable specification section. Significant qualities may include attributes such as performance, weight, size, durability, visual effect, sustainable design characteristics, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the Work specified.
 - d. Product Data, including drawings and descriptions of products and fabrication and installation procedures.
 - e. Samples, where applicable or requested.
 - f. Certificates and qualification data, where applicable or requested.
 - g. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners.
 - h. Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
 - i. Research reports evidencing compliance with building code and regulations in effect for Project, from an evaluation organization acceptable to the authorities having jurisdiction.
 - j. Detailed comparison of Contractor's construction schedule using proposed substitution with products specified for the Work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's letterhead, stating date of receipt of purchase order, lack of availability, or delays in delivery. Identify use of available float, if any, in schedule comparison.
 - k. Cost information, including a proposal of change, if any, in the Contract Sum.
 - l. Documentation of Owner acceptance of the proposed substitution.
 - m. Contractor's certification that proposed substitution complies with requirements in the Contract Documents except as indicated in substitution request, is compatible with related materials, and is appropriate for applications indicated.
 - n. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.
3. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven (7) days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within fourteen (14) days of receipt of request, or seven (7) days of receipt of additional information or documentation, whichever is later, unless Architect is unable to accept the substitution as presented.
- a. Forms of Acceptance: Construction Change Directive, or Architect's Supplemental Instructions for minor changes in the Work.
 - b. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated.

1.5 QUALITY ASSURANCE

- A. Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products and materials. Engage qualified testing agency to perform compatibility tests recommended by manufacturers.

1.6 PROCEDURES

- A. Coordination: Modify or adjust affected work as necessary to integrate work of the accepted substitutions.

PART 2 - PRODUCTS

2.1 SUBSTITUTIONS

- A. Substitutions for Cause: Submit requests for substitution immediately upon discovery of need for change, but not later than ten (10) days prior to time required for preparation and review of related submittals.
 - 1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
 - a. Requested substitution is consistent with the Contract Documents and will produce indicated results.
 - b. Substitution request is fully documented and properly submitted.
 - c. Requested substitution will not adversely affect Contractor's construction schedule.
 - d. Requested substitution has received necessary approvals of authorities having jurisdiction.
 - e. Requested substitution is compatible with other portions of the Work.
 - f. Requested substitution has been coordinated with other portions of the Work.
 - g. Requested substitution provides specified warranty.
 - h. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.
 - i. Owner has directed Architect to review Contractor's request for substitution.

PART 3 - EXECUTION (Not Used)

END OF SECTION 012500

SECTION 012600 - CONTRACT MODIFICATION PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for handling and processing Contract modifications.
- B. Related Sections:
 - 1. Division 01 Section "Product Requirements" for administrative procedures for handling requests for substitutions made after Contract award.

1.3 MINOR CHANGES IN THE WORK

- A. Architect will issue supplemental instructions authorizing minor changes in the Work, not involving adjustment to the Contract Sum or the Contract Time, on AIA Document G710, "Architect's Supplemental Instructions" or on an alternate form accepted by Architect or directed by Owner.

1.4 PROPOSAL REQUESTS

- A. Owner-Initiated Proposal Requests: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.
 - 1. Proposal Requests issued by Architect are not instructions either to stop work in progress or to execute the proposed change.
 - 2. Within time specified in Proposal Request or fourteen (14) days, when not otherwise specified, after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.
 - a. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
 - b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
 - c. Include costs of labor and supervision directly attributable to the change.

- d. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
 - e. Quotation Form: Use form acceptable to Architect and Owner.
- B. Contractor-Initiated Proposals: If latent or changed conditions require modifications to the Contract, Contractor may initiate a claim by submitting a request for a change to Architect and Owner concurrently.
 - 1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.
 - 2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
 - 3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
 - 4. Include costs of labor and supervision directly attributable to the change.
 - 5. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time. Clearly indicate amount of available float used.
 - 6. Comply with requirements in Division 01 Section "Substitution Procedures" if the proposed change requires substitution of one product or system for product or system specified.
 - 7. Proposal Request Form: Use form acceptable to Architect and Owner.

1.5 ADMINISTRATIVE CHANGE ORDERS

- A. Alternate Adjustment: Refer to Division 01 Section "Alternates" for administrative procedures for preparation of Change Order Proposal for adjusting the Contract Sum and schedule to reflect alternates accepted after the establishment of the Contract Sum and Schedule.

1.6 CHANGE ORDER PROCEDURES

- A. On Owner's approval of a Proposal Request, Contractor will issue a Change Order for review and signature by Owner and Architect on AIA Document G 701.

1.7 CONSTRUCTION CHANGE DIRECTIVE

- A. Construction Change Directive: Architect may issue a Construction Change Directive on AIA Document G714. Construction Change Directive instructs Contractor to proceed with a change in the Work.

1. Construction Change Directive contains a complete description of change in the Work. It also designates method to be followed to determine change in the Contract Sum or the Contract Time and implementation prerequisite requirements as may be applicable.
- B. Documentation: Maintain detailed records on a time and material basis of work required by the Construction Change Directive.
 1. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract as directed by the Construction Change Directive requirements in the format of a Proposed Change Order.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 012600

SECTION 012900 - PAYMENT PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section specifies administrative and procedural requirements necessary to prepare and process Applications for Payment.
- B. Related Sections:
 - 1. Division 01 Section "Allowances" for procedural requirements governing the handling and processing of allowances.
 - 2. Division 01 Section "Contract Modification Procedures" for administrative procedures for handling changes to the Contract.
 - 3. Division 01 Section "Construction Progress Documentation" for administrative requirements governing the preparation and submittal of the Contractor's construction schedule.
 - 4. Division 01 Section "Submittal Procedures" for administrative requirements governing the preparation and submittal of the submittal schedule.

1.3 DEFINITIONS

- A. Schedule of Values: A statement furnished by Contractor allocating portions of the Contract Sum to various portions of the Work and used as the basis for reviewing Contractor's Applications for Payment.

1.4 SCHEDULE OF VALUES

- A. Coordination: Coordinate preparation of the schedule of values with preparation of Contractor's construction schedule.
 - 1. Correlate line items in the schedule of values with other required administrative forms and schedules, including the following:
 - a. Application for Payment forms with continuation sheets.
 - b. Submittal schedule.
 - c. Contractor's Construction Schedule.

2. Submit the schedule of values to Architect at earliest possible date but no later than thirty (30) days before the date scheduled for submittal of initial Applications for Payment.
 3. Subschedules for Phased Work: Where the Work is separated into phases requiring separately phased payments, provide subschedules showing values correlated with each phase of payment.
 4. Subschedules for Separate Elements of Work: Where the Contractor's construction schedule defines separate elements of the Work, provide subschedules showing values correlated with each element.
- B. Format and Content: Use the Project Manual table of contents as a guide to establish line items for the schedule of values. Provide at least one line item for each Specification Section.
1. Identification: Include the following Project identification on the schedule of values:
 - a. Project name and location.
 - b. Name of Architect.
 - c. Architect's project number.
 - d. Contractor's name and address.
 - e. Date of submittal.
 2. Arrange schedule of values consistent with format of AIA Document G703.
 3. Arrange the schedule of values in tabular form with separate columns to indicate the following for each item listed:
 - a. Related Specification Section or Division.
 - b. Description of the Work.
 - c. Name of subcontractor.
 - d. Name of manufacturer or fabricator.
 - e. Name of supplier.
 - f. Change Orders (numbers) that affect value.
 - g. Dollar value and Percentage of the Contract Sum to nearest one-hundredth percent, adjusted to total 100 percent.
 4. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Coordinate with the Project Manual table of contents. Provide multiple line items for principal subcontract amounts as appropriate.
 5. Round amounts to nearest whole dollar; total shall equal the Contract Sum.
 6. Provide a separate line item in the schedule of values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed and only in the event that stored materials are eligible for payment by the Owner/Contractor Agreement.
 - a. Differentiate between items stored on-site and items stored off-site. For items stored off-site, include evidence of insurance, bill of sale and contractor/supplier affidavit in form acceptable to Architect.
 7. Provide separate line items in the schedule of values for initial cost of materials, for each subsequent stage of completion, and for total installed value of that part of the Work.

8. Allowances: Provide a separate line item in the schedule of values for each allowance. Show line-item value of unit-cost allowances, as a product of the unit cost, multiplied by measured quantity. Use information indicated in the Contract Documents to determine quantities.
9. Each item in the schedule of values and Applications for Payment shall be complete. Include total cost and proportionate share of general overhead and profit for each item.
 - a. Temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown either as separate line items in the schedule of values or distributed as general overhead expense, at Contractor's option.
10. Schedule Updating: Update and resubmit the schedule of values before the next Application for Payment when Change Orders or Construction Change Directives result in a change in the Contract Sum.

1.5 APPLICATIONS FOR PAYMENT

- A. Each Application for Payment shall be consistent with previous applications and payments as certified by Architect and paid for by Owner.
 1. Initial Application for Payment, Application for Payment at time of Substantial Completion, and final Application for Payment involve additional requirements.
- B. Payment Application Times: The date for each progress payment is indicated in the Agreement between Owner and Contractor. The period of construction work covered by each Application for Payment is the period indicated in the Agreement.
 1. Submit draft copy of Application for Payment seven (7) days prior to due date for review by Architect.
- C. Application for Payment Forms: Use AIA Document G702 and AIA Document G703 as form for Applications for Payment.
 1. Architects Certificate for Payment: The Architects Certificate for Payment section of AIA Document G702 is deleted and replaced with the following:

ARCHITECTS REVIEW OF APPLICATION FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and data comprising this application, the Architect confirms to the Owner that to the best of the Architect's knowledge, information and belief the work has progressed as indicated and the Contractor is entitled to payment of the amount requested.

Amount: _____ **\$** _____

Architect: _____

By: _____ **Date:** _____

The AMOUNT noted above is payable only to the Contractor named herein. Issuance, payment and acceptance are without prejudice to any rights of the Owner or Contractor under this Contract.

Owner:_____

By: _____ **Date:** _____

2. Signature of acceptance by Owner is required to accept and authorize payment to Contractor.
- D. Application Preparation: Complete every entry on form. Notarize and execute by a person authorized to sign legal documents on behalf of Contractor. Architect will return incomplete applications without action.
1. Entries shall match data on the schedule of values and Contractor's construction schedule. Provide updated schedules if revisions were made.
 2. Include amounts for work completed following previous Application for Payment, whether or not payment has been received. Include only amounts for work completed at time of Application for Payment.
 3. Include amounts of Change Orders and Construction Change Directives issued before last day of construction period covered by application.
- E. Transmittal: Submit three (3) signed and notarized original copies of each Application for Payment to Architect by a method ensuring receipt. One copy shall include waivers of lien and similar attachments if required.
1. Transmit each copy with a transmittal form listing attachments and recording appropriate information about application.
- F. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's lien from entities lawfully entitled to file a mechanic's lien arising out of the Contract and related to the Work covered by the payment.
1. Submit partial waivers on each item for amount requested in previous application, after deduction for retainage, on each item.
 2. When an application shows completion of an item, submit conditional final or full and final waivers.
 3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
 4. Waiver Forms: Submit waivers of lien on forms, executed in a manner acceptable to Owner.
- G. Initial Application for Payment: Administrative actions and submittals that must precede or coincide with submittal of first Application for Payment include the following:
1. List of subcontractors.
 2. Schedule of values.

3. Contractor's construction schedule (preliminary if not final).
 4. Products list (preliminary if not final).
 5. Submittal schedule (preliminary if not final).
 6. List of Contractor's staff assignments.
 7. List of Contractor's principal consultants.
 8. Copies of building permits.
 9. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
 10. Initial progress report.
 11. Report of preconstruction conference.
 12. Certificates of insurance and insurance policies.
 13. Performance and payment bonds.
 14. Data needed to acquire Owner's insurance.
- H. Application for Payment at Substantial Completion: After issuance of Certificate of Substantial Completion, submit a Contractor's Application for Payment showing 100 percent completion for portion of the Work claimed as substantially complete.
1. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.
 2. This application shall reflect Certificates of Partial Substantial Completion issued previously for Owner occupancy of designated portions of the Work.
 3. Include documentation supporting Contractor's request for any reduction in retainage amounts.
- I. Final Payment Application: Submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:
1. Evidence of completion of Project closeout requirements.
 2. Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
 3. Updated final statement, accounting for final changes to the Contract Sum.
 4. AIA Document G706, "Contractor's Affidavit of Payment of Debts and Claims."
 5. AIA Document G706A, "Contractor's Affidavit of Release of Liens."
 6. AIA Document G707, "Consent of Surety to Final Payment."
 7. AIA Document G707A, "Consent of Surety to Reduction in or Partial Release of Retainage."
 8. Evidence that all claims have been settled.
 9. Final meter readings for utilities, a measured record of stored fuel, and similar data as of date of Substantial Completion or when Owner took possession of and assumed responsibility for corresponding elements of the Work.
 10. Final liquidated damages settlement statement.

GRAND OAKS APARTMENTS
LEE COUNTY, FL
FK PROJECT No. 5331

ISSUE DATE: 08/31/16
PRICING SET

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 012900

SECTION 013100 - PROJECT MANAGEMENT AND COORDINATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative provisions for coordinating construction operations on Project including, but not limited to, the following:
 - 1. General project coordination procedures.
 - 2. Administrative and supervisory personnel.
 - 3. Coordination drawings.
 - 4. Requests for Information (RFIs).
 - 5. Project Web site.
 - 6. Project meetings.
- B. Related Sections:
 - 1. Division 01 Section "Construction Progress Documentation" for preparing and submitting Contractor's construction progress schedule.
 - 2. Division 01 Section "Execution" for procedures for coordinating general installation and field-engineering services, including establishment of benchmarks and control points.
 - 3. Division 01 Section "Closeout Procedures" for coordinating closeout of the Contract.

1.3 DEFINITIONS

- A. RFI: Request from Contractor seeking information from Architect during construction.

1.4 COORDINATION

- A. Coordination: Coordinate construction operations included in different Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations, included in different Sections that depend on each other for proper installation, connection, and operation.
 - 1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
 - 2. Coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair.

3. Make adequate provisions to accommodate items scheduled for later installation.
- B. Prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required notices, reports, and list of attendees at meetings.
 1. Prepare similar memoranda for Owner and separate contractors as applicable, if coordination of their Work is required.
- C. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities and activities of other contractors as applicable, to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:
 1. Preparation of Contractor's construction schedule and Construction Progress Schedule.
 2. Preparation of the Contractor's Requisition.
 3. Installation and removal of temporary facilities and controls.
 4. Delivery and processing of submittals.
 5. Progress meetings.
 6. Preinstallation conferences.
 7. Startup and adjustment of systems.
- D. Conservation: Coordinate construction activities to ensure that operations are carried out with consideration given to conservation of energy, water, and materials. Coordinate use of temporary utilities to minimize waste.
 1. Salvage materials and equipment involved in performance of, but not actually incorporated into, the Work. Refer to other Sections for disposition of salvaged materials that are designated as Owner's property.

1.5 SUBMITTALS

- A. Coordination Drawings, General: Prepare coordination drawings as required for efficient installation of different components, or systems, where installation is not completely shown on Contractor Shop Drawings, where limited space availability necessitates coordination, where required by specification sections, or if coordination is required to facilitate integration of products and materials fabricated or installed by more than one entity.
 1. Content: Project-specific information, drawn accurately to a scale large enough to indicate and resolve conflicts. Do not base coordination drawings on reproductions of the Contract Documents or standard printed data. Include the following information, as applicable:
 - a. Prepare sections, elevations, and details as needed to describe relationship of various systems and components.
 - b. Coordinate the addition of trade-specific information to the coordination drawings by multiple contractors in a sequence that best provides for coordination of the information and resolution of conflicts between installed components before submitting for review.

- c. Indicate functional and spatial relationships of components of architectural, structural, civil, mechanical, and electrical systems.
- d. Indicate space requirements for routine maintenance and for anticipated replacement of components during the life of the installation.
- e. Show location and size of access doors required for access to concealed dampers, valves, and other controls.
- f. Indicate required installation sequences.
- g. Indicate dimensions shown on the Drawings. Specifically note dimensions that appear to be in conflict with submitted equipment and minimum clearance requirements. Provide alternate sketches to Architect indicating proposed resolution of such conflicts. Minor dimension changes and difficult installations will not be considered changes to the Contract.

B. Coordination Drawing Organization: Organize coordination drawings as follows:

1. Floor Plans and Reflected Ceiling Plans: Show architectural and structural elements, and mechanical, plumbing, fire protection, fire alarm, and electrical Work. Show locations of visible ceiling-mounted devices relative to acoustical ceiling grid. Supplement plan drawings with section drawings where required to adequately represent the Work.
2. Review: Architect will review coordination drawings to confirm that the Work is being coordinated, but not for the details of the coordination, which are the Contractor's responsibility. If the Architect determines that the coordination drawings are not being prepared in sufficient scope or detail, or are otherwise deficient, the Architect will so inform the Contractor, who shall make changes as directed and resubmit.
3. Coordination Drawing Prints: Prepare coordination drawing prints in accordance with requirements of Division 01 Section "Submittal Procedures."

C. Coordination Digital Data Files: Prepare coordination digital data files in accordance with the following requirements:

1. File Preparation Format: Same digital data software program, version, and operating system as the original Drawings.
2. File Submittal Format: Submit or post coordination drawing files using Portable Data File (PDF) format.
3. Architect may furnish Contractor one set of digital data files of requested Drawings for use in preparing coordination digital data files.
 - a. Architect makes no representations as to the accuracy or completeness of digital data files as they relate to the Drawings.
 - b. Contractor shall execute a data licensing and release agreement in the form of an Agreement acceptable to the Owner and Architect.

1.6 KEY PERSONNEL

- A. Key Personnel Names: Within fifteen (15) days of starting construction operations, submit a list of key personnel assignments, including superintendent and other personnel in attendance at Project site. Identify individuals and their duties and responsibilities; list addresses and telephone numbers, including home, office, and cellular telephone numbers and email

addresses. Provide names, addresses, and telephone numbers of individuals assigned as standbys in the absence of individuals assigned to Project.

1. Post copies of list in project meeting room, in temporary field office, and by each temporary telephone. Keep list current at all times.

1.7 REQUESTS FOR INFORMATION (RFIs)

- A. General: Immediately on discovery of the need for interpretation of the Contract Documents, Contractor shall prepare and submit an RFI in the form specified.

1. Architect will return RFIs submitted to Architect directly by other entities controlled by Contractor with no response.
2. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Contractor's work or work of subcontractors.

- B. Content of the RFI: Include a detailed, legible description of item needing information or interpretation and the following:

1. Project name.
2. Project number.
3. Date.
4. Name of Contractor.
5. Name of Architect.
6. RFI number, numbered sequentially.
7. RFI subject.
8. Specification Section number and title and related paragraphs, as appropriate.
9. Drawing number and detail references, as appropriate.
10. Field dimensions and conditions, as appropriate.
11. Contractor's suggested resolution. If Contractor's solution(s) impacts the Contract Time or the Contract Sum, Contractor shall state impact in the RFI.
12. Contractor's signature.
13. Attachments: Include sketches, descriptions, measurements, photos, Product Data, Shop Drawings, coordination drawings, and other information necessary to fully describe items needing interpretation.
 - a. Include dimensions, thicknesses, structural grid references, and details of affected materials, assemblies, and attachments on attached sketches.

- C. RFI Forms: AIA Document G716 or a Software-generated form with substantially the same content as indicated above, acceptable to Architect.

1. Identify each page of any attachments to an RFI with the RFI number and sequential page number.
2. Attachments to electronic RFI files will be in a format acceptable to Architect and Owner.

- D. Architect's Action: Architect will review each RFI, determine action required, and respond. Allow seven (7) working days for Architect's response for each RFI. RFIs received by Architect after 1:00 p.m. will be considered as received the following working day.
1. The following RFIs will be returned without action:
 - a. Requests for review of submittals.
 - b. Requests for review of substitutions.
 - c. Requests for coordination information already indicated in the Contract Documents.
 - d. Requests for adjustments in the Contract Time or the Contract Sum.
 - e. Requests for interpretation of Architect's actions on submittals.
 - f. Incomplete RFIs or inaccurately prepared RFIs.
 2. Architect's action may include a request for additional information, in which case Architect's time for response will date from time of receipt of additional information from Contractor.
 3. Architect's action on RFIs that may result in a change to the Contract Time or the Contract Sum may be eligible for Contractor to submit Change Proposal according to Division 01 Section "Contract Modification Procedures."
 - a. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, Contractor will notify Architect and Owner in writing within ten (10) days of receipt of the RFI response.
- E. On receipt of Architect's action, update the RFI log and immediately distribute the RFI response to affected parties. Review response and notify Architect within seven (7) days if Contractor disagrees with response.
- F. Maintain accurate and complete copies of RFI log and RFI's, including response and attachments, at the Project Site.
- G. RFI Log: Prepare, maintain, and submit monthly, concurrent with Schedule and review of Contractor's Requisition, a tabular log of RFIs organized by the RFI number. Include the following:
1. Project name.
 2. Name and address of Contractor.
 3. Name and address of Architect.
 4. RFI number including RFIs that were dropped and not submitted.
 5. RFI description.
 6. Date the RFI was submitted.
 7. Date Architect's response was received.
 8. Identification of related, or potential, Minor Change in the Work, Architect's Supplemental Instruction, Construction Change Directive, or Proposal Request, as appropriate.
 9. Identification of related Field Order, Contractor's Request for Construction Changes on Project Mortgages, Work Change Directive, or Proposal Request, as appropriate.

1.8 PROJECT MEETINGS

- A. General: Schedule and conduct meetings and conferences at Project site, unless otherwise indicated.
 - 1. Attendees: Inform participants and others involved, and individuals whose presence is required, of date and time of each meeting. Notify Owner and Architect of scheduled meeting dates and times.
 - 2. Agenda: Prepare the meeting agenda. Distribute the agenda to all invited attendees.
 - 3. Minutes: Record significant discussions and agreements achieved. Distribute the meeting minutes to everyone concerned, including Owner and Architect, within seven (7) days of the meeting.
- B. Preconstruction Conference: Schedule and conduct a preconstruction conference before starting construction, at a time convenient to Owner and Architect, but no later than 15 (fifteen) days after execution of the Agreement.
 - 1. Hold the conference at Project Site or another convenient location.
 - 2. Conduct the conference to review responsibilities and personnel assignments.
 - 3. Attendees: Authorized representatives of Owner, Architect, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the conference. Participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
 - 4. Agenda: Discuss items of significance that could affect progress, including the following:
 - a. Tentative construction schedule.
 - b. Phasing.
 - c. Critical work sequencing and long-lead items.
 - d. Designation of key personnel and their duties.
 - e. Lines of communications.
 - f. Procedures for processing field decisions and Change Orders.
 - g. Procedures for RFIs.
 - h. Procedures for testing and inspecting.
 - i. Procedures for processing Contractor's Requisitions and Construction Progress Schedule.
 - j. Distribution of the Contract Documents.
 - k. Submittal procedures.
 - l. Preparation of record documents.
 - m. Work restrictions.
 - n. Working hours.
 - o. Owner's occupancy requirements.
 - p. Responsibility for temporary facilities and controls.
 - q. Procedures for moisture and mold control.
 - r. Procedures for disruptions and shutdowns.
 - s. Construction waste management.
 - t. Parking availability.
 - u. Office, work, and storage areas.
 - v. Equipment deliveries and priorities.
 - w. First aid.

- x. Security.
 - y. Progress cleaning.
 - z. Work hours.
 - 5. Minutes: Contractor will record and distribute meeting minutes.
- C. Preinstallation Conferences: Conduct a preinstallation conference at Project site before each construction activity that requires coordination with other construction.
- 1. Attendees: Installer and representatives of manufacturers and fabricators involved in or affected by the installation and its coordination or integration with other materials and installations that have preceded or will follow, shall attend the meeting. Advise Architect of scheduled meeting dates.
 - 2. Agenda: Review progress of other construction activities and preparations for the particular activity under consideration, including requirements for the following:
 - a. Contract Documents.
 - b. Options.
 - c. Related RFIs.
 - d. Related Construction Changes on Project Mortgages.
 - e. Purchases.
 - f. Deliveries.
 - g. Submittals.
 - h. Review of mockups.
 - i. Possible conflicts.
 - j. Compatibility concerns.
 - k. Time schedules.
 - l. Weather limitations.
 - m. Manufacturer's written recommendations.
 - n. Warranty requirements.
 - o. Compatibility of materials.
 - p. Acceptability of substrates.
 - q. Temporary facilities and controls.
 - r. Space and access limitations.
 - s. Regulations of authorities having jurisdiction.
 - t. Testing and inspecting requirements.
 - u. Installation procedures.
 - v. Coordination with other work.
 - w. Required performance results.
 - x. Protection of adjacent work.
 - y. Protection of construction and personnel.
 - 3. Record significant conference discussions, agreements, and disagreements, including required corrective measures and actions.
 - 4. Reporting: Distribute minutes of the meeting to each party present and to other parties requiring information.
 - 5. Do not proceed with installation if the conference cannot be successfully concluded. Initiate whatever actions are necessary to resolve impediments to performance of the Work and reconvene the conference at earliest feasible date.

- D. Project Closeout Conference: Schedule and conduct a Project closeout conference, at a time convenient to Owner and Architect, but no later than sixty (60) days prior to the scheduled date of Substantial Completion.
1. Conduct the conference to review requirements and responsibilities related to Project closeout.
 2. Attendees: Authorized representatives of Owner, Architect, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the meeting. Participants at the meeting shall be familiar with Project and authorized to conclude matters relating to the Work.
 3. Agenda: Discuss items of significance that could affect or delay Project closeout, including the following:
 - a. Preparation of record documents.
 - b. Procedures required prior to observation for Substantial Completion and for final observation for acceptance.
 - c. Submittal of written warranties.
 - d. Requirements for preparing operations and maintenance data.
 - e. Requirements for demonstration and training.
 - f. Preparation of Contractor's punch list.
 - g. Procedures for processing Contractor's Requisitions at Substantial Completion and for final payment.
 - h. Submittal procedures for closeout documentation.
 - i. Owner's partial occupancy requirements.
 - j. Installation of Owner's furniture, fixtures, and equipment.
 - k. Responsibility for removing temporary facilities and controls.
 4. Minutes: Contractor will record and distribute meeting minutes.
- E. Progress Meetings: Conduct progress meetings at a minimum of monthly intervals.
1. Coordinate dates of meetings with preparation of payment requests.
 2. Attendees: In addition to representatives of Owner and Architect, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the meeting shall be familiar with Project and authorized to conclude matters relating to the Work.
 3. Agenda: Review and correct or accept minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.
 - a. Contractor's Construction Progress Schedule: Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to Contractor's construction progress schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.
 - 1) Review schedule for next period.

- b. Review present and future needs of each entity present, including the following:
 - 1) Interface requirements.
 - 2) Sequence of operations.
 - 3) Status of submittals.
 - 4) Deliveries.
 - 5) Off-site fabrication.
 - 6) Access.
 - 7) Site utilization.
 - 8) Temporary facilities and controls.
 - 9) Progress cleaning.
 - 10) Quality and work standards.
 - 11) Hazards and risks.
 - 12) Status of correction of deficient items.
 - 13) Field observations.
 - 14) Status of RFIs.
 - 15) Status of proposal requests.
 - 16) Pending changes.
 - 17) Status of Change Orders.
 - 18) Pending claims and disputes.
 - 19) Documentation of information for payment requests.
 - 20) Work hours.
 - 21) Contractor's action items.
- 4. Minutes: Contractor will record and distribute the meeting minutes to each party present and to parties requiring information.
 - a. Schedule Updating: Revise Contractor's construction progress schedule after each progress meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with the report of each meeting.
- F. Coordination Meetings: Conduct Project coordination meetings at intervals appropriate to progress of work. Project coordination meetings are in addition to specific meetings held for other purposes, such as progress meetings and preinstallation conferences.
 - 1. Attendees: In addition to representatives of Owner, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the meetings shall be familiar with Project and authorized to conclude matters relating to the Work.
 - 2. Agenda: Review and correct or accept minutes of the previous coordination meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.
 - a. Combined Contractor's Construction Progress Schedule: Review progress since the last coordination meeting. Determine whether each contract is on time, ahead of schedule, or behind schedule, in relation to combined Contractor's construction progress schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether

- schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.
- b. Schedule Updating: Revise combined Contractor's construction progress schedule after each coordination meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with report of each meeting.
 - c. Review present and future needs of each contractor present, including the following:
 - 1) Interface requirements.
 - 2) Sequence of operations.
 - 3) Status of submittals.
 - 4) Status of RFIs.
 - 5) Deliveries.
 - 6) Off-site fabrication.
 - 7) Access.
 - 8) Site utilization.
 - 9) Temporary facilities and controls.
 - 10) Work hours.
 - 11) Hazards and risks.
 - 12) Progress cleaning.
 - 13) Quality and work standards.
 - 14) Change Orders.
3. Reporting: Record meeting results and distribute copies to everyone in attendance and to others affected by decisions or actions resulting from each meeting.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 013100

SECTION 013200 - CONSTRUCTION PROGRESS DOCUMENTATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for documenting the progress of construction during performance of the Work, including the following:
 - 1. Preliminary construction schedule.
 - 2. Contractor's construction progress schedule.
 - 3. Daily construction reports.
 - 4. Material location reports.
 - 5. Field condition reports.
 - 6. Special reports.
- B. Related Sections:
 - 1. Division 01 Section "Payment Procedures" for submitting the Schedule of Values.
 - 2. Division 01 Section "Submittal Procedures" for submitting schedules and reports.
 - 3. Division 01 Section "Quality Requirements" for submitting a schedule of tests and inspections.
 - 4. Division 01 Section "Project Management and Coordination" for submitting and distributing meeting and conference minutes.

1.3 DEFINITIONS

- A. Activity: A discrete part of a project that can be identified for planning, scheduling, monitoring, and controlling the construction project. Activities included in a construction progress schedule consume time and resources.
 - 1. Critical Activity: An activity on the critical path that must start and finish on the planned early start and finish times.
 - 2. Predecessor Activity: An activity that precedes another activity in the network.
 - 3. Successor Activity: An activity that follows another activity in the network.
- B. Cost Loading: The allocation of the schedule of values for the completion of an activity as scheduled. The sum of costs for all activities must equal the total Contract Sum, unless otherwise accepted by Architect.

- C. CPM: Critical path method, which is a method of planning and scheduling a construction project where activities are arranged based on activity relationships. Network calculations determine when activities can be performed and the critical path of the Project.
- D. Critical Path: The longest connected chain of interdependent activities through the network schedule that establishes the minimum overall Project duration and contains no float.
- E. Event: The starting or ending point of an activity.
- F. Float: The measure of leeway in starting and completing an activity.
 - 1. Float time is not for the exclusive use or benefit of either Owner or Contractor, but is a jointly owned, expiring Project resource available to both parties as needed to meet schedule milestones and Contract completion date.
 - 2. Free float is the amount of time an activity can be delayed without adversely affecting the early start of the successor activity.
 - 3. Total float is the measure of leeway in starting or completing an activity without adversely affecting the planned Project completion date.
- G. Major Area: A story of construction, a separate building, or a similar significant construction element.
- H. Milestone: A key or critical point of time for reference or measurement.
- I. Resource Loading: The allocation of manpower and equipment necessary for the completion of an activity as scheduled.

1.4 SUBMITTALS

- A. Format for Submittals: Submit required submittals in the following format:
 - 1. A minimum of three (3) paper copies, two (2) will be returned following the Architect's review. Contractor will forward one (1) copy to Owner.
- B. Preliminary construction schedule.
 - 1. Acceptance of cost-loaded start-up construction schedule will not constitute acceptance of schedule of values for cost-loaded activities.
- C. Start-up Network Diagram: Of size required to display entire network for entire construction period. Show logic ties for activities.
- D. Contractor's Construction Progress Schedule: Initial schedule, of size required to display entire schedule for entire construction period.
- E. CPM Reports: Concurrent with CPM schedule, submit three (3) copies of each of the following reports. Format for each activity in reports shall contain activity number, activity description, cost and resource loading, original duration, remaining duration, early start date, early finish date, late start date, late finish date, and total float in calendar days.

1. Activity Report: List of all activities sorted by activity number and then early start date, or actual start date if known.
 2. Logic Report: List of preceding and succeeding activities for all activities, sorted in ascending order by activity number and then early start date, or actual start date if known.
 3. Total Float Report: List of all activities sorted in ascending order of total float.
- F. Daily Construction Reports: Submit two (2) copies at weekly intervals.
- G. Material Location Reports: Submit two (2) copies at weekly intervals if other than stored at project site.
- H. Field Condition Reports: Submit two (2) copies at time of discovery of differing conditions.
- I. Special Reports: Submit three (3) copies at time of unusual event.
- J. Qualification Data: For scheduling consultant or qualified personnel.

1.5 QUALITY ASSURANCE

- A. Scheduling Consultant Qualifications: An experienced specialist in CPM scheduling and reporting, with capability of producing CPM reports and diagrams within 24 hours of Owner's or Architect's request.
- B. Prescheduling Conference: Conduct conference at Project site to comply with requirements in Division 01 Section "Project Management and Coordination." Review methods and procedures related to the preliminary construction schedule and Contractor's construction schedule, including, but not limited to, the following:
1. Review software limitations and content and format for reports.
 2. Verify availability of qualified personnel needed to develop and update schedule.
 3. Discuss constraints, including phasing work stages area separations interim milestones and partial Owner occupancy.
 4. Review time required for review of submittals and resubmittals.
 5. Review requirements for tests and inspections by independent testing and inspecting agencies.
 6. Review time required for completion and startup procedures.
 7. Review and finalize list of construction activities to be included in schedule.
 8. Review submittal requirements and procedures.
 9. Review procedures for updating schedule.

1.6 COORDINATION

- A. Coordinate preparation and processing of schedules and reports with performance of construction activities and with scheduling and reporting of separate contractors.
- B. Coordinate and update Contractor's construction schedule with the schedule of values, list of subcontracts, submittal schedule, progress reports, payment requests, and other required schedules and reports.

1. Secure time commitments for performing critical elements of the Work from entities involved.
2. Coordinate each construction activity in the network with other activities and schedule them in proper sequence.

PART 2 - PRODUCTS

2.1 CONTRACTOR'S CONSTRUCTION SCHEDULE, GENERAL

- A. Time Frame: Extend schedule from date established for commencement of the Work to date of final completion.
 1. Contract completion date shall not be changed by submission of a schedule that shows an early completion date, unless specifically authorized by Change Order.
- B. Activities: Treat each story or separate area as a separate numbered activity for each principal element of the Work. Comply with the following:
 1. Activity Duration: Define activities so no activity is longer than thirty (30) days, unless specifically allowed by Architect.
 2. Procurement Activities: Include procurement process activities for long lead items and major items, requiring a cycle of more than 60 days, as separate activities in schedule. Procurement cycle activities include, but are not limited to, submittals, approvals, purchasing, fabrication, and delivery.
 3. Submittal Review Time: Include review and resubmittal times indicated in Division 01 Section "Submittal Procedures" in schedule. Coordinate submittal review times in Contractor's construction schedule with Contractor's submittal schedule.
 4. Startup and Testing Time: Include time for startup and testing.
 5. Substantial Completion: Indicate completion in advance of date established for Substantial Completion, and allow time for Architect's administrative procedures necessary for acceptance of Substantial Completion.
 6. Punch List and Final Completion: Include not more than thirty (30) days for punch list and final completion following acceptance of Substantial Completion unless otherwise accepted by Owner and Architect.
- C. Constraints: Include constraints and work restrictions indicated in the Contract Documents and as follows in schedule, and show how the sequence of the Work is affected.
 1. Phasing: Arrange list of activities on schedule by phase as applicable.
 2. Work under More Than One Contract: Include a separate activity for each contract as applicable.
 3. Work Restrictions: Show the effect of the following items on the schedule as applicable:
 - a. Coordination with existing construction.
 - b. Limitations of continued occupancies.
 - c. Uninterruptible services.
 - d. Partial occupancy before Substantial Completion.
 - e. Use of premises restrictions.
 - f. Provisions for future construction.

- g. Seasonal variations.
 - h. Environmental control.
- 4. Work Stages: Indicate important stages of construction for each major portion of the Work, including, but not limited to, the following:
 - a. Subcontract awards.
 - b. Submittals.
 - c. Purchases.
 - d. Mockups.
 - e. Fabrication.
 - f. Sample testing.
 - g. Deliveries.
 - h. Installation.
 - i. Tests and inspections, including assembly testing.
 - j. Adjusting.
 - k. Curing.
 - l. Startup and placement into final use and operation.
- 5. Construction Areas: Identify each major area of construction for each major portion of the Work. Indicate where each construction activity within a major area must be sequenced or integrated with other construction activities to provide for the following:
 - a. Structural completion.
 - b. Permanent space enclosure and dry-in.
 - c. Completion of mechanical installation.
 - d. Completion of electrical installation.
 - e. Substantial Completion.
- D. Milestones: Include milestones indicated in the Contract Documents, or as applicable, in schedule, including, but not limited to, the Notice to Proceed, Substantial Completion, and final completion.
- E. Recovery Schedule: When periodic update indicates the Work is fifteen (15) or more calendar days behind the current accepted schedule, submit a separate recovery schedule indicating means by which Contractor intends to regain compliance with the schedule. Indicate changes to working hours, working days, crew sizes, and equipment required to achieve compliance, and date by which recovery will be accomplished.
- F. Computer Scheduling Software: Prepare schedules using current version of a program that has been developed specifically to manage construction schedules.

2.2 PRELIMINARY CONSTRUCTION SCHEDULE

- A. Bar-Chart Schedule: Submit start-up horizontal bar-chart-type construction schedule within seven (7) days of date established for commencement of the Work.
- B. Preparation: Indicate each significant construction activity separately. Identify first workday of each week with a continuous vertical line. Outline significant construction activities for first

sixty (60) days of construction. Include skeleton diagram for the remainder of the Work and a cash requirement prediction based on indicated activities.

2.3 CONTRACTOR'S CONSTRUCTION SCHEDULE (CPM SCHEDULE)

- A. General: Prepare network diagrams using AON (activity-on-node) format.
- B. Preliminary Network Diagram: Submit diagram within seven (7) days of date established for commencement of the Work. Outline significant construction activities for the first ninety (90) days of construction. Include skeleton diagram for the remainder of the Work.
- C. CPM Schedule: Prepare Contractor's construction schedule using a time-scaled CPM network analysis diagram for the Work.
 - 1. Develop network diagram in sufficient time to submit CPM schedule so it can be accepted for use no later than thirty (30) days after date established for commencement of the Work.
 - a. Failure to include any work item required for performance of this Contract shall not excuse Contractor from completing all work within applicable completion dates, regardless of Architect's acceptance of the schedule.
 - 2. Conduct educational workshops to train and inform key Project personnel, including subcontractors' personnel, in proper methods of providing data and using CPM schedule information.
 - 3. Establish procedures for monitoring and updating CPM schedule and for reporting progress. Coordinate procedures with progress meeting and payment request dates.
 - 4. Use "one workday" as the unit of time for individual activities. Indicate nonworking days and holidays incorporated into the schedule in order to correlate with Contract Time.
- D. CPM Schedule Preparation: Prepare a list of all activities required to complete the Work. Using the preliminary network diagram, prepare a skeleton network to identify probable critical paths.
 - 1. Activities: Indicate the estimated time duration, sequence requirements, and relationship of each activity in relation to other activities. Include estimated time frames for the following activities:
 - a. Preparation and processing of submittals.
 - b. Mobilization and demobilization.
 - c. Purchase of materials.
 - d. Delivery.
 - e. Fabrication.
 - f. Utility interruptions.
 - g. Installation.
 - h. Testing.
 - i. Punch list and final completion.
 - j. Activities occurring following final completion as applicable.

2. Critical Path Activities: Identify critical path activities, including those for interim completion dates. Scheduled start and completion dates shall be consistent with Contract milestone dates.
 3. Processing: Process data to produce output data on a computer-drawn, time-scaled network. Revise data, reorganize activity sequences, and reproduce as often as necessary to produce the CPM schedule within the limitations of the Contract Time.
 4. Format: Mark the critical path. Locate the critical path near center of network; locate paths with most float near the edges.
 - a. Subnetworks on separate sheets are permissible for activities clearly off the critical path.
- E. Contract Modifications: For each proposed contract modification and concurrent with its submission, prepare a time-impact analysis using a network fragment to demonstrate the effect of the proposed change on the overall project schedule.
- F. Initial Issue of Schedule: Prepare initial network diagram from a sorted activity list indicating straight "early start-total float." Identify critical activities. Prepare tabulated reports showing the following:
1. Contractor or subcontractor and the Work or activity.
 2. Description of activity.
 3. Principal events of activity.
 4. Immediate preceding and succeeding activities.
 5. Early and late start dates.
 6. Early and late finish dates.
 7. Activity duration in workdays.
 8. Total float or slack time.
 9. Average size of workforce.
 10. Dollar value of activity (coordinated with the schedule of values).
- G. Schedule Updating: Concurrent with making revisions to schedule, prepare tabulated reports showing the following:
1. Identification of activities that have changed.
 2. Changes in early and late start dates.
 3. Changes in early and late finish dates.
 4. Changes in activity durations in workdays.
 5. Changes in the critical path.
 6. Changes in total float or slack time.
 7. Changes in the Contract Time.

2.4 REPORTS

- A. Daily Construction Reports: Prepare a daily construction report recording the following information concerning events at Project site:
1. List of subcontractors at Project site.
 2. List of separate contractors at Project site.

3. Approximate count of personnel at Project site.
 4. Equipment at Project site.
 5. Material deliveries.
 6. High and low temperatures and general weather conditions, including occurrence of inclement events.
 7. Accidents.
 8. Meetings and significant decisions.
 9. Unusual events (refer to special reports).
 10. Stoppages, delays, shortages, and losses.
 11. Meter readings and similar recordings.
 12. Emergency procedures.
 13. Orders and requests of authorities having jurisdiction.
 14. Requests for inspections by the authorities having jurisdiction.
 15. Inspections provided by the authorities having jurisdiction.
 16. Change Orders received and implemented.
 17. Construction Change Directives received and implemented.
 18. Architect's Supplemental Instructions received and implemented.
 19. Services connected and disconnected.
 20. Testing of materials or assemblies.
 21. Equipment or system tests and startups.
 22. Partial completions and occupancies.
 23. Substantial Completions authorized.
- B. Material Location Reports: At monthly intervals, prepare and submit a comprehensive list of materials delivered to and stored at Project site. List shall be cumulative, showing materials previously reported plus items recently delivered. Include with list a statement of progress on and delivery dates for materials or items of equipment fabricated or stored away from Project site.
- C. Field Condition Reports: Immediately on discovery of a difference between field conditions and the Contract Documents, prepare and submit a detailed report. Submit with a Request for Information. Include a detailed description of the differing conditions, together with recommendations for changing the Contract Documents.

2.5 SPECIAL REPORTS

- A. General: Submit special reports directly to Owner within one (1) day of an occurrence. Distribute copies of report to parties affected by the occurrence.
- B. Reporting Unusual Events: When an event of an unusual and significant nature occurs at Project site, whether or not related directly to the Work, prepare and submit a special report. List chain of events, persons participating, response by Contractor's personnel, evaluation of results or effects, and similar pertinent information. Advise Owner in advance when these events are known or predictable.

PART 3 - EXECUTION

3.1 CONTRACTOR'S CONSTRUCTION SCHEDULE

- A. Scheduling: Engage a consultant to provide planning, evaluation, and reporting using CPM scheduling.
 - 1. In-House Option: Owner may waive the requirement to retain a consultant if Contractor employs skilled personnel with experience in CPM scheduling and reporting techniques. Submit qualifications.
 - 2. Meetings: Scheduling consultant shall attend all meetings related to Project progress, alleged delays, and time impact.
- B. Contractor's Construction Schedule Updating: At monthly intervals, update schedule to reflect actual construction progress and activities. Issue schedule one (1) week before each regularly scheduled progress meeting.
 - 1. Revise schedule immediately after each meeting or other activity where revisions have been recognized or made. Issue updated schedule concurrently with the report of each such meeting.
 - 2. Include a report with updated schedule that indicates every change, including, but not limited to, changes in logic, durations, actual starts and finishes, and activity durations.
 - 3. As the Work progresses, indicate final completion percentage for each activity.
- C. Distribution: Distribute copies of accepted schedule to Architect, Owner, separate contractors, testing and inspecting agencies, and other parties identified by Contractor with a need-to-know schedule responsibility.
 - 1. Post copies in Project meeting rooms and temporary field offices.
 - 2. When revisions are made, distribute updated schedules to the same parties and post in the same locations. Delete parties from distribution when they have completed their assigned portion of the Work and are no longer involved in performance of construction activities.

END OF SECTION 013200

SECTION 013233 - PHOTOGRAPHIC DOCUMENTATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for the following:
 - 1. Preconstruction photographs.
 - 2. Periodic construction photographs.
 - 3. Final completion construction photographs.
- B. Related Requirements:
 - 1. Division 01 Section "Submittal Procedures" for submitting photographic documentation.
 - 2. Division 01 Section "Closeout Procedures" for submitting photographic documentation as project record documents at Project closeout.

1.3 INFORMATIONAL SUBMITTALS

- A. Digital Photographs: Submit image files within ten (10) days of taking photographs.
 - 1. Digital Camera: Minimum sensor resolution of five (5) megapixels.
 - 2. Format: Minimum 3200 by 2400 pixels, in unaltered original files, with same aspect ratio as the sensor, uncropped, date and time stamped, in folder named by date of photograph.
 - 3. Identification: Provide the following information with each image description in file metadata tag:
 - a. Name of Project.
 - b. Date photograph was taken.
 - c. Description of vantage point, indicating location, direction (by compass point), and elevation or story of construction.
 - d. Unique sequential identifier..

1.4 USAGE RIGHTS

- A. Obtain and transfer copyright usage rights from photographer to Owner for unlimited reproduction of photographic documentation.

PART 2 - PRODUCTS

2.1 PHOTOGRAPHIC MEDIA

- A. Digital Images: Provide images in JPG format, produced by a digital camera with minimum sensor size of five (5) megapixels, and at an image resolution of not less than 3200 by 2400 pixels.

PART 3 - EXECUTION

3.1 CONSTRUCTION PHOTOGRAPHS

- A. Photographer: Engage a qualified photographer to take construction photographs.
- B. General: Take photographs using the maximum range of depth of field, and that are in focus, to clearly show the Work. Photographs with blurry or out-of-focus areas will not be accepted.
 - 1. Maintain key plan with each set of construction photographs that identifies each photographic location.
- C. Digital Images: Submit digital images exactly as originally recorded in the digital camera, without alteration, manipulation, editing, or modifications using image-editing software.
 - 1. Date and Time: Include date and time in file name for each image.
 - 2. Field Office Images: Maintain one set of images accessible in the field office at Project site, available at all times for reference. Identify images in the same manner as those submitted to Architect.
- D. Preconstruction Photographs: Before starting construction, take photographs of Project site and surrounding properties, including existing items to remain during construction, from different vantage points.
 - 1. Flag construction limits before taking construction photographs.
 - 2. Take photographs to show existing conditions adjacent to property before starting the Work.
- E. Periodic Construction Photographs: Take a suitable number of photographs to clearly document the progress of construction activities with the cutoff date associated with each Application for Payment. Select vantage points to show status of construction and progress since last photographs were taken.
- F. Final Completion Construction Photographs: Take a suitable number of color photographs after date of Substantial Completion for submission as project record documents.
 - 1. Do not include date stamp.

2. Additional Photographs: Architect may request photographs in addition to periodic photographs specified.
3. In emergency situations, take additional photographs within 24 hours of request.
4. Circumstances that could require additional photographs include, but are not limited to, the following:
 - a. Special events planned at Project site.
 - b. Immediate follow-up when on-site events result in construction damage or losses.
 - c. Photographs to be taken at fabrication locations away from Project site.
 - d. Substantial Completion of a major phase or component of the Work.
 - e. Extra record photographs at time of final acceptance.

END OF SECTION 013233

SECTION 013300 - SUBMITTAL PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes requirements for the submittal schedule and administrative and procedural requirements for submitting Shop Drawings, Product Data, Samples, and other submittals.
- B. Related Sections:
 - 1. Division 01 Section "Payment Procedures" for submitting Contractor's Requisitions and the schedule of values.
 - 2. Division 01 Section: "Project Management and Coordination" for distributing meeting and conference minutes, RFIs and coordination drawings.
 - 3. Division 01 Section "Construction Progress Documentation" for submitting schedules and reports, including Contractor's construction schedule.
 - 4. Division 01 Section: "Quality Requirements" for requirements related to action and informational submittals
 - 5. Division 01 Section "Operation and Maintenance Data" for submitting operation and maintenance manuals.
 - 6. Division 01 Section "Project Record Documents" for submitting record Drawings, record Specifications, and record Product Data.
 - 7. Division 01 Section "Demonstration and Training" for submitting records of training of Owner's personnel.

1.3 DEFINITIONS

- A. Action Submittals: Written and graphic information and physical samples that require Architect's responsive action. Action submittals are those submittals indicated in individual General Requirement and Specification Sections as action submittals.
- B. Informational Submittals: Written and graphic information and physical samples that do not require Architect's responsive action. Submittals may be rejected for not complying with requirements. Informational submittals are those submittals indicated in individual General Requirement and Specification Sections as informational submittals.
- C. Portable Document Format (PDF): An open standard file format licensed by Adobe Systems used for representing documents in a device-independent and display resolution-independent fixed-layout document format.

1.4 ACTION SUBMITTALS

- A. Submittal Schedule: Submit a schedule of submittals, arranged in chronological order by dates required by construction schedule. Include time required for review, ordering, manufacturing, fabrication, and delivery when establishing dates. Include additional time required for making corrections or modifications to submittals noted by the Architect and additional time for handling and reviewing submittals required by those corrections.
1. Coordinate submittal schedule with list of subcontracts, the schedule of values, and Contractor's construction schedule.
 2. Initial Submittal: Submit concurrently with initial construction schedule. Include submittals required during the first thirty (30) days of construction. List those submittals required to maintain orderly progress of the Work and those required early because of long lead time for manufacture or fabrication.
 3. Final Submittal: Submit concurrently with the first complete submittal of Contractor's construction schedule.
 - a. Submit revised submittal schedule concurrently with revised updates to Contractor's construction schedule to reflect changes in current status and timing for submittals.
 4. Format: Arrange the following information in a tabular format:
 - a. Scheduled date for first submittal.
 - b. Specification Section number and title.
 - c. Submittal category: Action, informational.
 - d. Name of subcontractor.
 - e. Description of the Work covered.
 - f. Scheduled date for Architect's final release or acceptance.

1.5 SUBMITTAL ADMINISTRATIVE REQUIREMENTS

- A. Architect's Digital Data Files: Electronic copies of Drawings of the Contract Drawings may be provided by Architect for Contractor's use in preparing submittals.
1. In the event that Architect will provide electronic copies of Drawings, Architect will furnish Contractor one set of digital data drawing files of the Contract Drawings for use in preparing Shop Drawings and Project record drawings.
 - a. Architect makes no representations as to the accuracy or completeness of digital data drawing files as they relate to the Contract Drawings.
 - b. Contractor shall execute a data licensing agreement in an Agreement form acceptable to Architect.
- B. Coordination: Coordinate preparation and processing of submittals with performance of construction activities.
1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.

2. Submit all submittal items required for each Specification Section concurrently unless partial submittals for portions of the Work are indicated on accepted submittal schedule.
 3. Submit action submittals and informational submittals required by the same Specification Section as separate packages under separate transmittals concurrently.
 4. Coordinate transmittal of different types of submittals for related parts of the Work so processing will not be delayed because of need to review submittals concurrently for coordination.
 - a. Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.
- C. Processing Time: Allow time for submittal review, including time for resubmittals, as follows. Time for review shall commence on Architect's receipt of submittal. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.
1. Initial Review: Allow fifteen (15) days for initial review of each submittal. Allow additional time if coordination with subsequent submittals is required. Architect will advise Contractor when a submittal being processed must be delayed for coordination.
 2. Intermediate Review: If intermediate submittal is necessary, process it in same manner as initial submittal.
 3. Resubmittal Review: Allow fifteen (15) days for review of each resubmittal.
 4. Sequential Review: Where sequential review of submittals by Architect's consultants, Owner, or other parties is indicated by determination of Architect, allow twenty-one (21) days for initial review of each submittal.
 5. Concurrent Consultant Review: Where the Contract Documents indicate that submittals may be transmitted simultaneously to Architect and to Architect's consultants, allow fifteen (15) days for review of each submittal. Submittal will be returned to Architect before being returned to Contractor.
- D. Identification and Information: Place a permanent label or title block on each paper copy submittal item for identification.
1. Indicate name of firm or entity that prepared each submittal on label or title block.
 2. Provide a space approximately 6 by 8 inches (150 by 200 mm) on label or beside title block to record Contractor's review and approval markings and action taken by Architect.
 3. Include the following information for processing and recording action taken:
 - a. Project name.
 - b. Date.
 - c. Name of Architect.
 - d. Name of Contractor.
 - e. Name of subcontractor.
 - f. Name of supplier.
 - g. Name of manufacturer.
 - h. Submittal number or other unique identifier, including revision identifier.
- 1) Submittal number shall use Specification Section number followed by a decimal point and then a sequential number (e.g., 061000.01). Resubmittals

shall include an alphabetic suffix after another decimal point (e.g., 061000.01.A).

- i. Number and title of appropriate Specification Section.
 - j. Drawing number and detail references, as appropriate.
 - k. Location(s) where product is to be installed, as appropriate.
 - l. Other necessary identification.
- E. Identification and Information: Identify and incorporate information in each electronic submittal file as follows; providing electronic submittal and file format is acceptable to Architect.
 1. Assemble complete submittal package into a single indexed file with links enabling navigation to each item.
 2. Name file with submittal number or other unique identifier, including revision identifier.
 - a. File name shall use project identifier and Specification Section number followed by a decimal point and then a sequential number (e.g., 061000.01). Resubmittals shall include an alphabetic suffix after another decimal point (e.g., 061000.01.A).
 3. Provide means for insertion to permanently record Contractor's review and approval markings and action taken by Architect.
 4. Include the following information on an inserted cover sheet:
 - a. Project name.
 - b. Date.
 - c. Name and address of Architect.
 - d. Name of Contractor.
 - e. Name of firm or entity that prepared submittal.
 - f. Name of subcontractor.
 - g. Name of supplier.
 - h. Name of manufacturer.
 - i. Number and title of appropriate Specification Section.
 - j. Drawing number and detail references, as appropriate.
 - k. Location(s) where product is to be installed, as appropriate.
 - l. Related physical samples submitted directly.
 - m. Other necessary identification.
 5. Include the following information as keywords in the electronic file metadata:
 - a. Project name.
 - b. Number and title of appropriate Specification Section.
 - c. Manufacturer name.
 - d. Product name.
 - e. Submittal number.
- F. Options: Identify options requiring selection by the Architect.
- G. Deviations: Identify deviations from the Contract Documents on submittals.

- H. Additional Paper Copies: Unless additional copies are required for final submittal, and unless Architect observes noncompliance with provisions in the Contract Documents, initial submittal may serve as final submittal.
- I. Transmittal: Assemble each submittal individually and appropriately for transmittal and handling. Transmit each submittal using a transmittal form. Architect will return submittals, without review, received from sources other than Contractor.
 - 1. Transmittal Form: Use transmittal form acceptable to Architect. Provide locations on form for the following information:
 - a. Project name.
 - b. Date.
 - c. Destination (To:).
 - d. Source (From:).
 - e. Names of subcontractor, manufacturer, and supplier.
 - f. Category and type of submittal.
 - g. Submittal purpose and description.
 - h. Specification Section number and title.
 - i. Indication of full or partial submittal.
 - j. Drawing number and detail references, as appropriate.
 - k. Transmittal number.
 - l. Submittal and transmittal distribution record.
 - m. Remarks.
 - n. Signature of transmitter.
 - 2. On an attached separate sheet, prepared on Contractor's letterhead, record relevant information, requests for data, revisions other than those requested by Architect on previous submittals, and deviations from requirements in the Contract Documents, including minor variations and limitations. Include same identification information as related submittal.
- J. Resubmittals: Make resubmittals in same form and number of copies as initial submittal.
 - 1. Note date and content of previous submittal.
 - 2. Note date and content of revision in label or title block and clearly indicate extent of revision.
 - 3. Resubmit submittals until they are marked with an accepted notation from Architect's action stamp.
- K. Distribution: Furnish copies of final submittals to manufacturers, subcontractors, suppliers, fabricators, installers, authorities having jurisdiction, and others as necessary for performance or observation of construction activities. Show distribution on transmittal forms.
- L. Use for Construction: Use only final submittals that are marked with an accepted notation from Architect's action stamp.
- M. Field Reference: Contractor will maintain one (1) complete set of submittals and updated submittal log at the Contractor's Project site office for reference.

PART 2 - PRODUCTS

2.1 SUBMITTAL PROCEDURES

- A. General Submittal Procedure Requirements: Prepare and submit submittals required by individual Specification Sections. Types of submittals are indicated in individual Specification Sections.
1. Submit electronic submittals via email as PDF electronic files providing electronic format submittals are acceptable to Architect.
 - a. Architect will return annotated file. Annotate and retain one copy of file as an electronic Project record document file.
 2. Action Submittals: Submit four (4) paper copies of each submittal, plus additional copies that may be required by Contractor for distribution unless otherwise indicated. Architect will retain two (2) copies.
 3. Informational Submittals: Submit three (3) paper copies of each submittal, unless otherwise indicated. Architect will retain one (1) copy.
 4. Closeout Submittals and Maintenance Material Submittals: Comply with requirements specified in Division 01 Section "Closeout Procedures."
 5. Certificates and Certifications Submittals: Provide a statement that includes signature of entity responsible for preparing certification. Certificates and certifications shall be signed by an officer or other individual authorized to sign documents on behalf of that entity.
 - a. Provide a digital signature with digital certificate on electronically-submitted certificates and certifications where indicated in the event that electronically submitted certificates and certifications are acceptable to Architect.
 - b. Provide a notarized statement on original paper copy certificates and certifications where indicated.
 6. Test and Inspection Reports Submittals: Comply with requirements specified in Division 01 Section "Quality Requirements."
- B. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.
1. If information must be specially prepared for submittal because standard published data are not suitable for use, submit as Shop Drawings, not as Product Data.
 2. Mark each copy of each submittal to show which products and options are applicable.
 3. Include the following information, as applicable:
 - a. Manufacturer's catalog cuts.
 - b. Manufacturer's product specifications.
 - c. Standard color charts.
 - d. Statement of compliance with specified referenced standards.
 - e. Testing by recognized testing agency.
 - f. Application of testing agency labels and seals.

- g. Notation of coordination requirements.
 - h. Availability and delivery time information.
- 4. For equipment, include the following in addition to the above, as applicable:
 - a. Wiring diagrams showing factory-installed wiring.
 - b. Printed performance curves.
 - c. Operational range diagrams.
 - d. Clearances required to other construction, if not indicated on accompanying Shop Drawings.
- 5. Submit Product Data before or concurrent with Samples.
- 6. Submit Product Data in the following format:
 - a. PDF electronic file if format is acceptable to Architect.
 - b. Four (4) paper copies of Product Data, plus additional copies that may be required by Contractor for distribution unless otherwise indicated. Architect will retain two (2) copies, remainder will be returned.
- C. Shop Drawings: Prepare Project-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data, unless submittal based upon Architect's digital data drawing files is otherwise permitted.
 - 1. Preparation: Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:
 - a. Identification of products.
 - b. Schedules.
 - c. Compliance with specified standards.
 - d. Notation of coordination requirements.
 - e. Notation of dimensions established by field measurement.
 - f. Relationship and attachment to adjoining construction clearly indicated.
 - g. Seal and signature of professional engineer if specified.
 - 2. Sheet Size: Except for templates, patterns, and similar full-size drawings, submit Shop Drawings on sheets at least 8-1/2 by 11 inches (215 by 280 mm) but no larger than 30 by 42 inches (750 by 1067 mm).
 - 3. Submit Shop Drawings in the following format:
 - a. PDF electronic file if format is acceptable to Architect.
 - b. Four (4) opaque (bond) copies of each submittal, plus additional copies that may be required by Contractor for distribution. Architect will retain two (2) copies, remainder will be returned.
- D. Samples: Submit Samples for review of kind, color, pattern, and texture for a check of these characteristics with other elements and for a comparison of these characteristics between submittal and actual component as delivered and installed.
 - 1. Transmit Samples that contain multiple, related components such as accessories together in one submittal package.

2. Identification: Attach label on unexposed side of Samples that includes the following:
 - a. Generic description of Sample.
 - b. Product name and name of manufacturer.
 - c. Sample source.
 - d. Number and title of applicable Specification Section.
 3. Disposition: Maintain sets of accepted Samples at Project site, available for quality-control comparisons throughout the course of construction activity. Sample sets may be used to determine final acceptance of construction associated with each set.
 - a. Samples that may be incorporated into the Work are indicated in individual Specification Sections. Such Samples must be in an undamaged condition at time of use.
 - b. Samples not incorporated into the Work, or otherwise designated as Owner's property, are the property of Contractor.
 4. Samples for Initial Selection: Submit manufacturer's color charts consisting of units or sections of units showing the full range of colors, textures, and patterns available.
 - a. Number of Samples: Submit three (3) full set(s) plus additional full sets that may be required by Contractor for distribution of available choices where color, pattern, texture, or similar characteristics are required to be selected from manufacturer's product line. Architect will retain one (1) set of submittal with options selected. Remainder will be returned.
 5. Samples for Verification: Submit full-size units or Samples of size indicated, prepared from same material to be used for the Work, cured and finished in manner specified, and physically identical with material or product proposed for use, and that show full range of color and texture variations expected. Samples include, but are not limited to, the following: partial sections of manufactured or fabricated components; small cuts or containers of materials; complete units of repetitively used materials; swatches showing color, texture, and pattern; color range sets; and components used for independent testing and inspection.
 - a. Number of Samples: Submit three (3) sets of Samples plus additional full sets that may be required by Contractor for distribution. Architect will retain one (1) set of sample sets, remainder will be returned. Mark up and retain one (1) returned Sample set as a Project record sample.
 - 1) Submit a single Sample where assembly details, workmanship, fabrication techniques, connections, operation, and other similar characteristics are to be demonstrated.
 - 2) If variation in color, pattern, texture, or other characteristic is inherent in material or product represented by a Sample, submit at least three (3) sets of paired units that show approximate limits of variations.
- E. Product Schedule: As required in individual Specification Sections, prepare a written summary indicating types of products required for the Work and their intended location. Include the following information in tabular form:

1. Type of product. Include unique identifier for each product.
 2. Manufacturer and product name, and model number if applicable.
 3. Number and name of room or space.
 4. Location within room or space.
 5. Submit product schedule in the following format:
 - a. PDF electronic file if format is acceptable to Architect.
 - b. Four (4) paper copies of product schedule or list plus additional copies that may be required by Contractor for distribution, unless otherwise indicated. Architect will retain two (2) copies, remainder will be returned.
- F. Contractor's Construction Schedule: Comply with requirements specified in Division 01 Section "Construction Progress Documentation."
- G. Contractor's Requisition: Comply with requirements specified in Division 01 Section "Payment Procedures."
- H. Schedule of Values: Comply with requirements specified in Division 01 Section "Payment Procedures."
- I. Subcontract List: Prepare a written summary identifying individuals or firms proposed for each portion of the Work, including those who are to furnish products or equipment fabricated to a special design. Include the following information in tabular form:
1. Name, address, and telephone number of entity performing subcontract or supplying products.
 2. Number and title of related Specification Section(s) covered by subcontract.
 3. Drawing number and detail references, as appropriate, covered by subcontract.
 4. Submit subcontract list in the following format:
 - a. PDF electronic file.
 - b. Number of Copies: Three (3) paper copies of subcontractor list, unless otherwise indicated. Architect, will return two (2) copies.
- J. Coordination Drawings: Comply with requirements specified in Division 01 Section "Project Management and Coordination."
- K. Qualification Data: Prepare written information that demonstrates capabilities and experience of firm or person. Include lists of completed projects with project names and addresses, contact information of architects and owners, and other information specified.
- L. Welding Certificates: Prepare written certification that welding procedures and personnel comply with requirements in the Contract Documents. Submit record of Welding Procedure Specification and Procedure Qualification Record on American Welding Society (AWS) forms. Include names of firms and personnel certified.
- M. Installer Certificates: Submit written statements on manufacturer's letterhead certifying that Installer complies with requirements in the Contract Documents and, where required, is authorized by manufacturer for this specific Project.

- N. Manufacturer Certificates: Submit written statements on manufacturer's letterhead certifying that manufacturer complies with requirements in the Contract Documents. Include evidence of manufacturing experience where required.
- O. Product Certificates: Submit written statements on manufacturer's letterhead certifying that product complies with requirements in the Contract Documents.
- P. Material Certificates: Submit written statements on manufacturer's letterhead certifying that material complies with requirements in the Contract Documents.
- Q. Material Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting test results of material for compliance with requirements in the Contract Documents.
- R. Product Test Reports: Submit written reports indicating current product produced by manufacturer complies with requirements in the Contract Documents. Base reports on evaluation of tests performed by manufacturer and witnessed by a qualified testing agency, or on comprehensive tests performed by a qualified testing agency.
- S. Research Reports: Submit written evidence, from a model code organization acceptable to authorities having jurisdiction, that product complies with building codes and regulations in effect for Project. Include the following information:
 - 1. Name of evaluation organization.
 - 2. Date of evaluation.
 - 3. Time period when report is in effect.
 - 4. Product and manufacturers' names.
 - 5. Description of product.
 - 6. Test procedures and results.
 - 7. Limitations of use.
- T. Schedule of Tests and Inspections: Comply with requirements specified in Division 01 Section "Quality Requirements."
- U. Preconstruction Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of tests performed before installation of product, for compliance with performance requirements in the Contract Documents.
- V. Compatibility Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of compatibility tests performed before installation of product. Include written recommendations for primers and substrate preparation needed for adhesion.
- W. Field Test Reports: Submit reports indicating and interpreting results of field tests performed either during installation of product or after product is installed in its final location, for compliance with requirements in the Contract Documents.
- X. Maintenance Data: Comply with requirements specified in Division 01 Section "Operation and Maintenance Data."

- Y. Design Data: Prepare and submit written and graphic information, including, but not limited to, performance and design criteria, list of applicable codes and regulations, and calculations. Include list of assumptions and other performance and design criteria and a summary of loads. Include load diagrams if applicable. Provide name and version of software, if any, used for calculations. Include page numbers.

2.2 DELEGATED-DESIGN SERVICES

- A. Performance and Design Criteria: Where professional design services or certifications by a design professional are specifically required of Contractor by the Contract Documents, provide products and systems complying with specific performance and design criteria indicated.
 - 1. If criteria indicated are not sufficient to perform services or certification required, submit a written request for information (RFI) to Architect.
- B. Delegated-Design Services Certification: In addition to Shop Drawings, Product Data, and other required submittals, submit digitally-signed PDF electronic file if format is acceptable to Architect. Submit four (4) paper copies of certificate, plus additional copies that may be required by Contractor for distribution, signed and sealed by the responsible design professional, for each product and system specifically assigned to Contractor to be designed or certified by a design professional. Architect will retain two (2) copies, remainder will be returned.
 - 1. Indicate that products and systems comply with performance and design criteria in the Contract Documents. Include list of codes, loads, and other factors used in performing these services.

PART 3 - EXECUTION

3.1 CONTRACTOR'S REVIEW

- A. Action and Informational Submittals: Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Architect.
- B. Project Closeout and Maintenance/Material Submittals: Refer to requirements in Division 01 Section "Closeout Procedures."
- C. Approval Stamp: Stamp each submittal with a uniform, approval stamp. Include Project name and location, submittal number, Specification Section title and number, name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.

3.2 ARCHITECT'S ACTION

- A. General: Architect will not review submittals that do not bear Contractor's approval stamp and will return them without action or rejected.
- B. Action Submittals: Architect will review each submittal, make marks to indicate corrections or modifications required, and return it. Architect will stamp each submittal with an action stamp and will mark stamp appropriately to indicate action.
- C. Informational Submittals: Architect will review each submittal and will return it as indicated.
- D. Partial submittals prepared for a portion of the Work will be reviewed when use of partial submittals has received prior acceptance from Architect.
- E. Incomplete submittals are not acceptable, will be considered nonresponsive, and will be returned without review or rejected.
- F. Submittals not required by the Contract Documents may not be reviewed and may be discarded or rejected.

END OF SECTION 013300

SECTION 014000 - QUALITY REQUIREMENTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for quality assurance and quality control.
- B. Testing and inspecting services are required to verify compliance with requirements specified or indicated. These services do not relieve Contractor of responsibility for compliance with the Contract Document requirements.
 - 1. Specific quality-assurance and -control requirements for individual construction activities are specified in the Sections that specify those activities. Requirements in those Sections may also cover production of standard products.
 - 2. Field Testing of wall and floor separation assemblies for acoustical performance is included in this Section.
 - 3. Specified tests, inspections, and related actions do not limit Contractor's other quality-assurance and -control procedures that facilitate compliance with the Contract Document requirements.
 - 4. Requirements for Contractor to provide quality-assurance and -control services required by Architect, Owner, or authorities having jurisdiction are not limited by provisions of this Section.
- C. Related Sections:
 - 1. Division 01 Section "Execution" for protection, repair and restoration of construction disturbed by testing and inspection activities.
 - 2. Divisions 02 through 49 Sections for specific test and inspection requirements.

1.3 DEFINITIONS

- A. Quality-Assurance Services: Activities, actions, and procedures performed before and during execution of the Work to guard against defects and deficiencies and substantiate that proposed construction will comply with requirements.
- B. Quality-Control Services: Tests, inspections, procedures, and related actions during and after execution of the Work to evaluate that actual products incorporated into the Work and

completed construction comply with requirements. Services do not include contract observation and related activities performed by Architect.

- C. Mockups: Full size physical assemblies that are constructed on-site. Mockups are constructed to verify selections made under sample submittals; to demonstrate aesthetic effects and, where indicated, qualities of materials and execution; to review coordination, testing, or operation; to show interface between dissimilar materials; and to demonstrate compliance with specified installation tolerances. Mockups are not Samples. Unless otherwise indicated, accepted mockups establish the standard by which the Work will be judged.
1. Laboratory Mockups: Full-size, physical assemblies constructed at testing facility to verify performance characteristics.
 2. Integrated Exterior Mockups: Mockups of the exterior envelope erected separately from the building but on the project site, consisting of multiple products, assemblies and subassemblies.
- D. Preconstruction Testing: Tests and inspections performed specifically for the Project before products and materials are incorporated into the Work to verify performance or compliance with specified criteria.
- E. Product Testing: Tests and inspections that are performed by an NRTL, an NVLAP, or a testing agency qualified to conduct product testing and acceptable to authorities having jurisdiction, to establish product performance and compliance with specified requirements and industry standards.
- F. Source Quality-Control Testing: Tests and inspections that are performed at the source, i.e., plant, mill, factory, or shop.
- G. Field Quality-Control Testing: Tests and inspections that are performed on-site for installation of the Work and for completed Work.
- H. Testing Agency: An entity engaged to perform specific tests, inspections, or both. Testing laboratory shall mean the same as testing agency.
- I. Installer/Applicator/Erector: Contractor or another entity engaged by Contractor as an employee, Subcontractor, or Sub-subcontractor, to perform a particular construction operation, including installation, erection, application, and similar operations.
- J. Experienced: When used with an entity or individual, "experienced" means having successfully completed a minimum of five (5) previous projects similar in nature, size, and extent to this Project; being familiar with special requirements indicated; and having complied with requirements of authorities having jurisdiction.

1.4 CONFLICTING REQUIREMENTS

- A. Referenced Standards: If compliance with two or more standards is specified and the standards establish different or conflicting requirements for minimum quantities or quality levels, comply with the most stringent requirement. Refer conflicting requirements that are different, but apparently equal, to Architect for review before proceeding.

- B. Minimum Quantity or Quality Levels: The quantity or quality level shown or specified shall be the minimum provided or performed. The actual installation may comply exactly with the minimum quantity or quality specified, or it may exceed the minimum within reasonable limits. To comply with these requirements, indicated numeric values are minimum or maximum, as appropriate, for the context of requirements. Refer uncertainties to Architect for review before proceeding.

1.5 ACTION SUBMITTALS

- A. Shop Drawings: For integrated exterior mockups, provide plans, sections, and elevations, indicating materials and size of mockup construction.
 - 1. Indicate manufacturer and model number of individual components.
 - 2. Provide axonometric drawings for conditions difficult to illustrate in two dimensions.

1.6 INFORMATIONAL SUBMITTALS

- A. Contractor's Quality-Control Plan: For quality-assurance and quality-control activities and responsibilities.
- B. Contractor's Quality-Control Manager Qualifications: For supervisory personnel.
- C. Testing Agency Qualifications: For testing agencies specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include proof of qualifications in the form of a recent report on the inspection of the testing agency by a recognized authority.
- D. Schedule of Tests and Inspections: Prepare in tabular form and include the following:
 - 1. Specification Section number and title.
 - 2. Entity responsible for performing tests and inspections.
 - 3. Description of test and inspection.
 - 4. Identification of applicable standards.
 - 5. Identification of test and inspection methods.
 - 6. Number of tests and inspections required.
 - 7. Time schedule or time span for tests and inspections.
 - 8. Requirements for obtaining samples.
 - 9. Unique characteristics of each quality-control service.

1.7 CONTRACTOR'S QUALITY-CONTROL PLAN

- A. Quality-Control Plan, General: Submit quality-control plan within ten (10) days of Notice to Proceed, and not less than five (5) days prior to preconstruction conference. Submit in format acceptable to Architect. Identify personnel, procedures, controls, instructions, tests, records, and forms to be used to carry out Contractor's quality-assurance and quality-control responsibilities. Coordinate with Contractor's construction schedule.

- B. Quality-Control Personnel Qualifications: Engage qualified full-time personnel trained and experienced in managing and executing quality-assurance and quality-control procedures similar in nature and extent to those required for Project.
 - 1. Project quality-control manager may also serve as Project superintendent.
- C. Submittal Procedure: Describe procedures for ensuring compliance with requirements through review and management of submittal process. Indicate qualifications of personnel responsible for submittal review.
- D. Testing and Inspection: Include in quality-control plan a comprehensive schedule of Work requiring testing or inspection, including the following:
 - 1. Contractor-performed tests and inspections including subcontractor-performed tests and inspections. Include required tests and inspections and Contractor-elected tests and inspections.
 - 2. Special inspections as may be required by authorities having jurisdiction.
 - 3. Owner-performed tests and inspections indicated in the Contract Documents.
- E. Continuous Inspection of Workmanship: Describe process for continuous inspection during construction to identify and correct deficiencies in workmanship in addition to testing and inspection specified. Indicate types of corrective actions to be required to bring work into compliance with standards of workmanship established by Contract requirements and accepted mockups.
- F. Monitoring and Documentation: Maintain testing and inspection reports at the Project site including log of approved and rejected results. Include work Architect has indicated as nonconforming or defective. Indicate corrective actions taken to bring nonconforming work into compliance with requirements. Comply with requirements of authorities having jurisdiction.

1.8 REPORTS AND DOCUMENTS

- A. Test and Inspection Reports: Prepare and submit certified written reports specified in other Sections. Include the following:
 - 1. Date of issue.
 - 2. Project title and number.
 - 3. Name, address, and telephone number of testing agency.
 - 4. Dates and locations of samples and tests or inspections.
 - 5. Names of individuals making tests and inspections.
 - 6. Description of the Work and test and inspection method.
 - 7. Identification of product and Specification Section.
 - 8. Complete test or inspection data.
 - 9. Test and inspection results and an interpretation of test results.
 - 10. Record of temperature and weather conditions at time of sample taking and testing and inspecting.
 - 11. Comments or professional opinion from the testing agency on whether tested or inspected Work complies with the Contract Document requirements.

12. Name and signature of laboratory inspector.
 13. Recommendations from the testing agency on retesting and reinspecting.
- B. Manufacturer's Technical Representative's Field Reports: Prepare written information documenting manufacturer's technical representative's tests and inspections specified in other Sections. Include the following:
1. Name, address, and telephone number of technical representative making report.
 2. Statement on condition of substrates and their acceptability for installation of product.
 3. Statement that products at Project site comply with requirements.
 4. Summary of installation procedures being followed, whether they comply with requirements and, if not, what corrective action was taken.
 5. Results of operational and other tests and a statement of whether observed performance complies with requirements.
 6. Statement whether conditions, products, and installation will affect warranty.
 7. Other required items indicated in individual Specification Sections.
- C. Factory-Authorized Service Representative's Reports: Prepare written information documenting manufacturer's factory-authorized service representative's tests and inspections specified in other Sections. Include the following:
1. Name, address, and telephone number of factory-authorized service representative making report.
 2. Statement that equipment complies with requirements.
 3. Results of operational and other tests and a statement of whether observed performance complies with requirements.
 4. Statement whether conditions, products, and installation will affect warranty.
 5. Other required items indicated in individual Specification Sections.
- D. Permits, Licenses, and Certificates: For Project records, submit one (1) copy each to Architect of permits, licenses, certifications, inspection reports, releases, jurisdictional settlements, notices, receipts for fee payments, judgments, correspondence, records, and similar documents, established for compliance with standards and regulations bearing on performance of the Work. Maintain project record file copy for reference at the Project site and for submittal with closeout documentation.
- 1.9 QUALITY ASSURANCE
- A. General: Qualifications paragraphs in this article establish the minimum qualification levels required; individual Specification Sections specify additional requirements.
- B. Manufacturer Qualifications: A firm experienced in manufacturing products or systems similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
- C. Fabricator Qualifications: A firm experienced in producing products similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.

- D. Installer Qualifications: A firm or individual experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.
- E. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the system, assembly, or products that are similar to those indicated for this Project in material, design, and extent.
- F. Specialists: Certain Specification Sections require that specific construction activities shall be performed by entities who are recognized experts in those operations. Specialists shall satisfy qualification requirements indicated and shall be engaged for the activities indicated.
 - 1. Requirements of authorities having jurisdiction shall supersede requirements for specialists to the extent they are more stringent.
- G. Testing Agency Qualifications: An NRTL, an NVLAP, or an independent agency with the experience and capability to conduct testing and inspecting indicated, as documented according to ASTM E 329; and with additional qualifications specified in individual Sections; and where required by authorities having jurisdiction, that is acceptable to authorities.
 - 1. NRTL: A nationally recognized testing laboratory according to 29 CFR 1910.7.
 - 2. NVLAP: A testing agency accredited according to NIST's National Voluntary Laboratory Accreditation Program.
- H. Manufacturer's Technical Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to observe and inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for the Project.
- I. Factory-Authorized Service Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
- J. Preconstruction Testing: Where testing agency is indicated to perform preconstruction testing for compliance with specified requirements for performance and test methods, comply with the following:
 - 1. Contractor responsibilities include the following:
 - a. Provide test specimens representative of proposed products and construction.
 - b. Submit specimens in a timely manner with sufficient time for testing and analyzing results to prevent delaying the Work.
 - c. Provide sizes and configurations of test assemblies, mockups, and laboratory mockups to adequately demonstrate capability of products to comply with performance requirements.
 - d. Build site-assembled test assemblies and mockups using installers who will perform same tasks for Project.

- e. Build laboratory mockups at testing facility using personnel, products, and methods of construction indicated for the completed Work.
 - f. When testing is complete, remove test specimens, assemblies, mockups, and laboratory mockups; do not reuse products on Project.
 - 2. Testing Agency Responsibilities: Submit a certified written report of each test, inspection, and similar quality-assurance service to Architect, with copy to Contractor. Interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from the Contract Documents.
 - K. Mockups: Before installing portions of the Work requiring mockups, build mockups for each form of construction and finish required to comply with the following requirements, using materials indicated for the completed Work:
 - 1. Build mockups in location and of size indicated or, if not indicated, as acceptable to Architect.
 - 2. Notify Architect at least seven (7) days in advance of dates and times when mockups will be constructed.
 - 3. Employ supervisory personnel who will oversee mockup construction. Employ workers that will be employed during the construction at the Project.
 - 4. Demonstrate the proposed range of aesthetic effects and workmanship.
 - 5. Obtain Architect's acceptance of mockups before starting work, fabrication, or construction.
 - a. Allow seven (7) days for initial review and each re-review of each mockup.
 - 6. Maintain mockups during construction in an undisturbed condition as a standard for judging the completed Work.
 - 7. Demolish and remove mockups when acceptable to Architect, unless otherwise indicated.
 - L. Integrated Exterior Mockups: Construct integrated exterior mockup in accordance with Shop Drawings. Coordinate installation of exterior envelope materials and products for which mockups are required in individual specification sections, along with supporting materials.
 - M. Laboratory Mockups: Comply with requirements of preconstruction testing and those specified in individual Specification Sections in Divisions 02 through 49.
- 1.10 QUALITY CONTROL
- A. Owner Responsibilities: Where quality-control services are indicated as Owner's responsibility, Owner will engage a qualified testing agency to perform these services.
 - 1. Owner will furnish Contractor with names, addresses, and telephone numbers of testing agencies engaged and a description of types of testing and inspecting they are engaged to perform.
 - 2. Costs for retesting and reinspecting construction that replaces or is necessitated by work that failed to comply with the Contract Documents will be charged to Contractor, and the Contract Sum will be adjusted by Change Order.

- B. Contractor Responsibilities: Tests and inspections not explicitly assigned to Owner are Contractor's responsibility. Perform additional quality-control activities required to verify that the Work complies with requirements, whether specified or not.
1. Unless otherwise indicated, provide quality-control services specified and those required by authorities having jurisdiction. Perform quality-control services required of Contractor by authorities having jurisdiction, whether specified or not.
 2. Where services are indicated as Contractor's responsibility, engage a qualified testing agency to perform these quality-control services.
 - a. Contractor shall not employ same entity engaged by Owner, unless agreed to in writing by Owner.
 3. Notify testing agencies, and Architect if required or indicated, at least twenty-four (24) hours in advance of time when Work that requires testing or inspecting will be performed.
 4. Where quality-control services are indicated as Contractor's responsibility, submit a certified written report, in duplicate, of each quality-control service.
 5. Testing and inspecting requested by Contractor and not required by the Contract Documents are Contractor's responsibility.
 6. Submit additional copies of each written report directly to authorities having jurisdiction, when they so direct.
- C. Manufacturer's Field Services: Where indicated, engage a factory-authorized service representative to inspect field-assembled components and equipment installation, including service connections. Report results in writing as specified in Division 01 Section "Submittal Procedures."
- D. Manufacturer's Technical Services: Where indicated, engage a manufacturer's technical representative to observe and inspect the Work. Manufacturer's technical representative's services include participation in preinstallation conferences, examination of substrates and conditions, verification of materials, observation of Installer activities, inspection of completed portions of the Work, and submittal of written reports.
- E. Retesting/Reinspecting: Regardless of whether original tests or inspections were Contractor's responsibility, provide quality-control services, including retesting and reinspecting, for construction that replaced Work that failed to comply with the Contract Documents.
- F. Testing Agency Responsibilities: Cooperate with Architect and Contractor in performance of duties. Provide qualified personnel to perform required tests and inspections.
1. Notify Architect and Contractor promptly of irregularities or deficiencies observed in the Work during performance of its services.
 2. Determine the location from which test samples will be taken and in which in-situ tests are conducted.
 3. Conduct and interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from requirements.
 4. Submit a certified written report, in duplicate, of each test, inspection, and similar quality-control service through Contractor.

5. Do not release, revoke, alter, or increase the Contract Document requirements or approve or accept any portion of the Work.
 6. Do not perform any duties of Contractor.
- G. Associated Services: Cooperate with agencies performing required tests, inspections, and similar quality-control services, and provide reasonable auxiliary services as requested. Notify agency sufficiently in advance of operations to permit assignment of personnel. Provide the following:
1. Access to the Work.
 2. Incidental labor and facilities necessary to facilitate tests and inspections.
 3. Adequate quantities of representative samples of materials that require testing and inspecting. Assist agency in obtaining samples.
 4. Facilities for storage and field curing of test samples.
 5. Delivery of samples to testing agencies.
 6. Preliminary design mix proposed for use for material mixes that require control by testing agency.
 7. Security and protection for samples and for testing and inspecting equipment at Project site.
- H. Coordination: Coordinate sequence of activities to accommodate required quality-assurance and -control services with a minimum of delay and to avoid necessity of removing and replacing construction to accommodate testing and inspecting.
1. Schedule times for tests, inspections, obtaining samples, and similar activities.
- I. Schedule of Tests and Inspections: Prepare a schedule of tests, inspections, and similar quality-control services required by the Contract Documents within twenty (20) days of the commencement of the work. Coordinate and submit concurrently with Contractor's construction schedule. Update as the Work progresses. .
1. Distribution: Distribute schedule to Owner, Architect, testing agencies, and each party involved in performance of portions of the Work where tests and inspections are required.

1.11 SPECIAL TESTS AND INSPECTIONS

- A. Special Tests and Inspections: Owner will engage a qualified testing agency or special inspector to conduct special tests and inspections as may be required by authorities having jurisdiction as the responsibility of Owner, and as follows:
1. Verifying that manufacturer maintains detailed fabrication and quality-control procedures and reviewing the completeness and adequacy of those procedures to perform the Work.
 2. Notifying Architect and Contractor promptly of irregularities and deficiencies observed in the Work during performance of its services.
 3. Submitting a certified written report of each test, inspection, and similar quality-control service to Architect with copy to Contractor and to authorities having jurisdiction.
 4. Submitting a final report of special tests and inspections at Substantial Completion, which includes a list of unresolved deficiencies.

5. Interpreting tests and inspections and stating in each report whether tested and inspected work complies with or deviates from the Contract Documents.
6. Retesting and reinspecting corrected work.

B. Schedule of Inspections and tests

1. Testing required as minimum criteria in addition to quality assurance articles in Division 02 through 46 specification sections.
 - a. Modified proctor maximum density determination tests for each soil type.
 - b. Field in-place density tests at following intervals on sub-base and base material.
 - c. Building Pad: One test every 5000 sq. Ft. for each 12 inches lift.
 1. Pavement and sidewalk: One test every 10,000 sq. Ft. of both base and sub-base for each 12 inches lift.
 - d. Thickness tests for asphaltic concrete surfacing and concrete parking. Three cores shall be taken. The minimum thickness allowed shall be 1/4" less than the required average thickness.
 - e. Slump and Strength test for each 50 cubic yards of concrete placed.
 - f. Inspections and testing of welded and bolted connections of structural and metal deck components.
 - g. Other testing required to insure compliance with Division 3 for each 75 cubic yards of concrete placed.
 - h. Tests as required by Civil Engineer and Structural specification sections, or as indicated on the drawings.
 - i. Other tests as required by individual specifications sections in Divisions 01 to 46 and not listed here.

C. Field Testing of Wall and Floor / Ceiling Separation Assemblies for Acoustical Performance: Owner may engage a qualified testing agency, or firm, to conduct field tests and evaluations of wall and floor / ceiling assemblies designated to comply with minimum acoustic performance levels stipulated by the building codes and regulations in effect and adopted by the authorities having jurisdiction. The field tests will be performed at the direction of Owner according to the following criteria;

1. Acoustical field tests will be conducted for each wall and floor / ceiling assembly required to comply with designated minimum acoustic performance criteria including separation walls between dwelling units, separation walls between dwelling units and public spaces and floor / ceiling assemblies between dwelling units and between dwelling units and public spaces.
2. Acoustical field testing shall include a determination of the apparent sound transmission class (ASTC) rating for each assembly tested. All ASTC testing shall be conducted in accordance with the latest edition and revisions to ASTM E336, "Standard Test Method for Measurement of Airborne Sound Attenuation between Rooms in Buildings."
3. Acoustical field testing shall include a determination of the field impact insulation class (FIIC) rating for each floor / ceiling assembly tested. FIIC field testing shall be conducted for each applied floor finish material installed within the test area envelope. All FIIC field testing shall be conducted in accordance with the latest edition and revisions to ASTM E1007, "Standard Test Method for Field Measurement of Tapping Machine

Impact Sound Transmission through Floor – Ceiling Assemblies and Associated Support Structures.”

4. Acoustical field testing shall be conducted to fully constructed conditions, including the completion of all installed finishes to the acceptance of the selected acoustical testing agency or firm.
5. Test locations shall be selected to minimize the effects of windows and doors. To the extent possible, tests shall be conducted between spaces that do not include a connecting door in the wall assembly subject to the test.
6. Testing shall be conducted by an agency or firm qualified and experienced to perform the required testing and evaluations as selected by the Owner and accepted by the Architect.
7. Testing agency, or firm, shall notify Owner, Architect and Contractor promptly of irregularities and deficiencies observed in the Work during performance of its services.
8. Testing agency, or firm, shall provide a certified written report of each test, inspection, and similar quality-control service to Owner and Architect with copy to Contractor. Report shall include interpretation of tests and findings and summary statements indicating whether tested work complies with or deviates from the Contract Documents.
9. Retesting and reporting of corrected work is the responsibility of Contractor.
10. Contractor will include a summary of acoustical field testing reports and remedial actions at Substantial Completion.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 TEST AND INSPECTION LOG

- A. Prepare a record of tests and inspections. Include the following:
 1. Date test or inspection was conducted.
 2. Description of the Work tested or inspected.
 3. Date test or inspection results were transmitted to Architect.
 4. Identification of testing agency or special inspector conducting test or inspection.
- B. Maintain log at Project site. Post changes and modifications as they occur. Provide access to test and inspection log for Architect's reference during normal working hours.

3.2 REPAIR AND PROTECTION

- A. General: On completion of testing, inspecting, sample taking, and similar services, repair damaged construction and restore substrates and finishes.

1. Provide materials and comply with installation requirements specified in other Specification Sections or matching existing substrates and finishes. Restore patched areas and extend restoration into adjoining areas with durable seams that are as invisible as possible. Comply with the Contract Document requirements for cutting and patching in Division 01 Section "Execution."
- B. Protect construction exposed by or for quality-control service activities.
- C. Repair and protection are Contractor's responsibility, regardless of the assignment of responsibility for quality-control services.

END OF SECTION 014000

SECTION 014200 - REFERENCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 DEFINITIONS

- A. General: Basic Contract definitions are included in the Conditions of the Contract.
- B. "Reviewed": When used to convey Architect's action on Contractor's submittals, applications, and requests, "reviewed" is limited to Architect's duties and responsibilities as stated in the Conditions of the Contract.
- C. "Directed": A command or instruction by Architect. Other terms including "requested," "authorized," "selected," "required," and "accepted" have the same meaning as "directed."
- D. "Indicated": Requirements expressed by graphic representations or in written form on Drawings, in Specifications, and in other Contract Documents. Other terms including "shown," "noted," "scheduled," and "specified" have the same meaning as "indicated."
- E. "Regulations": Laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, and rules, conventions, and agreements within the construction industry that control performance of the Work.
- F. "Basis of Design Product": Components designated as Basis of Design Products provide reference to design and performance characteristics, requirements and stipulations for the Project in the evaluation of other products that may be provided as equivalent components by other manufacturers.
- G. "Furnish": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.
- H. "Install": Operations at Project site including unloading, temporarily storing, unpacking, assembling, erecting, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar operations.
- I. "Provide": Furnish and install, complete and ready for the intended use.
- J. Installer: An Installer is the Contractor or another entity engaged by the Contractor, either as an employee, subcontractor, or contractor of lower tier, to perform a particular construction activity, including installation, erection, application, and similar operations. Installers are required to be experienced in the operations they are engaged to perform.

1. The term experienced, when used with the term Installer, means having a minimum of five previous projects similar in size and scope to this Project, being familiar with the special requirements indicated, and having complied with requirements of the authority having jurisdiction.
 2. Trades: Using terms such as carpentry is not intended to imply that certain construction activities must be performed by accredited or unionized individuals of a corresponding generic name, such as carpenter. It also does not imply that requirements specified apply exclusively to tradespersons of the corresponding generic name.
 3. Assigning Specialists: Certain Sections of the Specifications require that specific construction activities shall be performed by specialists who are recognized experts in those operations. The specialists must be engaged for those activities, and their assignments are requirements over which the Contractor has no choice or option. However, the ultimate responsibility for fulfilling Contract requirements remains with the Contractor.
 - a. This requirement shall not be interpreted to conflict with enforcing building codes and similar regulations governing the Work.
- K. "Project Site": Space available to the Contractor for performing construction activities either exclusively or in conjunction with others performing other work as part of the Project. The extent of Project site is shown on Drawings and may or may not be identical with the description of the land on which Project is to be built.
- L. Testing Agencies: A testing agency is an independent entity engaged to perform specific inspections or tests, either at the Project site or elsewhere, and to report on and, if required, to interpret results of those inspections or tests.

1.3 INDUSTRY STANDARDS

- A. Applicability of Standards: Unless the Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.
- B. Publication Dates: Comply with standards in effect as of date of the Contract Documents unless otherwise indicated.
- C. Copies of Standards: Each entity engaged in construction on Project should be familiar with industry standards applicable to its construction activity. Copies of applicable standards are not bound with the Contract Documents.
 1. Where copies of standards are needed to perform a required construction activity, obtain copies directly from publication source.
- D. Abbreviations and Names: Trade association names and titles of general standards are frequently abbreviated. Where such acronyms or abbreviations are used in the Specifications or other Contract Documents, they mean the recognized name of the trade association, stand-

ards-generating organization, authority having jurisdiction, or other entity applicable to the context of the Text provision.

- E. **Conflicting Requirements:** Where compliance with two or more standards is specified and where the standards may establish different or conflicting requirements for minimum quantities or quality levels, refer requirements that are different but apparently equal and other uncertainties to the Architect for review and comment before proceeding.
 - 1. **Minimum Quantity or Quality Levels:** The quantity or quality level shown or specified shall be the minimum provided or performed. The actual installation may comply exactly with the minimum quantity or quality specified, or it may exceed the minimum within reasonable limits. To comply with these requirements, indicated numeric values are minimum or maximum, as appropriate, for the context of the requirements. Refer uncertainties to the Architect for review and comment before proceeding.

1.4 SPECIFICATION FORMAT AND CONTENT EXPLANATION

- A. **Specification Format:** These Specifications are organized into Divisions and Sections based on the Construction Specifications Institute's 49-Division format and MASTERFORMAT numbering system.
- B. **Specification Content:** This Specification uses certain conventions regarding the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations or circumstances. These conventions are explained as follows:
 - 1. **Abbreviated Language:** Language used in Specifications and other Contract Documents is abbreviated. Words and meanings shall be interpreted as appropriate. Words that are implied, but not stated, shall be interpolated as the sense requires. Singular words will be interpreted as plural and plural words interpreted as singular where applicable as the context of the Contract Documents indicates.
 - 2. **Imperative and streamlined language** is used generally in the Specifications. Requirements expressed in the imperative mood are to be performed by the Contractor. At certain locations in the Text, subjective language is used for clarity to describe responsibilities that must be fulfilled indirectly by the Contractor, or by others when so noted.
 - a. The words "shall be" are implied wherever a colon (:) is used within a sentence or phrase.

1.5 SUBMITTALS

- A. **Permits, Licenses, and Certificates:** For the Project records, submit one (1) copy to Architect of permits, licenses, certifications, inspection reports, releases, jurisdictional settlements, notices, receipts for fee payments, judgments, and similar documents, correspondence, and records established in conjunction with compliance with standards and regulations bearing upon performance of the Work. Maintain project record file copy at the Project site and for submittal with closeout documentation.

GRAND OAKS APARTMENTS
LEE COUNTY, FL
FK PROJECT No. 5331

ISSUE DATE: 08/31/16
PRICING SET

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 014200

SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes requirements for temporary utilities, support facilities, and security and protection facilities.
- B. Related Sections:
 - 1. Division 01 Section "Summary" for work restrictions and limitations on utility interruptions.
- C. Temporary utilities include, but are not limited to, the following:
 - 1. Sewers and drainage.
 - 2. Water service and distribution.
 - 3. Sanitary facilities, including toilets, wash facilities, and drinking-water facilities.
 - 4. Heating and cooling facilities.
 - 5. Ventilation.
 - 6. Electric power service.
 - 7. Lighting.
 - 8. Telephone service.
- D. Support facilities include, but are not limited to, the following:
 - 1. Temporary roads and paving.
 - 2. Dewatering facilities and drains.
 - 3. Project identification and temporary signs.
 - 4. Waste disposal facilities.
 - 5. Field offices.
 - 6. Storage and fabrication sheds.
 - 7. Lifts and hoists.
 - 8. Temporary elevator usage.
 - 9. Temporary stairs.
 - 10. Construction aids and miscellaneous services and facilities.
- E. Security and protection facilities include, but are not limited to, the following:
 - 1. Environmental protection.

2. Stormwater control.
3. Tree and plant protection.
4. Pest control.
5. Site enclosure fence.
6. Security enclosure and lockup.
7. Barricades, warning signs, and lights.
8. Covered walkways.
9. Temporary enclosures.
10. Temporary partitions.
11. Fire protection.

1.3 USE CHARGES

- A. General: Installation and removal of and use charges for temporary facilities shall be included in the Contract Sum unless otherwise indicated. Allow other entities to use temporary services and facilities without cost, including, but not limited to, Owner's construction forces, Architect, occupants of Project, testing agencies, and authorities having jurisdiction.
- B. Sewer Service: Pay sewer service use charges for sewer usage by all entities for construction operations at Project Site.
- C. Water Service: Pay water service use charges for water used by all entities for construction operations at Project Site.
- D. Electric Power Service: Pay electric power service use charges for electricity used by all entities for construction operations at Project site.

1.4 INFORMATIONAL SUBMITTALS

- A. Site Plan: Show temporary facilities, utility hookups, staging areas, and parking areas for construction personnel.
- B. Erosion- and Sedimentation-Control Plan: Show compliance with requirements of EPA Construction General Permit or authorities having jurisdiction, whichever is more stringent.
- C. Moisture-Protection Plan: Describe procedures and controls for protecting materials and construction from water absorption and damage, including delivery, handling, and storage provisions for materials subject to water absorption or water damage, discarding water-damaged materials, protocols for mitigating water intrusion into completed Work, and replacing water damaged Work.
- D. Dust-Control and HVAC-Control Plan: Submit coordination drawing and narrative that indicates the dust-control and HVAC-control measures proposed for use, proposed locations, and proposed time frame for their operation. Identify further options if proposed measures are later determined to be inadequate.

1.5 QUALITY ASSURANCE

- A. Electric Service: Comply with NECA, NEMA, and UL standards and regulations for temporary electric service. Install service to comply with NFPA 70.
- B. Tests and Inspections: Arrange for authorities having jurisdiction to test and inspect each temporary utility before use. Obtain required certifications and permits.

1.6 PROJECT CONDITIONS

- A. Temporary Use of Permanent Facilities: Engage installer of each permanent service to assume responsibility for operation, maintenance, and protection of each permanent service during its use as a construction facility before Owner's acceptance, regardless of previously assigned responsibilities.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. General: Provide new materials. Undamaged, previously used materials in serviceable condition may be used if acceptable to Architect. Provide materials suitable for use intended and as accepted by the authorities having jurisdiction.
- B. Link Fencing: Minimum 2-inch (50-mm), 0.148-inch- (3.8-mm-) thick, galvanized steel, chain-link fabric fencing; minimum 6 feet (1.8 m) high with galvanized steel pipe posts; minimum 2-3/8-inch- (60-mm-) OD line posts and 2-7/8-inch- (73-mm-) OD corner and pull posts, with 1-5/8-inch- (42-mm-) OD top rails.
- C. Portable Chain-Link Fencing: Minimum 2-inch (50-mm), 0.148-inch- (3.8-mm-) thick, galvanized steel, chain-link fabric fencing; minimum 6 feet (1.8 m) high with galvanized steel pipe posts; minimum 2-3/8-inch- (60-mm-) OD line posts and 2-7/8-inch- (73-mm-) OD corner and pull posts, with 1-5/8-inch- (42-mm-) OD top and bottom rails. Provide galvanized steel bases for supporting posts. Use for temporary fencing separation within Project site and perimeter fence.
- D. Lumber and Plywood: Comply with requirements in Division 06 Section "Rough Carpentry."
- E. Roofing: Standard-weight, mineral-surfaced, asphalt shingles or asphalt-impregnated and -coated, mineral-surfaced, roll-roofing sheet.
- F. Gypsum Board: Minimum 1/2 inch thick by 48 inches wide by maximum available lengths; regular-type panels with tapered edges. Comply with ASTM C 36.
- G. Polyethylene Sheet: Reinforced, fire-resistive sheet, 10 mils (0.25 mm) minimum thickness, with flame-spread rating of 15 or less per ASTM E 84.
- H. Dust Control Adhesive-Surface Walk-off Mats: Provide mats minimum 36 by 60 inches (914 by 1624 mm).

- I. Insulation: Unfaced mineral-fiber blanket, manufactured from glass, slag wool, or rock wool; with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively.
- J. Paint: Comply with requirements in Division 09 Section "Painting."
- K. Tarpaulins: Fire-resistive labeled with flame-spread rating of 15 or less.
- L. Water: Potable.

2.2 TEMPORARY FACILITIES

- A. Field Offices: Prefabricated Mobile units with lockable entrances, operable windows, and serviceable finishes; heated and air conditioned; on foundations adequate for normal loading.
 - 1. Comply with Local Codes and regulations for tie-down requirements.

2.3 EQUIPMENT

- A. Fire Extinguishers: Hand carried, portable, UL rated. Provide class and extinguishing agent as indicated or a combination of extinguishers of NFPA-recommended classes for exposures.
 - 1. Comply with NFPA 10 and NFPA 241 for classification, extinguishing agent, and size required by location and class of fire exposure.
- B. HVAC Equipment: Unless Owner authorizes use of permanent HVAC system, provide vented, self-contained, liquid-propane-gas or fuel-oil heaters with individual space thermostatic control.
 - 1. Use of gasoline-burning space heaters, open-flame heaters, or salamander-type heating units is prohibited.
 - 2. Heating Units: Listed and labeled for type of fuel being consumed, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
 - 3. Permanent HVAC System: If Owner authorizes use of permanent HVAC system for temporary use during construction, provide filter with MERV of eight (8) minimum at each return air grille in system and remove at end of construction and clean HVAC system as required in Division 01 Section "Closeout Procedures".
- C. Self-Contained Toilet Units: Single-occupant units of chemical type; vented; fully enclosed with a glass-fiber-reinforced polyester shell or similar nonabsorbent material.
- D. Drinking-Water Fixtures: Containerized, tap-dispenser, bottled-water drinking-water units, including paper cup supply.
- E. Electrical Outlets: Properly configured, NEMA-polarized outlets to prevent insertion of 110- to 120-V plugs into higher-voltage outlets; equipped with ground-fault circuit interrupters, reset button, and pilot light.

- F. Power Distribution System Circuits: Where permitted and overhead and exposed for surveillance, wiring circuits, not exceeding 125-V ac, 20-A rating, and lighting circuits may be nonmetallic sheathed cable.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

- A. Locate facilities where they will serve Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required by progress of the Work.
- B. Provide each facility ready for use when needed to avoid delay. Maintain and modify as required. Do not remove until facilities are no longer needed or are replaced by authorized use of completed permanent facilities.

3.2 TEMPORARY UTILITY INSTALLATION

- A. General: Engage appropriate local utility company to install temporary service or connect to existing service. Where utility company provides only part of the service, provide the remainder with matching, compatible materials and equipment. Comply with utility company recommendations.
 - 1. Arrange with utility company, Owner, and existing users for time when service can be interrupted, if necessary, to make connections for temporary services.
 - 2. Provide adequate capacity at each stage of construction. Before temporary utility is available, provide trucked-in services.
- B. Sewers and Drainage: If sewers are available, provide temporary connections to remove effluent that can be discharged lawfully. If sewers are not available or cannot be used, provide drainage ditches, dry wells, stabilization ponds, and similar facilities. If neither sewers nor drainage facilities can be lawfully used for discharge of effluent, provide containers to remove and dispose of effluent off-site in a lawful manner.
 - 1. Filter out excessive soil, construction debris, chemicals, oils, and similar contaminants that might clog sewers or pollute waterways before discharge.
 - 2. Connect temporary sewers to municipal system as directed by sewer department officials.
 - 3. Maintain temporary sewers and drainage facilities in a clean, sanitary condition. After heavy use, restore normal conditions promptly.
 - 4. Provide temporary filter beds, settlement tanks, separators, and similar devices to purify effluent to levels acceptable to authorities having jurisdiction.
- C. Water Service: Install water service and distribution piping in sizes and pressures adequate for construction until permanent water service is in use. Sterilize temporary water piping before use.
 - 1. Provide rubber hoses as necessary to serve Project site.

2. As soon as water is required at each level, extend service to form a temporary water- and fire-protection standpipe. Provide distribution piping. Space outlets so water can be reached with a 100-foot hose. Provide one hose at each outlet.
 3. Where installations below an outlet might be damaged by spillage or leakage, provide a drip pan of suitable size to minimize water damage. Drain accumulated water promptly from pans.
 4. Provide pumps to supply a minimum of 30-psi static pressure at highest point. Equip pumps with surge and storage tanks and automatic controls to supply water uniformly at reasonable pressures.
- D. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking-water fixtures. Comply with regulations and health codes for type, number, location, operation, and maintenance of fixtures and facilities.
1. Disposable Supplies: Provide toilet tissue, paper towels, paper cups, and similar disposable materials for each facility. Maintain adequate supply. Provide covered waste containers for disposal of used material.
 2. Toilets: Install self-contained toilet units. Shield toilets to ensure privacy. Provide separate facilities for male and female personnel.
 3. Wash Facilities: Install wash facilities supplied with potable water at convenient locations for personnel who handle materials that require wash up. Dispose of drainage properly. Supply cleaning compounds appropriate for each type of material handled.
 - a. Provide safety showers, eyewash fountains, and similar facilities for convenience, safety, and sanitation of personnel.
 4. Drinking-Water Facilities: Provide bottled-water, drinking-water units.
 - a. Where power is accessible, provide electric water coolers to maintain dispensed water temperature at 45 to 55 deg F.
 5. Locate toilets and drinking-water fixtures so personnel need not walk more than two stories vertically or 200 feet (60 m) horizontally to facilities.
- E. Heating and Cooling: Provide temporary heating and cooling required by construction activities for curing or drying of completed installations or for protecting installed construction from adverse effects of low temperatures or high humidity. Select equipment that will not have a harmful effect on completed installations or elements being installed.
1. Maintain a minimum temperature of 50 deg F in permanently enclosed portions of building for normal construction activities, and 65 deg F for finishing activities and areas where finished Work has been installed.
- F. Ventilation and Humidity Control: Provide temporary ventilation required by construction activities for curing or drying of completed installations or for protecting installed construction from adverse effects of high humidity. Select equipment that will not have a harmful effect on completed installations or elements being installed. Coordinate ventilation requirements to produce ambient condition required and minimize energy consumption.

1. Provide dehumidification systems when required to reduce substrate moisture levels to level required to allow installation or application of finishes and adjacent products.
- G. Electric Power Service: Provide weatherproof, grounded electric power service and distribution system of sufficient size, capacity, and power characteristics during construction period. Include meters, transformers, overload-protected disconnecting means, automatic ground-fault interrupters, and main distribution switchgear.
1. Install electric power service underground, unless overhead service must be used.
 2. Install power distribution wiring overhead and rise vertically where least exposed to damage.
- H. Electric Distribution: Provide receptacle outlets adequate for connection of power tools and equipment.
1. Provide waterproof connectors to connect separate lengths of electrical power cords if single lengths will not reach areas where construction activities are in progress. Do not exceed safe length-voltage ratio.
 2. Provide warning signs at power outlets other than 110 to 120 V.
 3. Provide metal conduit, tubing, or metallic cable for wiring exposed to possible damage. Provide rigid steel conduits for wiring exposed on grades, floors, decks, or other traffic areas.
 4. Provide metal conduit enclosures or boxes for wiring devices.
 5. Provide 4-gang outlets, spaced so 100-foot extension cord can reach each area for power hand tools and task lighting. Provide a separate 125-V ac, 20-A circuit for each outlet.
- I. Lighting: Provide temporary lighting with local switching that provides adequate illumination for construction operations, observations, inspections, and traffic conditions.
1. Install and operate temporary lighting that fulfills security and protection requirements without operating entire system.
 2. Provide one 100-W incandescent lamp per 500 sq. ft., uniformly distributed, for general lighting, or equivalent illumination.
 3. Provide one 100-W incandescent lamp every 50 feet in traffic areas.
 4. Provide one 100-W incandescent lamp per story in stairways and ladder runs, located to illuminate each landing and flight.
 5. Install exterior-yard site lighting that will provide adequate illumination for construction operations, traffic conditions, and signage visibility when the Work is being performed.
- J. Telephone Service: Provide temporary telephone service in common-use facilities for use by all construction personnel. Install (1) one telephone line(s) for each field office and first aid station.
1. Provide additional telephone lines for the following:
 - a. Provide a dedicated telephone line for each facsimile machine and data outlet in each field office.
 - b. In field office with more than two occupants, install a telephone for each additional occupant or pair of occupants.

2. At each telephone, post a list of important telephone numbers.
 - a. Police and fire departments.
 - b. Ambulance service.
 - c. Contractor's home office.
 - d. Architect's office.
 - e. Owner's office.
 - f. Principal subcontractors' field and home offices.
 3. Provide superintendent with cellular telephone or portable two-way radio for use when away from field office.
- K. Electronic Communication Service: Provide a desktop computer in the primary field office adequate for use by Architect and Owner to access project electronic documents and maintain electronic communications.

3.3 SUPPORT FACILITIES INSTALLATION

- A. General: Comply with the following:
1. Locate field offices, storage sheds, sanitary facilities, and other temporary construction and support facilities for easy access.
 2. Provide construction for temporary offices, shops, and sheds located within construction area or within 30 feet (9 m) of building lines that is noncombustible according to ASTM E 136. Comply with NFPA 241.
 3. Maintain support facilities until Architect schedules Substantial Completion site observation. Remove before Substantial Completion with acceptance of Owner. Personnel remaining after Substantial Completion may be permitted to use permanent facilities, under conditions acceptable to Owner.
- B. Temporary Roads and Paved Areas: Construct and maintain temporary roads and paved areas adequate for construction operations. Locate temporary roads and paved areas within construction limits indicated on Drawings.
1. Provide a reasonably level, graded, well-drained subgrade of satisfactory soil material, compacted to not less than 95 percent of maximum dry density in the top 6 inches or as required by authorities having jurisdiction.
 2. Provide gravel paving course of subbase material not less than 3 inches thick; roller compacted to a level, smooth, dense surface.
 3. Provide dust-control treatment that is nonpolluting and nontracking. Reapply treatment as required to minimize dust.
- C. Temporary Use of Permanent Roads and Paved Areas: To the extent that temporary roads and paved areas are in same location as permanent roads and paved areas, construct and maintain temporary roads and paved areas adequate for construction operations. Extend temporary roads and paved areas, within construction limits indicated, as necessary for construction operations.
1. Coordinate elevations of temporary roads and paved areas with permanent roads and paved areas.

2. Prepare subgrade and install subbase and base for temporary roads and paved areas according to Division 31 Section "Earth Moving" or as indicated on Site Engineering Contract Documents.
 3. Recondition base after temporary use, including but not limited to, removing contaminated material, regrading, proofrolling, compacting, and testing.
 4. Delay installation of final course of permanent hot-mix asphalt pavement until immediately before Substantial Completion. Repair hot-mix asphalt base-course pavement before installation of final course according to Division 32 Section "Asphalt Paving" or as indicated on Site Engineering Contract Documents.
- D. Traffic Controls: Provide temporary traffic controls at junction of temporary roads with public roads. Include warning signs for public traffic and "STOP" signs for entrance onto public roads. Comply with requirements of authorities having jurisdiction.
1. Protect existing site improvements to remain including curbs, pavement, and utilities.
 2. Maintain access for fire-fighting equipment and access to fire hydrants.
- E. Parking: Provide temporary parking areas for construction personnel.
- F. Dewatering Facilities and Drains: Comply with requirements of authorities having jurisdiction. Maintain Project site, excavations, and construction free of water.
1. Dispose of rainwater in a lawful manner that will not result in flooding Project or adjoining properties nor endanger permanent Work or temporary facilities.
 2. Before connection and operation of permanent drainage piping system, provide temporary drainage where roofing or similar waterproof deck construction is completed.
- G. Project Signs: Provide Project signs as indicated. Unauthorized signs are not permitted.
1. Identification Signs: Provide Project identification signs as directed by the Owner and according to the regulations of the authorities having jurisdiction.
 2. Temporary Signs: Provide other signs as indicated and as required to inform public and individuals seeking entrance to Project.
 - a. Provide temporary, directional signs for construction personnel and visitors.
 3. Maintain and touchup signs so they are legible at all times.
- H. Waste Disposal Facilities: Comply with requirements specified in Division 01 Section "Construction Waste Management and Disposal."
1. If required by authorities having jurisdiction, provide separate containers, clearly labeled, for each type of waste material to be deposited.
- I. Janitorial Services: Provide janitorial services on a daily basis for temporary offices, first-aid stations, toilets, wash facilities, lunchrooms, and similar areas.
- J. Lifts and Hoists: Provide facilities necessary for hoisting materials and personnel.

1. Truck cranes and similar devices used for hoisting materials are considered "tools and equipment" and not temporary facilities.
 - K. Common-Use Field Office: Provide an insulated, weathertight, heated and air-conditioned field office for use as a common facility by all personnel engaged in construction activities and of sufficient size to accommodate required office personnel and meetings of 10 persons at Project site. Keep office clean and orderly.
 1. Provide resilient floor covering and painted gypsum wallboard walls and acoustical ceiling. Provide operable windows with adjustable blinds and insect screens.
 2. Provide an electric heater with thermostat capable of maintaining a uniform indoor temperature of 68 deg F. Provide an air-conditioning unit capable of maintaining an indoor temperature of 72 deg F.
 3. Provide fluorescent light fixtures capable of maintaining average illumination of 20 fc at desk height. Provide 110- to 120-V duplex outlets spaced at not more than 12-foot intervals, with a minimum of 1 per wall in each room.
 - L. Storage and Fabrication Sheds: Provide sheds sized, furnished, and equipped to accommodate materials and equipment involved, including temporary utility services. Sheds may be open shelters or fully enclosed spaces within building or elsewhere on-site.
 1. Construct framing, sheathing, and siding using fire-retardant-treated lumber and plywood.
 2. Paint exposed lumber and plywood with exterior-grade acrylic-latex emulsion over exterior primer.
 - M. Temporary Stairs: Until permanent stairs are available, provide temporary stairs where ladders are not adequate.
 - N. Temporary Use of Permanent Stairs: Use of new stairs for construction traffic will be permitted, provided stairs are protected and finishes restored to new condition at time of Substantial Completion.
- 3.4 SECURITY AND PROTECTION FACILITIES INSTALLATION
- A. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction in ways and by methods that comply with environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects. Avoid using tools and equipment that produce harmful noise. Restrict use of noisemaking tools and equipment to hours that will minimize complaints from persons or firms near Project site.
 - B. Temporary Erosion and Sedimentation Control: Provide measures to prevent soil erosion and discharge of soil-bearing water runoff and airborne dust to undisturbed areas and to adjacent properties and walkways, according to requirements of 2003 EPA Construction General Permit or authorities having jurisdiction, whichever is more stringent.
 1. Verify that flows of water redirected from construction areas or generated by construction activity do not enter or cross tree- or plant- protection zones.

2. Inspect, repair, and maintain erosion- and sedimentation-control measures during construction until permanent vegetation has been established.
 3. Clean, repair, and restore adjoining properties and roads affected by erosion and sedimentation from the project site during the course of the project.
 4. Remove erosion and sedimentation controls and restore and stabilize areas disturbed during removal.
- C. Stormwater Control: Comply with requirements of authorities having jurisdiction. Provide barriers in and around excavations and subgrade construction to prevent flooding by runoff of stormwater from heavy rains.
- D. Tree and Plant Protection: Install temporary fencing located as indicated or outside the drip line of trees to protect vegetation from damage from construction operations. Protect tree root systems from damage, flooding, and erosion.
- E. Pest Control: Before deep foundation work has been completed, retain a local exterminator or pest-control company to recommend practices to minimize attraction and harboring of rodents, roaches, and other pests. Engage this pest-control service to perform extermination and control procedures at regular intervals so Project will be free of pests and their residues at Substantial Completion. Obtain extended warranty for Owner. Perform control operations lawfully, using environmentally safe materials.
- F. Site Enclosure Fence: Before construction operations begin, install chain-link enclosure fence with lockable entrance gates. Locate where indicated, or enclose entire Project site or portion determined sufficient to accommodate construction operations. Install in a manner that will prevent people, dogs, and other animals from easily entering site except by entrance gates.
1. Set fence posts in compacted mixture of gravel and earth.
 2. Provide gates in sizes and at locations necessary to accommodate delivery vehicles and other construction operations.
 3. Provide fence and gates accepted by the authorities having jurisdiction.
 4. Maintain security by limiting number of keys and restricting distribution to authorized personnel. Furnish one set of keys to Owner.
- G. Security Enclosure and Lockup: Install temporary enclosure around partially completed areas of construction. Provide lockable entrances to prevent unauthorized entrance, vandalism, theft, and similar violations of security. Lock entrances at end of each work day.
- H. Barricades, Warning Signs, and Lights: Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including painting in appropriate colors and graphics, warning signs and lighting.
- I. Temporary Egress: Maintain unobstructed temporary egress from existing occupied facilities as indicated and as required by authorities having jurisdiction.
- J. Temporary Enclosures: Provide temporary enclosures for protection of construction, in progress and completed, from exposure, foul weather, other construction operations, and similar activities. Provide temporary weathertight enclosure for building exterior.

1. Where heating or cooling is needed and permanent enclosure is not complete, provide insulated temporary enclosures. Coordinate enclosure with ventilating and material drying or curing requirements to avoid dangerous conditions and effects.
 2. Vertical Openings: Close openings of 25 sq. ft. or less with plywood or similar materials.
 3. Horizontal Openings: Close openings in floor or roof decks and horizontal surfaces with load-bearing, wood-framed construction.
 4. Install tarpaulins securely using fire-retardant-treated wood framing and other materials.
 5. Where temporary wood or plywood enclosure exceeds 100 sq. ft. in area, use fire-retardant-treated material for framing and main sheathing.
- K. Temporary Partitions: Provide floor-to-ceiling dustproof partitions to limit dust and dirt migration and to separate areas from fumes and noise.
1. Construct dustproof partitions to separate areas occupied by Owner of not less than nominal 4-inch studs, 5/8-inch gypsum wallboard with joints taped on occupied side, and 1/2-inch fire-retardant plywood on construction side.
 2. Construct dustproof, floor-to-ceiling partitions of not less than nominal 4-inch studs, 2 layers of 3-mil polyethylene sheets, inside and outside temporary enclosure. Cover floor with 2 layers of 3-mil polyethylene sheets, extending sheets 18 inches up the side walls. Overlap and tape full length of joints. Cover floor with 3/4-inch fire-retardant plywood.
 - a. Construct a vestibule and airlock at each entrance to temporary enclosure with not less than 48 inches between doors. Maintain water-dampened foot mats in vestibule.
 3. Where fire-resistance-rated temporary partitions are indicated or are required by authorities having jurisdiction, construct partitions according to the rated assemblies.
 4. Insulate partitions to control noise transmission to occupied areas.
 5. Seal joints and perimeter. Equip partitions with gasketed dustproof doors and security locks where openings are required.
 6. Protect air-handling equipment.
 7. Provide walk-off mats at each entrance through temporary partition.
- L. Temporary Fire Protection: Install and maintain temporary fire-protection facilities of types needed to protect against reasonably predictable and controllable fire losses. Comply with NFPA 241.
1. Prohibit smoking in construction areas.
 2. Provide fire extinguishers, installed on walls on mounting brackets, visible and accessible from space being served, with sign mounted above.
 - a. Field Offices: Class A stored-pressure water-type extinguishers.
 - b. Other Locations: Class ABC dry-chemical extinguishers or a combination of extinguishers of NFPA-recommended classes for exposures.
 - c. Locate fire extinguishers where convenient and effective for their intended purpose; provide not less than one extinguisher on each floor at or near each usable stairwell.
 3. Store combustible materials in containers in fire-safe locations.

4. Maintain unobstructed access to fire extinguishers, fire hydrants, temporary fire-protection facilities, stairways, and other access routes for firefighting. Prohibit smoking in hazardous fire-exposure areas.
5. Permanent Fire Protection: At earliest feasible date in each area of Project, complete installation of permanent fire-protection facility, including connected services, and place into operation and use. Instruct key personnel on use of facilities.
6. Provide temporary standpipes and hoses for fire protection. Hang hoses with a warning sign stating that hoses are for fire-protection purposes only and are not to be removed. Match hose size with outlet size and equip with suitable nozzles.
7. Supervise welding operations, combustion-type temporary heating units, and similar sources of fire ignition according to requirements of authorities having jurisdiction.
8. Develop and supervise an overall fire-prevention and -protection program for personnel at Project site. Review needs with local fire department and establish procedures to be followed. Instruct personnel in methods and procedures. Post warnings and information.

3.5 MOISTURE AND MOLD CONTROL

- A. Contractor's Moisture-Protection Plan: Avoid trapping water in finished work. Document visible signs of mold that may appear during construction.
- B. Exposed Construction Phase: Before installation of weather barriers, when materials are subject to wetting and exposure and to airborne mold spores, protect as follows:
 1. Protect porous materials from water damage.
 2. Protect stored and installed material from flowing or standing water.
 3. Keep porous and organic materials from coming into prolonged contact with concrete.
 4. Remove standing water from decks.
 5. Keep deck openings covered or dammed.
- C. Partially Enclosed Construction Phase: After installation of weather barriers but before full enclosure and conditioning of building, when installed materials are still subject to infiltration of moisture and ambient mold spores, protect as follows:
 1. Do not load or install drywall or other porous materials or components, or items with high organic content, into partially enclosed building.
 2. Keep interior spaces reasonably clean and protected from water damage.
 3. Periodically collect and remove waste containing cellulose or other organic matter.
 4. Discard or replace water-damaged material.
 5. Do not install material that is wet.
 6. Discard, replace or clean stored or installed material that begins to grow mold.
 7. Perform work in a sequence that allows any wet materials adequate time to dry before enclosing the material in drywall or other interior finishes.
- D. Controlled Construction Phase of Construction: After completing and sealing of the building enclosure but prior to the full operation of permanent HVAC systems, maintain as follows:
 1. Control moisture and humidity inside building by maintaining effective dry-in conditions.
 2. Use permanent HVAC system to control humidity.

3. Comply with manufacturer's written instructions for temperature, relative humidity, and exposure to water limits.
 - a. Hygroscopic materials that may support mold growth, including wood and gypsum-based products, that become wet during the course of construction and remain wet for forty-eight (48) hours are considered defective.
 - b. Measure moisture content of materials that have been exposed to moisture during construction operations or after installation. Record daily readings over a forty-eight hour period. Identify materials containing moisture levels higher than allowed. Report findings in writing to Architect and Owner.
 - c. Remove materials that can not be completely restored to their manufactured moisture level within seventy-two (72) hours.

3.6 OPERATION, TERMINATION, AND REMOVAL

- A. Supervision: Enforce strict discipline in use of temporary facilities. To minimize waste and abuse, limit availability of temporary facilities to essential and intended uses.
- B. Maintenance: Maintain facilities in good operating condition until removal.
 1. Maintain operation of temporary enclosures, heating, cooling, humidity control, ventilation, and similar facilities on a 24-hour basis where required to achieve indicated results and to avoid possibility of damage.
 2. Prevent water-filled piping from freezing. Maintain markers for underground lines. Protect from damage during excavation operations.
- C. Temporary Facility Changeover: Do not change over from using temporary security and protection facilities to permanent facilities until Substantial Completion.
- D. Termination and Removal: Remove each temporary facility when need for its service has ended, when it has been replaced by authorized use of a permanent facility, or no later than Substantial Completion. Complete or, if necessary, restore permanent construction that may have been delayed because of interference with temporary facility. Repair damaged Work, clean exposed surfaces, and replace construction that cannot be satisfactorily repaired.
 1. Materials and facilities that constitute temporary facilities are property of Contractor. Owner reserves right to take possession of Project identification signs.
 2. Remove temporary roads and paved areas not intended for or acceptable for integration into permanent construction. Where area is intended for landscape development, remove soil and aggregate fill that do not comply with requirements for fill or subsoil. Remove materials contaminated with road oil, asphalt and other petrochemical compounds, and other substances that might impair growth of plant materials or lawns. Repair or replace street paving, curbs, and sidewalks at temporary entrances, as required by authorities having jurisdiction.
 3. At Substantial Completion, repair, renovate, and clean permanent facilities used during construction period. Comply with final cleaning requirements specified in Division 01 Section "Closeout Procedures."

END OF SECTION 015000

SECTION 016000 - PRODUCT REQUIREMENTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for selection of products for use in Project; product delivery, storage, and handling; manufacturers' standard warranties on products; special warranties; and comparable products.
- B. Related Sections:
 - 1. Division 01 Section "Allowances" for products selected under an allowance.
 - 2. Division 01 Section "Substitution Procedures" for requests for substitutions.
 - 3. Division 01 Section "References" for applicable industry standards for products specified.
 - 4. Division 01 Section "Closeout Procedures" for submitting warranties for Contract Closeout.
 - 5. Division 02 through 49 Sections for specific requirements for warranties on products and installations specified to be warranted.

1.3 DEFINITIONS

- A. Products: Items obtained for incorporating into the Work, whether purchased for Project or taken from previously purchased stock. The term "product" includes the terms "material," "equipment," "system," and terms of similar intent.
 - 1. Named Products: Items identified by manufacturer's product name, including make or model number or other designation shown or listed in manufacturer's published product literature, that is current as of date of the Contract Documents.
 - 2. New Products: Items that have not previously been incorporated into another project or facility. Products salvaged or recycled from other projects are not considered new products.
 - 3. Comparable Product: Product that is demonstrated and accepted through submittal process to have the indicated qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics that equal or exceed those of specified product.
- B. Basis-of-Design Product Specification: A specification in which a specific manufacturer's product is named and accompanied by the words "basis-of-design product," including make or

model number or other designation, to establish the significant qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics for purposes of evaluating comparable products of additional manufacturers named in the specification.

- C. Substitutions: Changes in products, materials, equipment and methods of construction from those required by the Contract Documents and accepted through the submittal process.

1.4 ACTION SUBMITTALS

- A. Comparable Product Requests: Submit request for consideration of each comparable product. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
 - 1. Include data to indicate compliance with the requirements specified in "Comparable Products" Article.
 - 2. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within one week of receipt of a comparable product request. Architect may notify Contractor of acceptance or rejection of proposed comparable product request within fifteen (15) days of receipt of request, or seven (7) days of receipt of additional information or documentation, whichever is later providing conclusive review can be achieved.
 - a. Form of Acceptance: As specified in Division 01 Section "Submittal Procedures."
 - b. Use product specified if Architect does not issue a decision on use of a comparable product request within time allocated.
- B. Basis-of-Design Product Specification Submittal: Comply with requirements in Division 01 Section "Submittal Procedures." Show compliance with requirements.

1.5 QUALITY ASSURANCE

- A. Compatibility of Options: If Contractor is given option of selecting between two or more products for use on Project, select product compatible with products previously selected, even if previously selected products were also options.
 - 1. Each contractor is responsible for providing products and construction methods compatible with products and construction methods of other contractors.
 - 2. If a dispute arises between contractors over concurrently selectable but incompatible products, Architect will determine acceptability of products to be used.

1.6 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft and vandalism. Comply with manufacturer's written instructions.

B. Delivery and Handling:

1. Schedule delivery to minimize long-term storage at Project site and to prevent overcrowding of construction spaces.
2. Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses.
3. Deliver products to Project site in an undamaged condition in manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installing.
4. Inspect products on delivery to determine compliance with the Contract Documents and to determine that products are undamaged and properly protected.

C. Storage:

1. Store products to allow for observation and measurement of quantity or counting of units.
2. Store materials in a manner that will not endanger Project structure.
3. Store products that are subject to damage by the elements, under cover in a weathertight enclosure above ground, with ventilation adequate to prevent condensation.
4. Store cementitious products and materials on elevated platforms.
5. Store foam plastic protected from exposure to sunlight, except to extent necessary for period of installation and concealment.
6. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.
7. Protect stored products from damage and liquids from freezing.
8. Provide a secure location and enclosure at Project site for storage of materials and equipment by Owner's construction forces. Coordinate location with Owner.

1.7 PRODUCT WARRANTIES

A. Warranties specified in other Sections shall be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.

1. Manufacturer's Warranty: Written warranty furnished by individual manufacturer for a particular product and specifically endorsed by manufacturer to Owner.
2. Special Warranty: Written warranty required by the Contract Documents to provide stipulated specific rights for Owner.

B. Special Warranties: Prepare a written document that contains appropriate terms and identification, ready for execution.

1. Manufacturer's Standard Form: Modified to include Project-specific information and properly executed.
2. Specified Form: When specified forms are included with the Specifications, prepare a written document using indicated form properly executed.
3. Refer to Divisions 02 through 49. Sections for specific content requirements and particular requirements for submitting special warranties.

- C. Submittal Time: Comply with requirements in Division 01 Section "Closeout Procedures."

PART 2 - PRODUCTS

2.1 PRODUCT SELECTION PROCEDURES

- A. General Product Requirements: Provide products that comply with the Contract Documents, are undamaged and, unless otherwise indicated, are new at time of installation.
1. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.
 2. Standard Products: If available, and unless custom products or nonstandard options are specified, provide standard products of types that have been produced and used successfully in similar situations on other projects.
 3. Owner reserves the right to limit selection to products with warranties not in conflict with requirements of the Contract Documents.
 4. Where products are accompanied by the term "as selected," Architect will make selection.
 5. Where products are accompanied by the term "match sample", sample to be matched is determined by Architect.
 6. Descriptive, performance, and reference standard requirements in the Specifications establish salient characteristics of products.
 7. Or Equal: For products specified by name and accompanied by the term "or equal," or "or accepted equal," or "or accepted," comply with requirements in "Comparable Products" Article to obtain acceptance for use of an unnamed product.
- B. Product Selection Procedures:
1. Product: Where Specifications name a single manufacturer and product, provide the named product that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
 2. Manufacturer/Source: Where Specifications name a single manufacturer or source, provide a product by the named manufacturer or source that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
 3. Products:
 - a. Restricted List: Where Specifications include a list of names of both manufacturers and products, provide one of the products listed that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
 - b. Nonrestricted List: Where Specifications include a list of names of both available manufacturers and products, provide one of the products listed, or an unnamed product, that complies with requirements. Comply with requirements in "Comparable Products" Article for consideration of an unnamed product.
 4. Manufacturers:

- a. Restricted List: Where Specifications include a list of manufacturers' names, provide a product by one of the manufacturers listed that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
 - b. Nonrestricted List: Where Specifications include a list of available manufacturers, provide a product by one of the manufacturers listed, or a product by an unnamed manufacturer, that complies with requirements. Comply with requirements in "Comparable Products" Article for consideration of an unnamed manufacturer's product.
5. Basis-of-Design Product: Where Specifications name a product, or refer to a product indicated on Drawings, and include a list of manufacturers, provide the specified or indicated product or a comparable product by one of the other named manufacturers. Drawings and Specifications indicate sizes, profiles, dimensions, and other characteristics that are based on the product named. Comply with requirements in "Comparable Products" Article for consideration of an unnamed product by one of the other named manufacturers.
- C. Visual Matching Specification: Where Specifications require "match sample", provide a product that complies with requirements and matches Architect's designated sample. Architect's decision will be final on whether a proposed product matches.
 1. If no product available within specified category matches and complies with other specified requirements, comply with requirements in Division 01 Section "Substitution Procedures" for proposal of product.
- D. Visual Selection Specification: Where Specifications include the phrase "as selected by Architect from manufacturer's full range" or similar phrase, select a product that complies with requirements. Architect will select color, gloss, pattern, density, or texture from manufacturer's product line that includes both standard and premium items.

2.2 COMPARABLE PRODUCTS

- A. Conditions for Consideration: Architect will consider Contractor's request for comparable product when the following conditions are satisfied. If the following conditions are not satisfied, Architect may return requests without action, except to record noncompliance with these requirements:
 1. Evidence that the proposed product does not require revisions to the Contract Documents, that it is consistent with the Contract Documents and will produce the indicated results, and that it is compatible with other portions of the Work.
 2. Detailed comparison of significant qualities of proposed product with those named in the Specifications. Significant qualities include attributes such as performance, weight, size, durability, visual effect, and specific features and requirements indicated.
 3. Evidence that proposed product provides specified warranty.
 4. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners, if requested.
 5. Samples, if requested.

GRAND OAKS APARTMENTS
LEE COUNTY, FL
FK PROJECT No. 5331

ISSUE DATE: 08/31/16
PRICING SET

PART 3 - EXECUTION (Not Used)

END OF SECTION 016000

SECTION 017300 - EXECUTION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes general administrative and procedural requirements governing execution of the Work including, but not limited to, the following:
 - 1. Construction layout.
 - 2. Field engineering and surveying.
 - 3. Installation of the Work.
 - 4. Cutting and patching.
 - 5. Progress cleaning.
 - 6. Starting and adjusting.
 - 7. Protection of installed construction.
 - 8. Correction of the Work.
- B. Related Sections:
 - 1. Division 01 Section "Submittal Procedures" for submitting surveys.
 - 2. Division 01 Section "Closeout Procedures" for submitting final property survey with Project Record Documents, recording of Owner-accepted deviations from indicated lines and levels, and final cleaning.

1.3 DEFINITIONS

- A. Cutting: Removal of in-place construction necessary to permit installation or performance of other work.
- B. Patching: Fitting and repair work required to restore construction to original conditions after installation of other work.

1.4 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For land surveyor.
- B. Certificates: Submit certificate signed by land surveyor certifying that location and elevation of improvements comply with requirements.

- C. Cutting and Patching Plan: Submit plan describing procedures at least ten (10) days prior to the time cutting and patching will be performed. Include the following information:
 - 1. Extent: Describe reason for and extent of each occurrence of cutting and patching.
 - 2. Changes to In-Place Construction: Describe anticipated results. Include changes to structural elements and operating components as well as changes in building appearance and other significant visual elements.
 - 3. Products: List products to be used for patching and firms or entities that will perform patching work.
 - 4. Dates: Indicate when cutting and patching will be performed.
 - 5. Utilities and Mechanical and Electrical Systems: List services and systems that cutting and patching procedures will disturb or affect. List services and systems that will be relocated and those that will be temporarily out of service. Indicate how long services and systems will be disrupted.
- D. Certified Surveys: Submit five (5) copies signed by land surveyor.
- E. Final Property Survey: Submit five (5) copies showing the Work performed and record survey data.

1.5 QUALITY ASSURANCE

- A. Land Surveyor Qualifications: A professional land surveyor who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing land-surveying services of the kind indicated.
- B. Cutting and Patching: Comply with requirements for and limitations on cutting and patching of construction elements.
 - 1. Structural Elements: When cutting and patching structural elements, notify Architect of locations and details of cutting and await directions from the Architect before proceeding. Shore, brace, and support structural element during cutting and patching. Do not cut and patch structural elements in a manner that could change their load-carrying capacity or increase deflection. Structural elements include, but are not limited to the following:
 - a. Foundation construction.
 - b. Bearing and retaining walls.
 - c. Structural concrete.
 - d. Structural steel.
 - e. Lintels.
 - f. Structural decking.
 - g. Stair systems.
 - h. Miscellaneous structural metals.
 - i. Exterior curtain wall construction.
 - j. Equipment supports.
 - k. Piping, ductwork, vessels and equipment.
 - l. Structural systems of special construction in Division-13.
 - 2. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or those results

in increased maintenance or decreased operational life or safety. Operational elements include, but are not limited to the following:

- a. Primary operational systems and equipment.
 - b. Fire separation assemblies.
 - c. Air or smoke barriers.
 - d. Fire-suppression systems.
 - e. Mechanical systems piping and ducts.
 - f. Control systems.
 - g. Communication systems.
 - h. Conveying systems.
 - i. Electrical wiring systems.
 - j. Operating systems of special construction.
 3. Other Construction Elements: Do not cut and patch other construction elements or components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety. Other construction elements include but are not limited to the following:
 - a. Water, moisture, or vapor barriers.
 - b. Membranes and flashings.
 - c. Exterior curtain-wall construction.
 - d. Equipment supports.
 - e. Piping, ductwork, vessels, and equipment.
 - f. Noise- and vibration-control elements and systems.
 4. Visual Elements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch exposed construction in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.
- C. Cutting and Patching Conference: Before proceeding, meet at Project site with parties involved in cutting and patching, including mechanical and electrical trades. Review areas of potential interference and conflict. Coordinate procedures and resolve potential conflicts before proceeding.
- D. Manufacturer's Installation Instructions: Obtain and maintain on-site manufacturer's written recommendations and instructions for installation of products and equipment.

1.6 WARRANTY

- A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during installation or cutting and patching operations, by methods and with materials so as not to void existing warranties.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. General: Comply with requirements specified in other Sections.
- B. In-Place Materials: Use materials for patching identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.
 - 1. If identical materials are unavailable or cannot be used, use materials that, when installed, will provide a match acceptable to Architect for the visual and functional performance of in-place materials.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Existing Conditions: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed. Before beginning sitework, investigate and verify the existence and location of underground utilities, mechanical and electrical systems, and other construction affecting the Work.
 - 1. Before construction, verify the location and invert elevation at points of connection of sanitary sewer, storm sewer, and water-service piping; underground electrical services, and other utilities.
 - 2. Furnish location data for work related to Project that must be performed by public utilities serving Project site.
- B. Examination and Acceptance of Conditions: Before proceeding with each component of the Work, examine substrates, areas, and conditions, with Installer or Applicator present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations.
 - 1. Written Report: Where a written report listing conditions detrimental to performance of the Work is required by other Sections, include the following:
 - a. Description of the Work.
 - b. List of detrimental conditions, including substrates.
 - c. List of unacceptable installation tolerances.
 - d. Recommended corrections.
 - 2. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.
 - 3. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.

4. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.
5. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.

3.2 PREPARATION

- A. Existing Utility Information: Furnish information to local utility that is necessary to adjust, move, or relocate existing utility structures, utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having jurisdiction.
- B. Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
- C. Space Requirements: Verify space requirements and dimensions of items shown diagrammatically on Drawings.
- D. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents caused by differing field conditions outside the control of the Contractor, submit a request for information to Architect according to requirements in Division 01 Section "Project Management and Coordination."

3.3 CONSTRUCTION LAYOUT

- A. Verification: Before proceeding to lay out the Work, verify layout information shown on Drawings, in relation to the property survey and existing benchmarks. If discrepancies are discovered, notify Architect promptly.
- B. General: Engage a land surveyor to lay out the Work using accepted surveying practices.
 1. Establish benchmarks and control points to set lines and levels at each story of construction and elsewhere as needed to locate each element of Project.
 2. Establish dimensions within tolerances indicated. Do not scale Drawings to obtain required dimensions.
 3. Inform installers of lines and levels to which they must comply.
 4. Check the location, level and plumb, of every major element as the Work progresses.
 5. Notify Architect when deviations from required lines and levels exceed allowable tolerances.
 6. Close site surveys with an error of closure equal to or less than the standard established by authorities having jurisdiction.
- C. Site Improvements: Locate and lay out site improvements, including pavements, grading, fill and topsoil placement, utility slopes, and rim and invert elevations.

- D. Building Lines and Levels: Locate and lay out control lines and levels for structures, building foundations, column grids, and floor levels, including those required for mechanical and electrical work. Transfer survey markings and elevations for use with control lines and levels. Level foundations and piers from two or more locations.
- E. Record Log: Maintain a log of layout control work. Record deviations from required lines and levels. Include beginning and ending dates and times of surveys, weather conditions, name and duty of each survey party member, and types of instruments and tapes used. Make the log available for reference by Architect.

3.4 FIELD ENGINEERING

- A. Identification: Owner will identify existing benchmarks, control points, and property corners.
- B. Reference Points: Locate existing permanent benchmarks, control points, and similar reference points before beginning the Work. Preserve and protect permanent benchmarks and control points during construction operations.
 - 1. Do not change or relocate existing benchmarks or control points without prior written acceptance of Architect. Report lost or destroyed permanent benchmarks or control points promptly. Report the need to relocate permanent benchmarks or control points to Architect before proceeding.
 - 2. Replace lost or destroyed permanent benchmarks and control points promptly. Base replacements on the original survey control points.
- C. Benchmarks: Establish and maintain a minimum of two (2) permanent benchmarks on Project site, referenced to data established by survey control points. Comply with authorities having jurisdiction for type and size of benchmark.
 - 1. Record benchmark locations, with horizontal and vertical data, on Project Record Documents.
 - 2. Where the actual location or elevation of layout points cannot be marked, provide temporary reference points sufficient to locate the Work.
 - 3. Remove temporary reference points when no longer needed. Restore marked construction to its original condition.
- D. Certified Survey: On completion of foundation walls, major site improvements, and other work requiring field-engineering services, prepare a certified survey showing dimensions, locations, angles, and elevations of construction and sitework.
- E. Final Property Survey: Engage a land surveyor to prepare a final property survey showing significant features (real property) for Project. Include on the survey a certification, signed by land surveyor, that principal metes, bounds, lines, and levels of Project are accurately positioned as shown on the survey.
 - 1. Show boundary lines, monuments, streets, site improvements and utilities, existing improvements and significant vegetation, adjoining properties, acreage, grade contours, and the distance and bearing from a site corner to a legal point.

2. Recording: At Substantial Completion, have the final property survey recorded by or with authorities having jurisdiction as the official "property survey."

3.5 INSTALLATION

- A. General: Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.
 1. Make vertical work plumb and make horizontal work level.
 2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement.
 3. Conceal pipes, ducts, and wiring in finished areas, unless otherwise indicated.
 4. Maintain minimum headroom clearance of 96 inches (2440 mm) in occupied spaces and 90 inches (2300 mm) in unoccupied spaces, or as indicated, except attic spaces within sloped roof assemblies, maintain maximum possible headroom clearance within structural envelope.
- B. Comply with manufacturer's written instructions and recommendations for installing products in applications indicated.
- C. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until Substantial Completion.
- D. Conduct construction operations so no part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy.
- E. Tools and Equipment: Do not use tools or equipment that produce harmful noise levels.
- F. Templates: Obtain and distribute to the parties involved templates for work specified to be factory prepared and field installed. Check accepted Shop Drawings of other work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.
- G. Attachment: Provide blocking and attachment plates and anchors and fasteners of adequate size and number to securely anchor each component in place, accurately located and aligned with other portions of the Work. Where size and type of attachments are not indicated, verify size and type required for load conditions.
 1. Mounting Heights: Where mounting heights are not indicated, mount components at heights acceptable to Architect.
 2. Allow for building movement, including thermal expansion and contraction.
 3. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.
- H. Joints: Make joints of uniform width. Where joint locations in exposed work are not indicated, arrange joints for the best visual effect. Fit exposed connections together to form hairline joints.

- I. Hazardous Materials: Use products, cleaners, and installation materials that are not considered hazardous.

3.6 CUTTING AND PATCHING

- A. Cutting and Patching, General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.
 - 1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.
- B. Temporary Support: Provide temporary support of work to be cut.
- C. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.
- D. Adjacent Occupied Areas: Where interference with use of adjoining areas or interruption of free passage to adjoining areas is unavoidable, coordinate cutting and patching in accordance with requirements of Division 01 Section "Summary."
- E. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to prevent interruption to occupied areas.
- F. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
 - 1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots neatly to minimum size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
 - 2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
 - 3. Concrete and Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill. Minimize dust generated by cutting and drilling operations.
 - 4. Excavating and Backfilling: Comply with requirements in applicable Division 31 Sections where required by cutting and patching operations.
 - 5. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.
 - 6. Proceed with patching after construction operations requiring cutting are complete.
- G. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other work. Patch with durable seams that are as invisible as practicable. Provide materials and comply with installation requirements specified in other Sections, where applicable.

1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate physical integrity of installation.
 2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will minimize evidence of patching and refinishing.
 - a. Clean piping, conduit, and similar features before applying paint or other finishing materials.
 - b. Restore damaged pipe covering to its original condition.
 3. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.
 - a. Where patching occurs in a painted surface, prepare substrate and apply primer and intermediate paint coats appropriate for substrate over the patch, and apply final paint coat over entire unbroken surface containing the patch. Provide additional coats until patch blends with adjacent surfaces.
 4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform appearance.
 5. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition.
- H. Cleaning: Clean areas and spaces where cutting and patching are performed. Remove paint, mortar, oils, putty, and similar materials from adjacent finished surfaces.

3.7 PROGRESS CLEANING

- A. General: Clean Project site and work areas daily, including common areas. Enforce requirements strictly. Dispose of materials lawfully.
1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.
 2. Do not hold waste materials more than seven days during normal weather or three days if the temperature is expected to rise above 80 deg F (27 deg C).
 3. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, according to regulations.
 - a. Utilize containers intended for holding waste materials of type to be stored.
 4. Coordinate progress cleaning for joint-use areas where more than one installer has worked.
- B. Site: Maintain Project site free of waste materials and debris.

- C. Work Areas: Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the Work.
 - 1. Remove liquid spills promptly.
 - 2. Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate.
- D. Installed Work: Keep installed work clean. Clean installed surfaces according to written instructions of manufacturer or fabricator of product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.
- E. Concealed Spaces: Remove debris from concealed spaces before enclosing the space.
- F. Exposed Surfaces in Finished Areas: Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.
- G. Waste Disposal: Do not bury or burn waste materials on-site. Do not wash waste materials down sewers or into waterways. Comply with waste disposal requirements in Division 01 Section "Temporary Facilities and Controls."
- H. During handling and installation, clean and protect construction in progress and adjoining materials already in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.
- I. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.
- J. Limiting Exposures: Supervise construction operations to assure that no part of the construction, completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.

3.8 STARTING AND ADJUSTING

- A. Coordinate startup and adjusting of equipment and operating components with requirements in Division 01 Section "General Commissioning Requirements."
- B. Start equipment and operating components to confirm proper operation. Remove malfunctioning units, replace with new units, and retest.
- C. Adjust equipment for proper operation. Adjust operating components for proper operation without binding.
- D. Test each piece of equipment to verify proper operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
- E. Manufacturer's Field Service: Comply with qualification requirements in Division 01 Section "Quality Requirements."

3.9 PROTECTION OF INSTALLED CONSTRUCTION

- A. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.
- B. Comply with manufacturer's written instructions for temperature and relative humidity.

3.10 CORRECTION OF THE WORK

- A. Repair or remove and replace defective construction. Restore damaged substrates and finishes.
 - 1. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment.
- B. Restore permanent facilities used during construction to their specified condition.
- C. Remove and replace damaged surfaces that are exposed to view if surfaces cannot be repaired without visible evidence of repair.
- D. Repair components that do not operate properly. Remove and replace operating components that cannot be repaired.
- E. Remove and replace chipped, scratched, and broken glass or reflective surfaces.

END OF SECTION 017300

SECTION 017419 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for the following:
 - 1. Disposing of nonhazardous construction waste.

1.3 DEFINITIONS

- A. Construction Waste: Building and site improvement materials and other solid waste resulting from construction, or repair operations. Construction waste includes packaging.
- B. Disposal: Removal off-site of construction waste and subsequent disposal in landfill or incinerator acceptable to authorities having jurisdiction.

1.4 PERFORMANCE REQUIREMENTS

- A. General: Practice efficient waste management in the use of materials in the course of the Work. Use all reasonable means to divert construction and demolition waste from landfills and incinerators.

1.5 ACTION SUBMITTALS

- A. Waste Management Plan: Submit plan within fifteen (15) days of date established for commencement of the Work.

1.6 INFORMATIONAL SUBMITTALS

- A. Waste Reduction Progress Reports: Concurrent with each Application for Payment, submit report. Include the following information:
 - 1. Material category.
 - 2. Generation point of waste.
 - 3. Total quantity of waste in tons.

- B. Landfill and Incinerator Disposal Records: Indicate receipt and acceptance of waste by landfills and incinerator facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.

1.7 QUALITY ASSURANCE

- A. Regulatory Requirements: Comply with hauling, recycling and disposal regulations of authorities having jurisdiction.
- B. Waste Management Conference: Conduct conference at Project site to comply with requirements in Division 01 Section "Project Management and Coordination." Review methods and procedures related to waste management including, but not limited to, the following:
 - 1. Review and discuss waste management plan.
 - 2. Review procedures for periodic waste collection and transportation to disposal facilities.
 - 3. Review waste management requirements for each trade.

1.8 WASTE MANAGEMENT PLAN

- A. General: Develop a waste management plan according to requirements of this Section. Plan shall consist of waste identification, waste reduction work plan, and cost/revenue analysis.
- B. Waste Identification: Indicate anticipated types and quantities of demolition, site-clearing and construction waste generated by the Work. Use. Include estimated quantities and assumptions for estimates.
- C. Waste Reduction Work Plan: List each type of waste. Include points of waste generation, type of waste, and means of collection, handling and transportation procedures.
 - 1. Disposed Materials: Indicate how and where materials will be disposed of. Include name, address, and telephone number of each landfill and incinerator facility.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 PLAN IMPLEMENTATION

- A. General: Implement accepted waste management plan. Provide handling, containers, storage, signage, transportation, and other items as required to implement waste management plan during the entire duration of the Contract.
 - 1. Comply with Division 01 Section "Temporary Facilities and Controls" for operation, termination, and removal requirements.
- B. Training: Train workers, subcontractors, and suppliers on proper waste management procedures, as appropriate for the Work occurring at Project site.

1. Distribute waste management plan to everyone concerned within three (3) days of submittal return.
 2. Distribute waste management plan to entities when they first begin work on-site. Review plan procedures and locations established for salvage, recycling, and disposal.
- C. Site Access and Temporary Controls: Conduct waste management operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
1. Comply with Division 01 Section "Temporary Facilities and Controls" for controlling dust and dirt, environmental protection, and noise control.

3.2 SALVAGING DEMOLITION WASTE

- A. Salvaged Items for Reuse in the Work: Salvage items for reuse and handle as follows:
1. Clean salvaged items.
 2. Pack or crate items after cleaning. Identify contents of containers.
 3. Store items in a secure area until installation.
 4. Protect items from damage during transport and storage.
 5. Install salvaged items to comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make items functional for use indicated.
- B. Salvaged Items for Owner's Use: Salvage items for Owner's use and handle as follows:
1. Clean salvaged items.
 2. Pack or crate items after cleaning. Identify contents of containers.
 3. Store items in a secure area until delivery to Owner.
 4. Transport items to Owner's storage area designated by Owner.
 5. Protect items from damage during transport and storage.

3.3 RECYCLING CONSTRUCTION WASTE, GENERAL

- A. General: Recycle paper and beverage containers used by on-site workers.
- B. Procedures: Separate recyclable waste from other waste materials, trash, and debris. Separate recyclable waste by type at Project site to the maximum extent practical according to accepted construction waste management plan.
1. Provide appropriately marked containers or bins for controlling recyclable waste until they are removed from Project site. Include list of acceptable and unacceptable materials at each container and bin.
 - a. Inspect containers and bins for contamination and remove contaminated materials if found.
 2. Remove recyclable waste off Owner's property and transport to recycling receiver or processor.

3.4 RECYCLING CONSTRUCTION WASTE

A. Packaging:

1. Cardboard and Boxes: Break down packaging into flat sheets. Bundle and store in a dry location.

3.5 DISPOSAL OF WASTE

A. General: Except for items or materials to be salvaged, recycled, or otherwise reused, remove waste materials from Project site and legally dispose of them in a landfill or incinerator acceptable to authorities having jurisdiction.

1. Except as otherwise specified, do not allow waste materials that are to be disposed of to accumulate on-site.
2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas and in compliance with regulations of authorities having jurisdiction.

B. Burning: Do not burn waste materials.

C. Disposal: Transport waste materials off Owner's property and legally dispose of them.

END OF SECTION 017419

SECTION 017700 - CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for contract closeout, including, but not limited to, the following:
 - 1. Substantial Completion procedures.
 - 2. Final completion procedures.
 - 3. Warranties.
 - 4. Final cleaning.
- B. Related Sections:
 - 1. Division 01 Section "Execution" for progress cleaning of Project site.
 - 2. Division 01 Section "Operation and Maintenance Data" for operation and maintenance manual requirements.
 - 3. Division 01 Section "Project Record Documents" for submitting Record Drawings, Record Specifications, and Record Product Data.
 - 4. Division 01 Section "Demonstration and Training" for requirements for instructing Owner's personnel.
 - 5. Divisions 02 through 49 Sections for specific closeout and special cleaning requirements for the Work in those Sections.

1.3 SUBSTANTIAL COMPLETION

- A. Preliminary Procedures: Before requesting site observation for determining date of Substantial Completion, complete the following. List items below that are incomplete with request.
 - 1. Prepare a list of items to be completed and corrected (punch list), the value of items on the list, and reasons why the Work is not complete.
 - 2. Advise Owner of pending insurance changeover requirements.
 - 3. Submit specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
 - 4. Obtain and submit releases permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.

5. Prepare and submit Project Record Documents, operation and maintenance manuals, final completion construction photographic documentation, damage or settlement surveys, property surveys, and similar final record information.
 6. Deliver tools, spare parts, extra materials, and similar items to location designated by Owner. Label with manufacturer's name and model number where applicable.
 7. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions.
 8. Complete startup testing of systems.
 9. Submit test/adjust/balance records.
 10. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
 11. Advise Owner of changeover in heat and other utilities.
 12. Submit changeover information related to Owner's occupancy, use, operation, and maintenance.
 13. Complete final cleaning requirements, including touchup painting.
 14. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.
 15. Provide summary report of commissioning procedures employed for project.
- B. Observation: Submit a written request for site observation for Substantial Completion. On receipt of request, Architect will either proceed with site observation or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after site observation or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.
1. Repeat Observation: Request site observation when the Work identified in previous site observation reports as incomplete is completed or corrected.
 2. Results of completed site observation findings and report will form the basis of requirements for final completion.

1.4 FINAL COMPLETION

- A. Preliminary Procedures: Before requesting final observation for determining final completion, complete the following:
1. Submit a final Contractor's Requisition according to Division 01 Section "Payment Procedures."
 2. Submit certified copy of Architect's Substantial Completion site observation findings and reported list of items to be completed or corrected (punch list), as issued and dated by Architect. The certified copy of the list shall state that each item has been completed or otherwise resolved for acceptance.
 3. Submit evidence of final, continuing insurance coverage complying with insurance requirements.
 4. Submit pest-control final inspection report and warranty.
 5. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems. Submit report of Owner's personnel training sessions.
- B. Observation: Submit a written request for final site observation for acceptance. On receipt of request, Architect will either proceed with site observation or notify Contractor of unfulfilled

requirements. Architect will review final Contractor's Requisition after site observation or will notify Contractor of construction that must be completed or corrected before final Contractor's Requisition will be reviewed.

1. Repeat Observation: Request site observation when the Work identified in previous site observation reports as incomplete is completed or corrected.

1.5 LIST OF INCOMPLETE ITEMS (PUNCH LIST)

A. Organization of List: Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction.

1. Organize list of spaces in sequential order, starting with exterior areas first and proceeding from lowest floor to highest floor.
2. Organize items applying to each space by major element, including categories for ceiling, individual walls, floors, equipment, and building systems.
3. Include the following information at the top of each page:
 - a. Project name.
 - b. Date.
 - c. Name of Architect.
 - d. Name of Contractor.
 - e. Page number.
4. Submit list of incomplete items in the following formats:
 - a. PDF electronic file as acceptable to Architect.
 - b. Four (4) paper copies of product schedule or list, unless otherwise indicated. Architect will retain two (2) copies and return two (2) copies that include Architect comments and/or additional observed punch list items.

1.6 WARRANTIES

- A. Submittal Time: Submit written warranties on request of Architect for designated portions of the Work where commencement of warranties other than date of Substantial Completion is indicated.
- B. Partial Occupancy: Submit properly executed warranties within ten (10) days of completion of designated portions of the Work that are completed, accepted for occupancy by issuance of a Certificate of Occupancy form by the authorities having jurisdiction, and occupied or used by Owner during construction period by separate agreement with Contractor.
- C. Organize warranty documents into an orderly sequence based on the table of contents of the Project Manual.

1. Bind warranties and bonds in heavy-duty, three-ring, vinyl-covered, loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2-by-11-inch (215-by-280-mm) paper.
 2. Provide heavy paper dividers with plastic-covered tabs for each separate warranty. Mark tab to identify the product or installation. Provide a typed description of the product or installation, including the name of the product and the name, address, and telephone number of Installer.
 3. Identify each binder on the front and spine with the typed or printed title "WARRANTIES," Project name, and name of Contractor.
 4. Scan warranties and bonds and assemble complete warranty and bond submittal package into a single indexed electronic PDF file as acceptable to Architect with links enabling navigation to each item. Provide table of contents at beginning of document.
- D. Provide additional copies of each warranty to include in operation and maintenance manuals.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

PART 3 - EXECUTION

3.1 FINAL CLEANING

- A. General: Perform final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.
- B. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.
1. Complete the following cleaning operations before requesting site observation for acceptance of Substantial Completion for entire Project or for a portion of Project:
 - a. Clean Project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
 - b. Sweep paved areas broom clean. Remove petrochemical spills, stains, and other foreign deposits.
 - c. Rake grounds that are neither planted nor paved to a smooth, even-textured surface.

- d. Remove tools, construction equipment, machinery, and surplus material from Project site.
 - e. Remove obstructions to provide safe access to, and egress from, building.
 - f. Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Avoid disturbing natural weathering of exterior surfaces. Restore reflective surfaces to their original condition.
 - g. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
 - h. Sweep concrete floors broom clean in unoccupied spaces.
 - i. Vacuum carpet and similar soft surfaces, removing debris and excess nap; shampoo if visible soil or stains remain.
 - j. Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compounds and other noticeable, vision-obscuring materials. Replace chipped or broken glass and other damaged transparent materials. Polish mirrors and glass, taking care not to scratch surfaces.
 - k. Remove labels that are not permanent.
 - l. Touch up and otherwise repair and restore marred, exposed finishes and surfaces. Replace finishes and surfaces that cannot be satisfactorily repaired or restored or that already show evidence of repair or restoration.
 - 1) Do not paint over "UL" and other required labels and identification, including mechanical and electrical nameplates.
 - m. Wipe surfaces of mechanical and electrical equipment, elevator equipment, and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.
 - n. Replace parts subject to operating conditions during construction that may impede operation or reduce longevity.
 - o. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.
 - p. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.
 - q. Clean ducts, blowers, and coils if units were operated with dirty filters or without filters during construction or that display contamination with particulate matter upon inspection.
 - r. Clean light fixtures, lamps, globes, and reflectors to function with full efficiency. Replace burned-out bulbs, and those noticeably dimmed by hours of use, and defective and noisy starters in fluorescent and mercury vapor fixtures to comply with requirements for new fixtures.
 - s. Leave Project clean and ready for occupancy.
- C. Pest Control: Engage an experienced, licensed exterminator to make a final inspection and rid Project of rodents, insects, and other pests. Prepare a final certification report.
- D. Comply with safety standards for cleaning. Do not burn waste materials. Do not bury debris or excess materials on Owner's property. Do not discharge volatile, harmful, or dangerous materials into drainage systems. Remove waste materials from Project site and dispose of lawfully.

GRAND OAKS APARTMENTS
LEE COUNTY, FL
FK PROJECT No. 5331

ISSUE DATE: 08/31/16
PRICING SET

END OF SECTION 017700

SECTION 017823 - OPERATION AND MAINTENANCE DATA

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for preparing operation and maintenance manuals, including the following:
 - 1. Operation and maintenance documentation directory.
 - 2. Emergency manuals.
 - 3. Operation manuals for systems, subsystems, and equipment.
 - 4. Product, material, and finishes care and maintenance manuals.
 - 5. Systems and equipment care and maintenance manuals.
- B. Related Sections:
 - 1. Division 01 Section "Submittal Procedures" for submitting copies of submittals for operation and maintenance manuals.
 - 2. Division 01 Section "Closeout Procedures" for documentation requirements.
 - 3. Divisions 02 through 49 Sections for specific operation and maintenance manual requirements for the Work in those Sections.

1.3 DEFINITIONS

- A. System: An organized collection of parts, equipment, or subsystems united by regular interaction.
- B. Subsystem: A portion of a system with characteristics similar to a system.

1.4 QUALITY ASSURANCE

- A. Maintenance Manual Preparation: In preparation of manuals, use personnel thoroughly trained and experienced in the maintenance of the material or finish involved, or in the maintenance of the equipment or system involved.
 - 1. Where manuals require written instructions, use personnel skilled in technical writing where necessary for communication of essential data.
 - 2. Where manuals require drawings or diagrams, use draftspersons capable of preparing drawings clearly in an understandable format.

1.5 CLOSEOUT SUBMITTALS

- A. Manual Content: Operations and maintenance manual content is specified in individual specification sections to be reviewed at the time of Section submittals. Submit reviewed manual content formatted and organized as required by this Section.
 - 1. Where applicable, clarify and update reviewed manual content to correspond to modifications and field conditions.
- B. Format: Submit operations and maintenance manuals in the following format:
 - 1. Three (3) paper copies. Include a complete operation and maintenance directory. Enclose title pages and directories in clear plastic sleeves. Architect will retain one (1) copy and return two (2) reviewed copies. Contractor will deliver one (1) reviewed copy to Owner.
- C. Initial Manual Submittal: Submit draft copy of each manual at least thirty (30) days before commencing demonstration and training. Architect will comment on whether general scope and content of manual are acceptable.
- D. Final Manual Submittal: Submit each manual in final draft form prior to requesting site observation for Substantial Completion and at least fifteen (15) days before commencing demonstration and training. Architect will return one draft copy with comments.
 - 1. Correct or modify each manual to comply with Architect's comments. Submit three (3) copies of each corrected manual within ten (10) days of receipt of Architect's comments and prior to commencing demonstration and training. Architect will retain one (1) copy. Contractor will deliver one (1) reviewed copy to Owner.

PART 2 - PRODUCTS

2.1 OPERATION AND MAINTENANCE DOCUMENTATION DIRECTORY

- A. Organization: Include a section in the directory for each of the following:
 - 1. List of Table of contents.
 - 2. List of documents.
 - 3. List of systems.
 - 4. List of equipment.
 - 5. List of building interior products, materials and finishes.
 - 6. List of building exterior products, materials and finishes.
 - 7. List of warranties and guarantees with guide reference to Warranties and Bonds Manual.
- B. List of Systems and Subsystems: List systems alphabetically. Include references to operation and maintenance manuals that contain information about each system.
- C. List of Equipment: List equipment for each system, organized alphabetically by system. For pieces of equipment not part of system, list alphabetically in separate list.

- D. Tables of Contents: Include a table of contents for each emergency, operation, and maintenance manual.
- E. List of Interior Products, Materials and Finishes: List exposed products, materials and finishes organized alphabetically.
- F. List Exterior Products, Materials and Finishes: List exposed products, materials and finishes organized alphabetically.
- G. Identification: In the documentation directory and in each operation and maintenance manual, identify each system, subsystem, and piece of equipment with same designation used in the Contract Documents. If no designation exists, assign a designation according to ASHRAE Guideline 4, "Preparation of Operating and Maintenance Documentation for Building Systems."

2.2 REQUIREMENTS FOR EMERGENCY, OPERATION, AND MAINTENANCE MANUALS

- A. Organization: Unless otherwise indicated, organize each manual into a separate section for each system and subsystem, and a separate section for each piece of equipment not part of a system. Each manual shall contain the following materials, in the order listed:
 - 1. Title page.
 - 2. Table of contents.
 - 3. Manual contents.
- B. Title Page: Include the following information:
 - 1. Subject matter included in manual.
 - 2. Name and address of Project.
 - 3. Name and address of Owner.
 - 4. Date of submittal.
 - 5. Name and contact information for Contractor.
 - 6. Name and contact information for Architect.
 - 7. Cross-reference to related systems in other operation and maintenance manuals.
- C. Table of Contents: List each product included in manual, identified by product name, indexed to the content of the volume, and cross-referenced to Specification Section number in Project Manual.
 - 1. If operation or maintenance documentation requires more than one volume to accommodate data, include comprehensive table of contents for all volumes in each volume of the set.
- D. Manual Contents: Organize into sets of manageable size. Arrange contents alphabetically by system, subsystem, and equipment. If possible, assemble instructions for subsystems, equipment, and components of one system into a single binder.
- E. Manuals, Paper Copy: Submit manuals in the form of hard copy, bound and labeled volumes.

1. Binders: Heavy-duty, three-ring, vinyl-covered, loose-leaf binders, in thickness necessary to accommodate contents, sized to hold 8-1/2-by-11-inch (215-by-280-mm) paper; with clear plastic sleeve on spine to hold label describing contents and with pockets inside covers to hold folded oversize sheets.
 - a. If two or more binders are necessary to accommodate data of a system, organize data in each binder into groupings by subsystem and related components. Cross-reference other binders if necessary to provide essential information for proper operation or maintenance of equipment or system.
 - b. Identify each binder on front and spine, with printed title "OPERATION AND MAINTENANCE MANUAL," Project title or name, and subject matter of contents. Indicate volume number for multiple-volume sets.
2. Dividers: Heavy-paper dividers with plastic-covered tabs for each section of the manual. Mark each tab to indicate contents. Include typed list of products and major components of equipment included in the section on each divider, cross-referenced to Specification Section number and title of Project Manual.
3. Protective Plastic Sleeves: Transparent plastic sleeves designed to enclose diagnostic software storage media for computerized electronic equipment.
4. Supplementary Text: Prepared on 8-1/2-by-11-inch (215-by-280-mm) white bond paper.
5. Drawings: Attach reinforced, punched binder tabs on drawings and bind with text.
 - a. If oversize drawings are necessary, fold drawings to same size as text pages and use as foldouts.
 - b. If drawings are too large to be used as foldouts, fold and place drawings in labeled envelopes and bind envelopes in rear of manual. At appropriate locations in manual, insert typewritten pages indicating drawing titles, descriptions of contents, and drawing locations.

2.3 MANUAL CONTENT, GENERAL

- A. In each manual, include information specified in the individual Specification section and the following information where applicable for each major component:
 1. General material, finish, system or equipment description.
 2. Copies of applicable Shop Drawings and Product Data.
 3. Material, finish, system or equipment identification, including:
 - a. Name of manufacturer.
 - b. Model number.
 - c. Serial number of each component.
 4. Maintenance procedures and schedules.
 5. Precautions against improper use and maintenance.
 6. Copies of warranties and service contracts.
 7. Sources of required maintenance materials and related services.
 8. Table of Contents: After title page, include a typewritten table of contents for each volume, arranged systematically according to the Specifications format. Include a list of each product included, identified by product name or other appropriate identifying symbol and indexed to the content of the volume. Where more than one volume is

- required to accommodate the data, provide a comprehensive table of contents for all volumes in each volume of the set.
9. General Information: Provide a general information section immediately following table of contents, listing each product included in the manual, identified by product name. Under each product, list the name, address, and telephone number of the subcontractor or installer and the maintenance contractor. Clearly delineate the extent of responsibility for each of these entities. Include a local source for replacement parts for equipment.
 10. Product Data: Where the manuals include manufacturer's standard printed data, include only those sheets that are pertinent to the part or product installed. Mark each sheet to identify each part or product included in the installation. Where the Project includes more than one item contained in the product data, identify each item, using appropriate references from the Contract Documents. Identify data that is applicable to the installation, and delete references to information that is not applicable.
 11. Written Text: Prepare written test to provide necessary information where manufacturer's standard printed data is not available, and the information is necessary for proper maintenance of materials or finishes, or for proper operation and maintenance of equipment or systems. Prepare written text where it is necessary to provide additional information or to supplement data included elsewhere in the manual. Organize text in a consistent format under separate headings for different procedures. Where necessary, provide a logical sequence of instruction for each operation or maintenance procedure.
 12. Drawings: Provide specially prepared drawings where necessary to supplement manufacturer's printed data to illustrate the relationship of component parts of equipment or systems or to provide control or flow diagrams. Coordinate these drawings with information contained in Project Record Drawings to assure correct illustration of the completed installation.
 13. Warranties, and Service Contracts: Provide a copy of each warranty or service contract in the appropriate manual for the information of the Government's operating personnel. Provide written data outlining procedures to follow in the event of product failure. List circumstances and conditions that would affect the validity of warranty.
- B. Where required for full understanding, include a copy of applicable Project Record Drawings. Do not use original Project Record Documents as part of operation and maintenance manuals.

2.4 EMERGENCY MANUALS

- A. Content: Organize manual into a separate section for each of the following:
1. Type of emergency.
 2. Emergency instructions.
 3. Emergency procedures.
- B. Type of Emergency: Where applicable for each type of emergency indicated below, include instructions and procedures for each system, subsystem, piece of equipment, and component:
1. Fire.
 2. Flood.
 3. Gas leak.
 4. Water leak.
 5. Power failure.

6. Water outage.
 7. System, subsystem, or equipment failure.
 8. Chemical release or spill.
- C. Emergency Instructions: Describe and explain warnings, trouble indications, error messages, and similar codes and signals. Include responsibilities of Owner's operating personnel for notification of Installer, supplier, and manufacturer to maintain warranties.
- D. Emergency Procedures: Include the following, as applicable:
1. Instructions on stopping.
 2. Shutdown instructions for each type of emergency.
 3. Operating instructions for conditions outside normal operating limits.
 4. Required sequences for electric or electronic systems.
 5. Special operating instructions and procedures.

2.5 OPERATION MANUALS

- A. Content: In addition to requirements in this Section, include operation data required in individual Specification Sections and the following information:
1. System, subsystem, and equipment descriptions. Use designations for systems and equipment indicated on Contract Documents.
 2. Performance and design criteria if Contractor is delegated design responsibility.
 3. Operating standards.
 4. Operating procedures.
 5. Operating logs.
 6. Wiring diagrams.
 7. Control diagrams.
 8. Piped system diagrams.
 9. Precautions against improper use.
 10. License requirements including inspection and renewal dates.
- B. Descriptions: Include the following:
1. Product name and model number. Use designations for products indicated on Contract Documents.
 2. Manufacturer's name.
 3. Equipment identification with serial number of each component.
 4. Equipment function.
 5. Operating characteristics.
 6. Limiting conditions.
 7. Performance curves.
 8. Engineering data and tests.
 9. Complete nomenclature and number of replacement parts.
- C. Operating Procedures: Include the following, as applicable:
1. Startup procedures.

2. Equipment or system break-in procedures.
 3. Routine and normal operating instructions.
 4. Regulation and control procedures.
 5. Instructions on stopping.
 6. Normal shutdown instructions.
 7. Seasonal and weekend operating instructions.
 8. Required sequences for electric or electronic systems.
 9. Special operating instructions and procedures.
- D. Systems and Equipment Controls: Describe the sequence of operation, and diagram controls as installed.
- E. Piped Systems: Diagram piping as installed, and identify color-coding where required for identification.

2.6 PRODUCT MAINTENANCE MANUALS

- A. Content: Organize manual into a separate section for each product, material, and finish. Include source information, product information, maintenance procedures, repair materials and sources, and warranties and bonds, as described below.
- B. Source Information: List each product included in manual, identified by product name and arranged to match manual's table of contents. For each product, list name, address, and telephone number of Installer or supplier and maintenance service agent, and cross-reference Specification Section number and title in Project Manual and drawing or schedule designation or identifier where applicable.
- C. Product Information: Include the following, as applicable:
1. Product name and model number.
 2. Manufacturer's name.
 3. Color, pattern, and texture.
 4. Material and chemical composition.
 5. Reordering information for specially manufactured products.
- D. Maintenance Procedures: Include manufacturer's written recommendations and the following:
1. Inspection procedures.
 2. Types of cleaning agents to be used and methods of cleaning.
 3. List of cleaning agents and methods of cleaning detrimental to product.
 4. Schedule for routine cleaning and maintenance.
 5. Repair instructions.
- E. Repair Materials and Sources: Include lists of materials and local sources of materials and related services.
- F. Warranties and Bonds: Include copies of warranties and bonds and lists of circumstances and conditions that would affect validity of warranties or bonds. Owner review and acceptance of warranties and bonds is required.

1. Include procedures to follow and required notifications for warranty claims.

2.7 SYSTEMS AND EQUIPMENT MAINTENANCE MANUALS

- A. Content: For each system, subsystem, and piece of equipment not part of a system, include source information, manufacturers' maintenance documentation, maintenance procedures, maintenance and service schedules, spare parts list and source information, maintenance service contracts, and warranty and bond information, as described below.
- B. Source Information: List each system, subsystem, and piece of equipment included in manual, identified by product name and arranged to match manual's table of contents. For each product, list name, address, and telephone number of Installer or supplier and maintenance service agent, and cross-reference Specification Section number and title in Project Manual and drawing or schedule designation or identifier where applicable.
- C. Manufacturers' Maintenance Documentation: Manufacturers' maintenance documentation including the following information for each component part or piece of equipment:
 1. Standard maintenance instructions and bulletins.
 2. Drawings, diagrams, and instructions required for maintenance, including disassembly and component removal, replacement, and assembly.
 3. Identification and nomenclature of parts and components.
 4. List of items recommended to be stocked as spare parts.
- D. Maintenance Procedures: Include the following information and items that detail essential maintenance procedures:
 1. Test and inspection instructions.
 2. Troubleshooting guide.
 3. Precautions against improper maintenance.
 4. Disassembly; component removal, repair, and replacement; and reassembly instructions.
 5. Aligning, adjusting, and checking instructions.
 6. Demonstration and training video recording, if available.
- E. Maintenance and Service Schedules: Include service and lubrication requirements, list of required lubricants for equipment, and separate schedules for preventive and routine maintenance and service with standard time allotment.
 1. Scheduled Maintenance and Service: Tabulate actions for daily, weekly, monthly, quarterly, semiannual, and annual frequencies.
 2. Maintenance and Service Record: Include manufacturers' forms for recording maintenance.
- F. Spare Parts List and Source Information: Include lists of replacement and repair parts, with parts identified and cross-referenced to manufacturers' maintenance documentation and local sources of maintenance materials and related services.
- G. Maintenance Service Contracts: Include copies of maintenance agreements with name and telephone number of service agent.

- H. Warranties and Bonds: Include copies of warranties and bonds and lists of circumstances and conditions that would affect validity of warranties or bonds. Owner review and acceptance of warranties and bonds is required.

1. Include procedures to follow and required notifications for warranty claims.

PART 3 - EXECUTION

3.1 MANUAL PREPARATION

- A. Operation and Maintenance Documentation Directory: Prepare a separate manual that provides an organized reference to emergency, operation, and maintenance manuals.
- B. Emergency Manual: Assemble a complete set of emergency information indicating procedures for use by emergency personnel and by Owner's operating personnel for types of emergencies indicated.
- C. Product Maintenance Manual: Assemble a complete set of maintenance data indicating care and maintenance of each product, material, and finish incorporated into the Work.
- D. Operation and Maintenance Manuals: Assemble a complete set of operation and maintenance data indicating operation and maintenance of each system, subsystem, and piece of equipment not part of a system.
1. Engage a factory-authorized service representative to assemble and prepare information for each system, subsystem, and piece of equipment not part of a system.
 2. Prepare a separate manual for each system and subsystem, in the form of an instructional manual for use by Owner's operating personnel.
- E. Manufacturers' Data: Where manuals contain manufacturers' standard printed data, include only sheets pertinent to product or component installed. Mark each sheet to identify each product or component incorporated into the Work. If data include more than one item in a tabular format, identify each item using appropriate references from the Contract Documents. Identify data applicable to the Work and delete references to information not applicable.
1. Prepare supplementary text if manufacturers' standard printed data are not available and where the information is necessary for proper operation and maintenance of equipment or systems.
- F. Drawings: Prepare drawings supplementing manufacturers' printed data to illustrate the relationship of component parts of equipment and systems and to illustrate control sequence and flow diagrams. Coordinate these drawings with information contained in record Drawings to ensure correct illustration of completed installation.
1. Do not use original project record documents as part of operation and maintenance manuals.
 2. Comply with requirements of newly prepared record Drawings in Division 01 Section "Project Record Documents."

- G. Comply with Division 01 Section "Closeout Procedures" for schedule for submitting operation and maintenance documentation.

END OF SECTION 017823

SECTION 017839 - PROJECT RECORD DOCUMENTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for project record documents, including the following:
 - 1. Record Drawings.
 - 2. Record Specifications.
 - 3. Record Product Data.
 - 4. Miscellaneous record submittals.
- B. Related Sections:
 - 1. Division 01 Section "Execution" for final property survey.
 - 2. Division 01 Section "Closeout Procedures" for general closeout procedures.
 - 3. Division 01 Section "Operation and Maintenance Data" for operation and maintenance manual requirements.
 - 4. Divisions 02 through 49 Sections for specific requirements for project record documents of the Work in those Sections.

1.3 CLOSEOUT SUBMITTALS

- A. Record Drawings: Comply with the following:
 - 1. Number of Copies: Submit two (2) sets of marked-up record prints.
 - 2. Number of Copies: Submit copies of record Drawings as follows:
 - a. Initial Submittal: Submit two (2) paper copy sets and one (1) PDF electronic file copy set as acceptable to Architect or of marked-up record prints. Architect will indicate whether general scope of changes, additional information recorded, and quality of drafting are acceptable.
 - b. Final Submittal: Submit two (2) paper copy sets or PDF electronic files as acceptable to Architect or of marked-up record prints. Include each Drawing, whether or not changes and additional information were recorded.
- B. Record Specifications: Submit two (2) paper copies of Project's Specifications, including addenda and contract modifications.

- C. Record Product Data: Submit one (1) paper copy of each submittal.
 - 1. Where record Product Data are required as part of operation and maintenance manuals, submit duplicate marked-up Product Data as a component of manual.
- D. Miscellaneous Record Submittals: Refer to other Specification Sections for miscellaneous record-keeping requirements and submittals in connection with various construction activities. Submit two (2) paper copies of each submittal.
- E. Reports: Submit one (1) paper copy of weekly field activity summary reports indicating items incorporated in Project record documents concurrent with progress of the Work, including modifications, concealed conditions, field changes, product selections, and other notations incorporated.

PART 2 - PRODUCTS

2.1 RECORD DRAWINGS

- A. Record Prints: Maintain one set of marked-up paper copies of the Contract Drawings and Shop Drawings.
 - 1. Preparation: Mark record prints to show the actual installation where installation varies from that shown originally. Require individual or entity who obtained record data, whether individual or entity is Installer, subcontractor, or similar entity, to provide information for preparation of corresponding marked-up record prints.
 - a. Give particular attention to information on concealed elements that would be difficult to identify or measure and record later.
 - b. Accurately record information in an acceptable drawing technique.
 - c. Record data as soon as possible after obtaining it.
 - d. Record and check the markup before enclosing concealed installations.
 - e. Cross-reference record prints to corresponding archive photographic documentation as available.
 - 2. Content: Types of items requiring marking include, but are not limited to, the following:
 - a. Dimensional changes to Drawings.
 - b. Revisions to details shown on Drawings.
 - c. Depths of foundations below first floor.
 - d. Locations and depths of underground utilities.
 - e. Revisions to routing of piping and conduits.
 - f. Revisions to electrical circuitry.
 - g. Actual equipment locations.
 - h. Duct size and routing.
 - i. Locations of concealed internal utilities.
 - j. Changes made by Change Order or Construction Change Directive.
 - k. Changes made following Architect's written comments.
 - l. Details not on the original Contract Drawings.

- m. Field records for variable and concealed conditions.
 - n. Record information on the Work that is shown only schematically.
 - 3. Mark the Contract Drawings and Shop Drawings completely and accurately. Utilize personnel proficient at recording graphic information in production of marked-up record prints.
 - 4. Mark record sets with erasable, red-colored pencil. Use other colors to distinguish between changes for different categories of the Work at same location.
 - 5. Mark important additional information that was either shown schematically or omitted from original Drawings.
 - 6. Note Construction Change Directive numbers, RFI numbers, alternate numbers, Change Order numbers, ASI numbers, and similar identification, where applicable.
- B. Record Transparencies: Immediately before site observation for Certificate of Substantial Completion, review marked-up record prints with Architect. When authorized, prepare a full set of corrected transparencies of the Contract Drawings, as follows:
- 1. Format: Paper copy and annotated PDF electronic file as acceptable to Architect.
 - 2. Incorporate changes and additional information previously marked on record prints. Delete, redraw, and add details and notations where applicable.
 - 3. Refer instances of uncertainty to Architect for resolution.
 - 4. Architect may furnish Contractor one set of digital data files of the Contract Drawings for use in recording information.
 - a. Refer to Division 01 Section "Submittal Procedures" for requirements related to availability, format and use of Architect's digital data files.
 - b. If digital files are provided, Architect will provide data file layer information. Record markups in separate layers.
- C. Newly Prepared Record Drawings: Prepare new Drawings instead of preparing record Drawings where Architect determines that neither the original Contract Drawings nor Shop Drawings are suitable to show actual installation.
- 1. New Drawings may be required when a Change Order is issued as a result of accepting an alternate, substitution, or other modification.
 - 2. Consult Architect for proper scale and scope of detailing and notations required to record the actual physical installation and its relation to other construction. Integrate newly prepared record Drawings into record Drawing sets; comply with procedures for formatting, organizing, copying, binding, and submitting.
- D. Format: Identify and date each record Drawing; include the designation "PROJECT RECORD DRAWING" in a prominent location.
- 1. Record Prints: Organize record prints and newly prepared record Drawings into manageable sets. Bind each set with durable paper cover sheets. Include identification on cover sheets.
 - 2. Format: Annotated PDF electronic file as acceptable to Architect with comment function enabled.

3. Record Digital Data Files: Organize digital data information into separate electronic files that correspond to each sheet of the Contract Drawings. Name each file with the sheet identification. Include identification in each digital data file.
4. Identification: As follows:
 - a. Project name.
 - b. Date.
 - c. Designation "PROJECT RECORD DRAWINGS."
 - d. Name of Architect.
 - e. Name of Contractor.

2.2 RECORD SPECIFICATIONS

- A. Preparation: Mark Specifications to indicate the actual product installation where installation varies from that indicated in Specifications, addenda, and contract modifications.
 1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.
 2. Mark copy with the proprietary name and model number of products, materials, and equipment furnished, including accepted substitutions and product options selected.
 3. Record the name of manufacturer, supplier, Installer, and other information necessary to provide a record of selections made.
 4. For each principal product, indicate whether record Product Data has been submitted in operation and maintenance manuals instead of submitted as record Product Data.
 5. Note related Change Orders, record Product Data, and record Drawings where applicable.
- B. Format: Submit record Specifications as paper copy and scanned PDF electronic file(s) of marked up paper copy of Specifications as acceptable to Architect.

2.3 RECORD PRODUCT DATA

- A. Preparation: Mark Product Data to indicate the actual product installation where installation varies substantially from that indicated in Product Data submittal.
 1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.
 2. Include significant changes in the product delivered to Project site and changes in manufacturer's written instructions for installation.
 3. Note related Change Orders, record Specifications, and record Drawings where applicable.
- B. Format: Submit record Product Data as paper copy or scanned PDF electronic file(s) of marked up paper copy of Product Data as acceptable to Architect.
 1. Include record Product Data directory organized by specification section number and title, electronically linked to each item of record Product Data.

2.4 MISCELLANEOUS RECORD SUBMITTALS

- A. Assemble miscellaneous records required by other Specification Sections for miscellaneous record keeping and submittal in connection with actual performance of the Work. Bind or file miscellaneous records and identify each, ready for continued use and reference.
- B. Format: Submit miscellaneous record submittals as paper copy or scanned PDF electronic file(s) of marked up miscellaneous record submittals as acceptable to Architect.
 - 1. Include miscellaneous record submittals directory organized by specification section number and title, electronically linked to each item of miscellaneous record submittals.

PART 3 - EXECUTION

3.1 RECORDING AND MAINTENANCE

- A. Recording: Maintain one copy of each submittal during the construction period for project record document purposes. Post changes and modifications to project record documents as they occur; do not wait until the end of Project.
- B. Maintenance of Record Documents and Samples: Store record documents and Samples in the field office apart from the Contract Documents used for construction. Do not use project record documents for construction purposes. Maintain record documents in good order and in a clean, dry, legible condition, protected from deterioration and loss. Provide access to project record documents for Architect's and Owner's reference during normal working hours.

END OF SECTION 017839

SECTION 017900 - DEMONSTRATION AND TRAINING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for instructing Owner's personnel, including the following:
 - 1. Demonstration of operation of systems, subsystems, and equipment.
 - 2. Training in operation and maintenance of systems, subsystems, and equipment.
- B. Related Sections:
 - 1. Divisions 02 through 49 Sections for specific requirements for demonstration and training for products in those Sections.

1.3 INFORMATIONAL SUBMITTALS

- A. Instruction Program: Submit outline of instructional program for demonstration and training, including a list of training modules and a schedule of proposed dates, times, length of instruction time, and instructors' names for each training module. Include learning objective and outline for each training module.
 - 1. Indicate proposed training modules utilizing manufacturer-produced demonstration and training video recordings for systems, equipment, and products as available.
- B. Qualification Data: For instructor.
- C. Attendance Record: For each training module, submit list of participants and length of instruction time.
- D. Evaluations: For each participant and for each training module, submit results and documentation of performance-based test.

1.4 CLOSEOUT SUBMITTALS

- A. At completion of training, submit complete training manual(s) for Owner's use.

1.5 QUALITY ASSURANCE

- A. Instructor Qualifications: A factory-authorized service representative, complying with requirements in Division 01 Section "Quality Requirements," experienced in operation and maintenance procedures and training.
- B. Preinstruction Conference: Conduct conference at Project site to comply with requirements in Division 01 Section "Project Management and Coordination." Review methods and procedures related to demonstration and training including, but not limited to, the following:
 - 1. Review and discuss locations and other facilities required for instruction.
 - 2. Review and finalize instruction schedule and verify availability of educational materials, instructors' personnel, audiovisual equipment, and facilities needed to avoid delays.
 - 3. Review required content of instruction.
 - 4. For instruction that must occur outside, review weather and forecasted weather conditions and procedures to follow if conditions are unfavorable.

1.6 COORDINATION

- A. Coordinate instruction schedule with Owner's operations. Adjust schedule as required to minimize disrupting Owner's operations.
- B. Coordinate instructors, including providing notification of dates, times, length of instruction time, and course content.
- C. Coordinate content of training modules with content of approved emergency, operation, and maintenance manuals. Do not submit instruction program until operation and maintenance data has been reviewed and accepted by Architect.

PART 2 - PRODUCTS

2.1 INSTRUCTION PROGRAM

- A. Program Structure: Develop an instruction program that includes individual training modules for each system and for equipment not part of a system, as required by individual Specification Sections.
- B. Training Modules: Develop a learning objective and teaching outline for each module. Include a description of specific skills and knowledge that participant is expected to master. For each module, include instruction for the following as applicable to the system, equipment, or component:
 - 1. Basis of System Design, Operational Requirements, and Criteria: Include the following:
 - a. System, subsystem, and equipment descriptions.
 - b. Performance and design criteria.
 - c. Operating standards.

- d. Regulatory requirements.
 - e. Equipment function.
 - f. Operating characteristics.
 - g. Limiting conditions.
 - h. Performance curves.
2. Documentation: Review the following items in detail:
- a. Emergency manuals.
 - b. Operations manuals.
 - c. Maintenance manuals.
 - d. Project record documents.
 - e. Identification systems.
 - f. Warranties and bonds.
 - g. Maintenance service agreements and similar continuing commitments.
3. Emergencies: Include the following, as applicable:
- a. Instructions on meaning of warnings, trouble indications, and error messages.
 - b. Instructions on stopping.
 - c. Shutdown instructions for each type of emergency.
 - d. Operating instructions for conditions outside of normal operating limits.
 - e. Sequences for electric or electronic systems.
 - f. Special operating instructions and procedures.
4. Operations: Include the following, as applicable:
- a. Startup procedures.
 - b. Equipment or system break-in procedures.
 - c. Routine and normal operating instructions.
 - d. Regulation and control procedures.
 - e. Control sequences.
 - f. Safety procedures.
 - g. Instructions on stopping.
 - h. Normal shutdown instructions.
 - i. Operating procedures for emergencies.
 - j. Operating procedures for system, subsystem, or equipment failure.
 - k. Seasonal and weekend operating instructions.
 - l. Required sequences for electric or electronic systems.
 - m. Special operating instructions and procedures.
5. Adjustments: Include the following:
- a. Alignments.
 - b. Checking adjustments.
 - c. Noise and vibration adjustments.
 - d. Economy and efficiency adjustments.
6. Troubleshooting: Include the following:

- a. Diagnostic instructions.
 - b. Test and inspection procedures.
- 7. Maintenance: Include the following:
 - a. Inspection procedures.
 - b. Types of cleaning agents to be used and methods of cleaning.
 - c. List of cleaning agents and methods of cleaning detrimental to product.
 - d. Procedures for routine cleaning
 - e. Procedures for preventive maintenance.
 - f. Procedures for routine maintenance.
 - g. Instruction on use of special tools.
- 8. Repairs: Include the following:
 - a. Diagnosis instructions.
 - b. Repair instructions.
 - c. Disassembly; component removal, repair, and replacement; and reassembly instructions.
 - d. Instructions for identifying parts and components.
 - e. Review of spare parts needed for operation and maintenance.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Assemble educational materials necessary for instruction, including documentation and training module. Assemble training modules into a training manual organized in coordination with requirements in Division 01 Section "Operations and Maintenance Data."
- B. Set up instructional equipment at instruction location.

3.2 INSTRUCTION

- A. Engage qualified instructors to instruct Owner's personnel to adjust, operate, and maintain systems, subsystems, and equipment not part of a system.
 - 1. Owner will furnish Contractor with names and positions of participants.
- B. Scheduling: Provide instruction at mutually agreed on times. For equipment that requires seasonal operation, provide similar instruction at start of each season.
 - 1. Schedule training with Owner with at least seven (7) days' advance notice.
- C. Cleanup: Collect used and leftover educational materials and give to Owner. Remove instructional equipment. Restore training area, systems and equipment to condition existing before initial training use.

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END OF SECTION 017900

SECTION 031000 - CONCRETE FORMWORK

PART 1 - GENERAL

1.01 Applicable provisions of "General Conditions", "Supplementary General Conditions" and "General Requirements", Division 01, govern work under this Section.

1.02 DESCRIPTION

A. Work Included: Labor, materials and equipment to design, fabricate, erect and remove formwork for cast-in-place concrete.

B. Work Installed but Furnished Under Another Section:

1. Expansion Joint Fillers: Section 033000
2. Waterstops: Section 033000
3. Anchors, Bolts, Embedded Items, etc., for Securing Metal Fabrications to Cast-In-Place Concrete Work: Section 032000

1.03 QUALITY ASSURANCE

A. Reference Standards (Current Editions):

1. ACI 301: Specifications for Structural Concrete for Buildings.
2. ACI 318: Building Code Requirements for Reinforced Concrete.
3. Southern Building Code Congress International, Inc.: Standard Building Code.
4. ASTM Standards referenced herein.

B. Accessibility of Standards: Maintain one (1) copy of ACI 301, ACI 318 and Standard Building Code at the construction office, readily accessible for reference.

1.04 SUBMITTALS

A. Manufacturer's Data:

1. Manufacturer's specifications and installation instructions for:
 - a. Form Release Agent.
 - b. Slab Construction Joint Key.

- c. Proprietary Forming Systems.
- 2. Manufacturer's written warranty that the form release agent will not stain concrete surfaces, will not adversely affect strength and texture of the concrete surfaces, and will not adversely affect the bond of subsequent surface applications.
- 3. Submit in sufficient quantity that Architect may retain two (2) sets of each submittal.
- B. Formwork and Shoring Procedures: Submit shop drawings and data for all formwork including shoring and re-shoring locations and procedures planned for the project. Submittals shall have been designed by a qualified Registered Engineer, and shall bear his signature and seal. Forward copies of drawings and data to each of the following:
 - 1. Architect: Two copies, for information.
 - 2. Contractor's Field Office: One copy, readily accessible for reference.
 - a. Drawings shall not contain reproductions of the contract drawings.
 - b. In designing shoring, assume that maximum live load reductions allowed by Code were taken in design of structural members.

PART 2 - PRODUCTS

2.01 MATERIALS

- A. General: Comply with reference standards.
- B. Blockouts and Keyways: Wood or styrofoam.
- C. Chamfer Strips: Wood.
- D. Nailing Strips: Pressure treated wood.
- E. Form Release Agent: Non-staining, rust preventive, guaranteed not to affect bond of subsequent surface applications to concrete.
- F. Concrete Joist Forms: Removable steel forms, with end caps, or tapered end forms. Ceko or accepted substitute.
- G. Anchor Bolt Templates: Steel or exterior grade plywood.
- H. Slab Construction Joint Key: Permanent sheet metal tongue-and-groove edge form with metal stakes and accessories. Burke Keyed Kold Joint or accepted substitute.

PART 3 - EXECUTION

3.01 CONSTRUCTION, ERECTION AND REMOVAL

- A. General: Comply with reference standards.
- B. Material: Use proper form material to secure the finishes specified in other sections.

- C. Chamfers: Install 3/4" chamfer strips in corners of exposed members, unless otherwise shown on the architectural drawings.
- D. Footing Forms: Footings shall be formed. Earth forms may be used only if sides of excavations will remain vertical during construction.
- E. Removal: Shoring shall remain in place until concrete has reached its specified 28-day compressive strength.
- F. Reshoring: Formwork shall not be reshored without the express permission of the Architect.
- G. Reuse: Formwork may be reused, if acceptance of the Architect is obtained. Reused forms must provide concrete finish equal to new formwork.
- H. Galvanized Corrugated Steel Permanent Deck Form:
 - 1. Install continuous over at least 3 spans, where possible.
 - 2. Form orientation, laps, bearing length, etc., shall conform to the recommendations of the manufacturer.
 - 3. Fasten to supports by welding through 16-gauge welding washers supplied by the manufacturer. Welds shall conform to manufacturer's recommendations, unless noted.
 - 4. Weld pattern:
 - a. End Laps: Weld at each side lap, plus one intermediate weld (3 welds per sheet).
 - b. Intermediate Supports: Weld at side laps.
- I. Joist Forms: Concrete joist forms shall be reasonably true to shape, and shall be installed in accordance with the manufacturer's recommendations. Use square end caps except where tapered end forms are shown on the drawings.
- J. Anchor Bolts: Prepare and set templates for column anchor bolts, so that bolts are properly located and will not displace during placement of concrete. Drill bolt holes in templates in accordance with information shown on approved structural steel shop drawings.
- K. Joint Keys: Install slab construction joint key in accordance with the manufacturer's instructions so that a combination edge form, construction joint, load transfer device and vibrating screed rail is provided.
- L. Joint Fillers: Install expansion joint fillers as shown on the drawings.
- M. Waterstops: Install waterstops as shown on the drawings. Make splices in strict accordance with the instructions of the manufacturer.

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- N. Embedded Items: Install embedded items and anchorages for connection of work of other sections in the formwork in accordance with approved shop drawings.

END OF SECTION 031000

SECTION 032000 - CONCRETE REINFORCEMENT

PART 1 - GENERAL

1.01 Applicable provisions of "General Conditions", "Supplementary General Conditions" and "General Requirements", Division 01, govern work under this section.

1.02 DESCRIPTION

- A. Work Included: Labor, materials and equipment to complete concrete reinforcement shown on the drawing, or herein specified, and as required for a complete installation.

1.03 QUALITY ASSURANCE

- A. Reference Standards (Current Editions):

1. ACI 301: Specifications for Structural Concrete for Buildings.
2. ACI 318: Building Code Requirements for Reinforced Concrete.
3. Building Code having jurisdiction for project.
4. CRSI: Reinforcing Bar Detailing.
5. ASTM Standards referenced herein.

- B. Accessibility of Standards: Maintain one copy of ACI 301, ACI 318 and Building Code at the construction office, readily accessible for reference.

1.04 SUBMITTALS

- A. Placing drawings: Show all fabrication dimensions, and locations and instructions for placing of reinforcing steel and bar supports.

1. Drawings shall not contain reproductions of the contract drawings.
2. Each submitted drawing shall be complete. No changes or additions shall be made to drawings after submittal except those needed to comply with Contractor's checking or Engineer's review.

- B. Manufacturer's Data:

1. Manufacturer's specifications and installation instructions for proprietary bar splicing systems.
2. Manufacturer's printed data for proposed fibrous concrete reinforcement materials, and batching and mixing instructions.

- C. Copies: Forward copies of submittals in sufficient quantity that the Architect may retain two copies of each submission.

1.05 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Delivery: Deliver materials to the site in a timely manner, so that work on the project is uninterrupted.
- B. Storage: Store materials for ease of inspection and identification. Keep items off the ground, using blocking or other supports. Protect materials from deterioration.
- C. Handling: Handle steel items so as to prevent bending or distortion of material.

PART 2 - PRODUCTS

2.01 MATERIALS

- A. General: Comply with ACI 301.
- B. Deformed Bars: Comply with ASTM A615, Grade 60 with Supplement (SI), marked "S". Where bars are to be spliced or connected by welding, insure that bars are weldable type.
 - 1. Provide zinc-coated bars where shown. Coating weight Class I.
 - 2. Provide epoxy-coated bars where shown.
- C. Welded Wire Fabric: Comply with ASTM A185. Furnish in flat sheets.
- D. Butt Splice Devices: Comply with Section 12.14.3.3 or Section 12.14.3.4 of ACI 318.
- E. Bar Supports: Wire, with plastic tips in contact with forming surfaces, where reinforcement is supported from formwork. Reinforcement supported from ground shall rest on precast concrete blocks at least 4 inches square and having a compressive strength not less than that of the concrete being placed.
- F. Tie Wire: Black, soft-annealed wire, not smaller than 16-gauge.

2.02 FABRICATION

- A. General: Comply with ACI 301.

PART 3 - EXECUTION

3.01 INSTALLATION

- A. Site Inspection: Inspect site prior to placement. Verify that conditions affecting placement are satisfactory. Do not start placement until unsatisfactory conditions are corrected.
- B. Compliance with Standards: Comply with ACI 301. Install bar supports in conformance with CRSI – Reinforcing Bar Detailing.

- C. Butt Splices: Butt splices for reinforcing bars shall be full welded or full mechanical type, complying with Section 12.14.3.3 or Section 12.14.3.4 of ACI 318.
- D. Damaged Zinc Bar Coating: Repair in conformance with ACI 301.
- E. Damaged Epoxy Bar Coating: Repair in conformance with ACI 301.

END OF SECTION 032000

SECTION 033000 - CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 DEFINITIONS

- A. Cementitious Materials: Portland cement alone or in combination with one or more of the following: blended hydraulic cement, fly ash and other pozzolans, ground granulated blast-furnace slag, and silica fume; subject to compliance with requirements.

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Design Mixtures: For each concrete mixture. Submit alternate design mixtures when characteristics of materials, Project conditions, weather, test results, or other circumstances warrant adjustments.
 - 1. Indicate amounts of mixing water to be withheld for later addition at Project site.
- C. Steel Reinforcement Shop Drawings: Placing drawings that detail fabrication, bending, and placement. Include bar sizes, lengths, material, grade, bar schedules, stirrup spacing, bent bar diagrams, bar arrangement, splices and laps, mechanical connections, tie spacing, hoop spacing, and supports for concrete reinforcement.
- D. Formwork Shop Drawings: Prepared by or under the supervision of a qualified professional engineer detailing fabrication, assembly, and support of formwork.
 - 1. Shoring and Reshoring: Indicate proposed schedule and sequence of stripping formwork, shoring removal, and installing and removing reshoring.
- E. Welding certificates.
- F. Material Test Reports.
- G. Material Certificates: For each of the following, signed by manufacturers:
 - 1. Cementitious materials.
 - 2. Admixtures.
 - 3. Form materials and form-release agents.
 - 4. Steel reinforcement and accessories.
 - 5. Fiber reinforcement.
 - 6. Waterstops.

7. Curing compounds.
8. Floor and slab treatments.
9. Bonding agents.
10. Adhesives.
11. Vapor retarders.
12. Semirigid joint filler.
13. Joint-filler strips.
14. Repair materials.

- H. Floor surface flatness and levelness measurements to determine compliance with specified tolerances.
- I. Field quality-control test and inspection reports.
- J. Minutes of preinstallation conference.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: A qualified installer who employs on Project personnel qualified as ACI-certified Flatwork Technician and Finisher and a supervisor who is an ACI-certified Concrete Flatwork Technician.
- B. Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products and that complies with ASTM C 94/C 94M requirements for production facilities and equipment.
1. Manufacturer certified according to NRMCA's "Certification of Ready Mixed Concrete Production Facilities."
- C. Testing Agency Qualifications: An independent agency qualified according to ASTM C 1077 and ASTM E 329 for testing indicated, as documented according to ASTM E 548.
1. Personnel conducting field tests shall be qualified as ACI Concrete Field Testing Technician, Grade 1, according to ACI CP-01 or an equivalent certification program.
 2. Personnel performing laboratory tests shall be ACI-certified Concrete Strength Testing Technician and Concrete Laboratory Testing Technician - Grade I. Testing Agency laboratory supervisor shall be an ACI-certified Concrete Laboratory Testing Technician - Grade II.
- D. Source Limitations: Obtain each type or class of cementitious material of the same brand from the same manufacturer's plant, obtain aggregate from one source, and obtain admixtures through one source from a single manufacturer.
- E. Welding: Qualify procedures and personnel according to AWS D1.4, "Structural Welding Code--Reinforcing Steel."
- F. ACI Publications: Comply with the following unless modified by requirements in the Contract Documents:
1. ACI 301, "Specification for Structural Concrete."

2. ACI 117, "Specifications for Tolerances for Concrete Construction and Materials."
 - G. Concrete Testing Service: Engage a qualified independent testing agency to perform material evaluation tests and to design concrete mixtures.
 - H. Mockups: Cast concrete slab-on-grade and formed-surface panels to demonstrate typical joints, surface finish, texture, tolerances, and standard of workmanship.
 - I. Preinstallation Conference: Conduct conference at Project site to comply with requirements in Division 1 Section "Project Management and Coordination."
 1. Before submitting design mixtures, review concrete design mixture and examine procedures for ensuring quality of concrete materials. Require representatives of each entity directly concerned with cast-in-place concrete to attend, including the following:
 - a. Contractor's superintendent.
 - b. Independent testing agency responsible for concrete design mixtures.
 - c. Ready-mix concrete manufacturer.
 - d. Concrete subcontractor.
 2. Review special inspection and testing and inspecting agency procedures for field quality control, concrete finishes and finishing, cold- and hot-weather concreting procedures, curing procedures, construction contraction and isolation joints, and joint-filler strips, emirigid joint fillers, forms and form removal limitations, shoring and reshoring procedures, vapor-retarder installation, anchor rod and anchorage device installation tolerances, steel reinforcement installation, floor and slab flatness and levelness measurement, concrete repair procedures, and concrete protection.
- 1.5 DELIVERY, STORAGE, AND HANDLING
- A. Steel Reinforcement: Deliver, store, and handle steel reinforcement to prevent bending and damage. Avoid damaging coatings on steel reinforcement.
 - B. Waterstops: Store waterstops under cover to protect from moisture, sunlight, dirt, oil, and other contaminants.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
 1. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, products specified.
 2. Products: Subject to compliance with requirements, provide one of the products specified.
 3. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, manufacturers specified.

4. Manufacturers: Subject to compliance with requirements, provide products by one of the manufacturers specified.

2.2 FORM-FACING MATERIALS

- A. Smooth-Formed Finished Concrete: Form-facing panels that will provide continuous, true, and smooth concrete surfaces. Furnish in largest practicable sizes to minimize number of joints.
 1. Plywood, metal, or other approved panel materials.
 2. Exterior-grade plywood panels, suitable for concrete forms, complying with DOC PS 1, and as follows:
 - a. High-density overlay, Class 1 or better.
 - b. Medium-density overlay, Class 1 or better; mill-release agent treated and edge sealed.
 - c. Structural 1, B-B or better; mill oiled and edge sealed.
 - d. B-B (Concrete Form), Class 1 or better; mill oiled and edge sealed.
- B. Rough-Formed Finished Concrete: Plywood, lumber, metal, or another approved material. Provide lumber dressed on at least two edges and one side for tight fit.
- C. Forms for Cylindrical Columns, Pedestals, and Supports: Metal, glass-fiber-reinforced plastic, paper, or fiber tubes that will produce surfaces with gradual or abrupt irregularities not exceeding specified formwork surface class. Provide units with sufficient wall thickness to resist plastic concrete loads without detrimental deformation.
- D. Pan-Type Forms: Glass-fiber-reinforced plastic or formed steel, stiffened to resist plastic concrete loads without detrimental deformation.
- E. Void Forms: Biodegradable paper surface, treated for moisture resistance, structurally sufficient to support weight of plastic concrete and other superimposed loads.
- F. Chamfer Strips: Wood, metal, PVC, or rubber strips, 3/4 by 3/4 inch (19 by 19 mm), minimum.
- G. Rustication Strips: Wood, metal, PVC, or rubber strips, kerfed for ease of form removal.
- H. Form-Release Agent: Commercially formulated form-release agent that will not bond with, stain, or adversely affect concrete surfaces and will not impair subsequent treatments of concrete surfaces.
 1. Formulate form-release agent with rust inhibitor for steel form-facing materials.
- I. Form Ties: Factory-fabricated, removable or snap-off metal or glass-fiber-reinforced plastic form ties designed to resist lateral pressure of fresh concrete on forms and to prevent spalling of concrete on removal.
 1. Furnish units that will leave no corrodible metal closer than 1 inch (25 mm) to the plane of exposed concrete surface.
 2. Furnish ties that, when removed, will leave holes no larger than 1 inch (25 mm) in diameter in concrete surface.

3. Furnish ties with integral water-barrier plates to walls indicated to receive dampproofing or waterproofing.

2.3 STEEL REINFORCEMENT

- A. Reinforcing Bars: ASTM A 615/A 615M, Grade 60 (Grade 420), deformed.
- B. Low-Alloy-Steel Reinforcing Bars: ASTM A 706/A 706M, deformed.
- C. Galvanized Reinforcing Bars: ASTM A 615/A 615M, Grade 60 or, ASTM A 706/A 706M, deformed bars, ASTM A 767/A 767M, Class I zinc coated after fabrication and bending.
- D. Epoxy-Coated Reinforcing Bars: ASTM A 615/A 615M, Grade 60 (Grade 420) or, ASTM A 706/A 706M, deformed bars, ASTM A 775/A 775M or ASTM A 934/A 934M, epoxy coated, with less than 2 percent damaged coating in each 12-inch (300-mm) bar length.
- E. Stainless-Steel Reinforcing Bars: ASTM A 955/A 955M, Grade 60 (Grade 420), Type 304, deformed.
- F. Steel Bar Mats: ASTM A 184/A 184M, fabricated from ASTM A 615/A 615M, Grade 60 (Grade 420) or, ASTM A 706/A 706M, deformed bars, assembled with clips.
- G. Plain-Steel Wire: ASTM A 82.
- H. Deformed-Steel Wire: ASTM A 496.
- I. Plain-Steel Welded Wire Reinforcement: ASTM A 185, plain, fabricated from as-drawn steel wire into flat sheets.
- J. Deformed-Steel Welded Wire Reinforcement: ASTM A 497, flat sheet.
- K. Galvanized-Steel Welded Wire Reinforcement: ASTM A 185, plain, fabricated from galvanized steel wire into flat sheets.

2.4 REINFORCEMENT ACCESSORIES

- A. Joint Dowel Bars: ASTM A 615/A 615M, Grade 60 (Grade 420), plain-steel bars, cut bars true to length with ends square and free of burrs.
- B. Zinc Repair Material: ASTM A 780, zinc-based solder, paint containing zinc dust, or sprayed zinc.
- C. Bar Supports: Bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars and welded wire reinforcement in place. Manufacture bar supports from steel wire, plastic, or precast concrete according to CRSI's "Manual of Standard Practice," of greater compressive strength than concrete and as follows:
 1. For concrete surfaces exposed to view where legs of wire bar supports contact forms, use CRSI Class 1 plastic-protected steel wire or CRSI Class 2 stainless-steel bar supports.

2. For zinc-coated reinforcement, use galvanized wire or dielectric-polymer-coated wire bar supports.

2.5 CONCRETE MATERIALS

- A. Cementitious Material: Use the following cementitious materials, of the same type, brand, and source, throughout Project:
 1. Portland Cement: ASTM C 150, Type I or II.
 - a. Fly Ash: ASTM C 618, Class C , or F, and not to exceed 20 percent of cement by weight
 - b. Ground Granulated Blast-Furnace Slag: ASTM C 989, Grade 100 or 120.
 2. Blended Hydraulic Cement: ASTM C 595, except that types S and SA are not permitted.
- B. Silica Fume: ASTM C 1240, amorphous silica.
- C. Normal-Weight Aggregates: ASTM C 33, Class 3S.
 1. Maximum Coarse-Aggregate Size: 3/4 inch (19 mm) nominal, except 1-1/2 may be use for footing.
 2. Fine Aggregate: Free of materials with deleterious reactivity to alkali in cement.
- D. Lightweight Aggregate: ASTM C 330, 3/4-inch (19-mm) nominal maximum aggregate size.
- E. Water: ASTM C 94/C 94M.

2.6 ADMIXTURES

- A. Air-Entraining Admixture: ASTM C 260.
- B. Chemical Admixtures: Provide admixtures certified by manufacturer to be compatible with other admixtures and that will not contribute water-soluble chloride ions exceeding those permitted in hardened concrete. Do not use calcium chloride or admixtures containing calcium chloride.
 1. Water-Reducing Admixture: ASTM C 494/C 494M, Type A.
 2. Retarding Admixture: ASTM C 494/C 494M, Type B.
 3. Water-Reducing and Retarding Admixture: ASTM C 494/C 494M, Type D.
 4. High-Range, Water-Reducing Admixture: ASTM C 494/C 494M, Type F.
 5. High-Range, Water-Reducing and Retarding Admixture: ASTM C 494/C 494M, Type G.
 6. Plasticizing and Retarding Admixture: ASTM C 1017/C 1017M, Type II.
- C. Set-Accelerating Corrosion-Inhibiting Admixture: Commercially formulated, anodic inhibitor or mixed cathodic and anodic inhibitor; capable of forming a protective barrier and minimizing chloride reactions with steel reinforcement in concrete and complying with ASTM C 494/C 494M, Type C.

1. Products:

- a. Boral Material Technologies, Inc.; Boral BCN.
- b. Euclid Chemical Company (The); Eucon CIA.
- c. Grace Construction Products, W. R. Grace & Co.; DCI.
- d. Master Builders, Inc.; Rheocrete CNI.
- e. Sika Corporation; Sika CNI.

- D. Non-Set-Accelerating Corrosion-Inhibiting Admixture: Commercially formulated, non-set-accelerating, anodic inhibitor or mixed cathodic and anodic inhibitor; capable of forming a protective barrier and minimizing chloride reactions with steel reinforcement in concrete.

1. Products:

- a. Axim Concrete Technologies; Catexol 1000CI.
- b. Boral Material Technologies, Inc.; Boral BCN2.
- c. Cortec Corporation; MCI 2000
- d. Grace Construction Products, W. R. Grace & Co.; DCI-S.
- e. Master Builders, Inc.; Rheocrete 222+.
- f. Sika Corporation; FerroGard-901.

2. Manufacturers:

- a. Bayer Corporation.
- b. ChemMasters.
- c. Conspec Marketing & Manufacturing Co., Inc.; a Dayton Superior Company.
- d. Davis Colors.
- e. Elementis Pigments, Inc.
- f. Hoover Color Corporation.
- g. Lambert Corporation.
- h. Scofield, L. M. Company.
- i. Solomon Colors.

2.7 WATERSTOPS

- A. Flexible Rubber Waterstops: CE CRD-C 513 for embedding in concrete to prevent passage of fluids through joints. Factory fabricate corners, intersections, and directional changes.

1. Manufacturers:

- a. Greenstreak.
- b. Progress Unlimited, Inc.
- c. Williams Products, Inc.
- d. Volclay Waterstop RX

2.8 VAPOR RETARDERS

- A. Plastic Vapor Retarder: ASTM E 1745, Class A, not less than 10 mils thick . Include manufacturer's recommended adhesive or pressure-sensitive tape.

1. Products:

- a. Stego-Wrap.
- b. Fortifiber Corporation; Moistop Ultra A.
- c. Raven Industries Inc.; Vapor Block 15.
- d. Reef Industries, Inc.; Griffolyn Type-65G.

B. Granular Fill: Clean mixture of crushed stone or crushed or uncrushed gravel; ASTM D 448, Size 57, with 100 percent passing a 1-1/2-inch sieve and 0 to 5 percent passing a No. 8 sieve.

C. Fine-Graded Granular Material: Clean mixture of crushed stone, crushed gravel, and manufactured or natural sand; ASTM D 448, Size 10, with 100 percent passing a 3/8-inch sieve, 10 to 30 percent passing a No. 100 sieve, and at least 5 percent passing No. 200 sieve; complying with deleterious substance limits of ASTM C 33 for fine aggregates.

2.9 CURING MATERIALS

A. Evaporation Retarder: Waterborne, monomolecular film forming, manufactured for application to fresh concrete.

1. Products:

- a. Axim Concrete Technologies; Cimfilm.
- b. Burke by Edoco; BurkeFilm.
- c. ChemMasters; Spray-Film.
- d. Conspec Marketing & Manufacturing Co., Inc., a Dayton Superior Company; Aquafilm.
- e. Dayton Superior Corporation; Sure Film.
- f. Euclid Chemical Company (The); Eucobar.
- g. Kaufman Products, Inc.; Vapor Aid.
- h. Lambert Corporation; Lambco Skin.
- i. L&M Construction Chemicals, Inc.; E-Con.
- j. MBT Protection and Repair, Div. of ChemRex; Confilm.
- k. Meadows, W. R., Inc.; Sealtight Evapre.
- l. Metacrete Industries; Waterhold.
- m. Nox-Crete Products Group, Kinsman Corporation; Monofilm.
- n. Sika Corporation, Inc.; SikaFilm.
- o. Symons Corporation, a Dayton Superior Company; Finishing Aid.
- p. Unitex; Pro-Film.
- q. US Mix Products Company; US Spec Monofilm ER.
- r. Vexcon Chemicals, Inc.; Certi-Vex EnvioAssist.

B. Absorptive Cover: AASHTO M 182, Class 2, burlap cloth made from jute or kenaf, weighing approximately 9 oz./sq. yd. when dry.

C. Moisture-Retaining Cover: ASTM C 171, polyethylene film or white burlap-polyethylene sheet.

D. Water: Potable.

- E. Clear, Waterborne, Membrane-Forming Curing Compound: ASTM C 309, Type 1, Class B, dissipating.

1. Products:

- a. Anti-Hydro International, Inc.; AH Curing Compound #2 DR WB.
- b. Burke by Edoco; Aqua Resin Cure.
- c. ChemMasters; Safe-Cure Clear.
- d. Conspec Marketing & Manufacturing Co., Inc., a Dayton Superior Company; W.B. Resin Cure.
- e. Dayton Superior Corporation; Day Chem Rez Cure (J-11-W).
- f. Euclid Chemical Company (The); Kurez DR VOX.
- g. Kaufman Products, Inc.; Thinfilm 420.
- h. Lambert Corporation; Aqua Kure-Clear.
- i. L&M Construction Chemicals, Inc.; L&M Cure R.
- j. Meadows, W. R., Inc.; 1100 Clear.
- k. Nox-Crete Products Group, Kinsman Corporation; Resin Cure E.
- l. Symons Corporation, a Dayton Superior Company; Resi-Chem Clear Cure.
- m. Tamms Industries, Inc.; Horncure WB 30.
- n. Unitex; Hydro Cure 309.
- o. US Mix Products Company; US Spec Maxcure Resin Clear.
- p. Vexcon Chemicals, Inc.; Certi-Vex Enviocure 100.

- F. Clear, Waterborne, Membrane-Forming Curing Compound: ASTM C 309, Type 1, Class B, nondissipating.

1. Products:

- a. Anti-Hydro International, Inc.; AH Clear Cure WB.
- b. Burke by Edoco; Spartan Cote WB II.
- c. ChemMasters; Safe-Cure & Seal 20.
- d. Conspec Marketing & Manufacturing Co., Inc., a Dayton Superior Company; Cure and Seal WB.
- e. Dayton Superior Corporation; Safe Cure and Seal (J-18).
- f. Euclid Chemical Company (The); Aqua Cure VOX.
- g. Kaufman Products, Inc.; Cure & Seal 309 Emulsion.
- h. Lambert Corporation; Glazecote Sealer-20.
- i. L&M Construction Chemicals, Inc.; Dress & Seal WB.
- j. Meadows, W. R., Inc.; Vocomp-20.
- k. Nox-Crete Products Group, Kinsman Corporation; Cure & Seal 150E.
- l. Symons Corporation, a Dayton Superior Company; Cure & Seal 18 Percent E.
- m. Tamms Industries, Inc.; Clearseal WB 150.
- n. Unitex; Hydro Seal.
- o. US Mix Products Company; US Spec Hydrasheen 15 percent
- p. Vexcon Chemicals, Inc.; Starseal 309.

- G. Clear, Waterborne, Membrane-Forming Curing Compound: ASTM C 309, Type 1, Class B, 18 to 25 percent solids, nondissipating.

1. Products:

- a. Burke by Edoco; Spartan Cote WB II 20 Percent.
- b. ChemMasters; Safe-Cure Clear.
- c. Conspec Marketing & Manufacturing Co., Inc., a Dayton Superior Company; High Seal.
- d. Dayton Superior Corporation; Safe Cure and Seal (J-19).
- e. Euclid Chemical Company (The); Diamond Clear VOX.
- f. Kaufman Products, Inc.; SureCure Emulsion.
- g. Lambert Corporation; Glazecote Sealer-20.
- h. L&M Construction Chemicals, Inc.; Dress & Seal WB.
- i. MBT Protection and Repair, Div. of ChemRex; MasterKure-N-Seal VOC.
- j. Meadows, W. R., Inc.; Vocomp-20.
- k. Metalcrete Industries; Metcure 0800.
- l. Nox-Crete Products Group, Kinsman Corporation; Cure & Seal 200E.
- m. Sonneborn, Div. of ChemRex; Kure-N-Seal.
- n. Symons Corporation, a Dayton Superior Company; Cure & Seal 18 Percent E.
- o. Tamms Industries, Inc.; Clearseal WB STD.
- p. Unitex; Hydro Seal 18.
- q. US Mix Products Company; US Spec Radiance UV-25
- r. Vexcon Chemicals, Inc.; Starseal 0800.

2.10 RELATED MATERIALS

- A. Expansion- and Isolation-Joint-Filler Strips: [ASTM D 1751, asphalt-saturated cellulosic fiber] [or] [ASTM D 1752, cork or self-expanding cork].
- B. Semirigid Joint Filler: Two-component, semirigid, 100 percent solids, [epoxy resin with a Type A shore durometer hardness of 80] [aromatic polyurea with a Type A shore durometer hardness range of 90 to 95] per ASTM D 2240.
- C. Bonding Agent: ASTM C 1059, Type II, non-redispersible, acrylic emulsion or styrene butadiene.
- D. Epoxy Bonding Adhesive: ASTM C 881, two-component epoxy resin, capable of humid curing and bonding to damp surfaces, of class suitable for application temperature and of grade to suit requirements, and as follows:
 1. Types I and II, non-load bearing, IV and V, load bearing, for bonding hardened or freshly mixed concrete to hardened concrete.
- E. Reglets: Fabricate reglets of not less than 0.0217-inch- thick, galvanized steel sheet. Temporarily fill or cover face opening of reglet to prevent intrusion of concrete or debris.
- F. Dovetail Anchor Slots: Hot-dip galvanized steel sheet, not less than 0.0336 inch thick, with bent tab anchors. Temporarily fill or cover face opening of slots to prevent intrusion of concrete or debris.

2.11 REPAIR MATERIALS

- A. Repair Underlayment: Cement-based, polymer-modified, self-leveling product that can be applied in thicknesses from 1/8 inch and that can be feathered at edges to match adjacent floor elevations.
1. Cement Binder: ASTM C 150, portland cement or hydraulic or blended hydraulic cement as defined in ASTM C 219.
 2. Primer: Product of underlayment manufacturer recommended for substrate, conditions, and application.
 3. Aggregate: Well-graded, washed gravel, 1/8 to 1/4 inch or coarse sand as recommended by underlayment manufacturer.
 4. Compressive Strength: Not less than 4100 psi at 28 days when tested according to ASTM C 109/C 109M.
- B. Repair Overlayment: Cement-based, polymer-modified, self-leveling product that can be applied in thicknesses from 1/8 inch and that can be feathered at edges to match adjacent floor elevations.
1. Cement Binder: ASTM C 150, portland cement or hydraulic or blended hydraulic cement as defined in ASTM C 219.
 2. Primer: Product of topping manufacturer recommended for substrate, conditions, and application.
 3. Aggregate: Well-graded, washed gravel, 1/8 to 1/4 inch or coarse sand as recommended by topping manufacturer.
 4. Compressive Strength: Not less than 5000 psi at 28 days when tested according to ASTM C 109/C 109M.

2.12 CONCRETE MIXTURES, GENERAL

- A. Prepare design mixtures for each type and strength of concrete, proportioned on the basis of laboratory trial mixture or field test data, or both, according to ACI 301.
1. Use a qualified independent testing agency for preparing and reporting proposed mixture designs based on laboratory trial mixtures.
- B. Cementitious Materials: Limit percentage, by weight, of cementitious materials other than portland cement in concrete as follows:
1. Fly Ash: 25 percent.
 2. Combined Fly Ash and Pozzolan: 25 percent.
 3. Ground Granulated Blast-Furnace Slag: 50 percent.
 4. Combined Fly Ash or Pozzolan and Ground Granulated Blast-Furnace Slag: 50 percent portland cement minimum, with fly ash or pozzolan not exceeding 25 percent.
 5. Silica Fume: 10 percent.
 6. Combined Fly Ash, Pozzolans, and Silica Fume: 35 percent with fly ash or pozzolans not exceeding 25 percent and silica fume not exceeding 10 percent.
 7. Combined Fly Ash or Pozzolans, Ground Granulated Blast-Furnace Slag, and Silica Fume: 50 percent with fly ash or pozzolans not exceeding 25 percent and silica fume not exceeding 10 percent.

- C. Limit water-soluble, chloride-ion content in hardened concrete to 0.06 percent by weight of cement.
- D. Admixtures: Use admixtures according to manufacturer's written instructions.
 - 1. Use water-reducing or plasticizing admixture in concrete, as required, for placement and workability.
 - 2. Use water-reducing and retarding admixture when required by high temperatures, low humidity, or other adverse placement conditions.
 - 3. Use water-reducing admixture in pumped concrete, concrete for heavy-use industrial slabs and parking structure slabs, concrete required to be watertight, and concrete with a water-cementitious materials ratio below 0.50.
 - 4. Use corrosion-inhibiting admixture in concrete mixtures where indicated.
- E. Color Pigment: Add color pigment to concrete mixture according to manufacturer's written instructions and to result in hardened concrete color consistent with approved mockup.

2.13 CONCRETE MIXTURES FOR BUILDING ELEMENTS

- A. Footings: Proportion normal-weight concrete mixture as follows:
 - 1. Minimum Compressive Strength: 3000 psi at 28 days.
 - 2. Maximum Water-Cementitious Materials Ratio: 0.50.
 - 3. Slump Limit: 4 inches plus or minus 1 inch.
 - 4. Air Content: 3 percent, plus or minus 1.5 percent at point of delivery for nominal maximum aggregate size.
- B. Foundation Walls: Proportion normal-weight concrete mixture as follows:
 - 1. Minimum Compressive Strength: 4000 psi at 28 days.
 - 2. Maximum Water-Cementitious Materials Ratio: 0.45.
 - 3. Slump Limit: 4 inches plus or minus 1 inch.
 - 4. Air Content: 3 percent, plus or minus 1.5 percent at point of delivery for inch nominal maximum aggregate size.
- C. Slabs-on-Grade: Proportion normal-weight concrete mixture as follows:
 - 1. Minimum Compressive Strength: 3000 psi at 28 days.
 - 2. Slump Limit: 4 inches, plus or minus 1 inch.
 - 3. Air Content: 3 percent, plus or minus 1.5 percent at point of delivery for nominal maximum aggregate size.
 - 4. Air Content: Do not allow air content of troweled finished floors to exceed 3 percent.
 - 5. Steel-Fiber Reinforcement: Add to concrete mixture, according to manufacturer's written instructions, at a rate of 50 b/cu. yd.
 - 6. Synthetic Fiber: Uniformly disperse in concrete mixture at manufacturer's recommended rate, but not less than 1.5 lb/cu. yd.
- D. Suspended Slabs: Proportion normal-weight concrete mixture as follows:
 - 1. Minimum Compressive Strength: 4000 psi at 28 days.

2. Slump Limit: 4 inches, plus or minus 1 inch.
3. Air Content: 3 percent, plus or minus 1.5 percent at point of delivery for nominal maximum aggregate size.
4. Air Content: Do not allow air content of troweled finished floors to exceed 3 percent.

E. Building Frame Members: Proportion normal-weight concrete mixture as follows:

1. Minimum Compressive Strength: 4000 psi at 28 days.
2. Maximum Water-Cementitious Materials Ratio: 0.45.
3. Slump Limit: 4 inches plus or minus 1 inch.
4. Air Content: 3 percent, plus or minus 1.5 percent at point of delivery for nominal maximum aggregate size.

F. Building Walls: Proportion normal-weight concrete mixture as follows:

1. Minimum Compressive Strength: 4000 psi at 28 days.
2. Maximum Water-Cementitious Materials Ratio: 0.45.
3. Slump Limit: 4 inches, plus or minus 1 inch.
4. Air Content: 3 percent, plus or minus 1.5 percent at point of delivery for nominal maximum aggregate size.

2.14 FABRICATING REINFORCEMENT

- A. Fabricate steel reinforcement according to CRSI's "Manual of Standard Practice."

2.15 CONCRETE MIXING

- A. Ready-Mixed Concrete: Measure, batch, mix, and deliver concrete according to ASTM C 94/C 94M and ASTM C 1116, and furnish batch ticket information.

1. When air temperature is between 85 and 90 deg F, reduce mixing and delivery time from 1-1/2 hours to 75 minutes; when air temperature is above 90 deg F, reduce mixing and delivery time to 60 minutes.

- B. Project-Site Mixing: Measure, batch, and mix concrete materials and concrete according to ASTM C 94/C 94M. Mix concrete materials in appropriate drum-type batch machine mixer.

1. For mixer capacity of 1 cu. yd. or smaller, continue mixing at least 1-1/2 minutes, but not more than 5 minutes after ingredients are in mixer, before any part of batch is released.
2. For mixer capacity larger than 1 cu. yd., increase mixing time by 15 seconds for each additional 1 cu. yd..
3. Provide batch ticket for each batch discharged and used in the Work, indicating Project identification name and number, date, mixture type, mixture time, quantity, and amount of water added. Record approximate location of final deposit in structure.

PART 3 - EXECUTION

3.1 FORMWORK

- A. Design, erect, shore, brace, and maintain formwork, according to ACI 301, to support vertical, lateral, static, and dynamic loads, and construction loads that might be applied, until structure can support such loads.
- B. Construct formwork so concrete members and structures are of size, shape, alignment, elevation, and position indicated, within tolerance limits of ACI 117.
- C. Construct forms tight enough to prevent loss of concrete mortar.
- D. Fabricate forms for easy removal without hammering or prying against concrete surfaces. Provide crush or wrecking plates where stripping may damage cast concrete surfaces. Provide top forms for inclined surfaces steeper than 1.5 horizontal to 1 vertical.
 - 1. Install keyways, reglets, recesses, and the like, for easy removal.
 - 2. Do not use rust-stained steel form-facing material.
- E. Set edge forms, bulkheads, and intermediate screed strips for slabs to achieve required elevations and slopes in finished concrete surfaces. Provide and secure units to support screed strips; use strike-off templates or compacting-type screeds.
- F. Provide temporary openings for cleanouts and inspection ports where interior area of formwork is inaccessible. Close openings with panels tightly fitted to forms and securely braced to prevent loss of concrete mortar. Locate temporary openings in forms at inconspicuous locations.
- G. Form openings, chases, offsets, sinkages, keyways, reglets, blocking, screeds, and bulkheads required in the Work. Determine sizes and locations from trades providing such items.
- H. Clean forms and adjacent surfaces to receive concrete. Remove chips, wood, sawdust, dirt, and other debris just before placing concrete.
- I. Retighten forms and bracing before placing concrete, as required, to prevent mortar leaks and maintain proper alignment.
- J. Coat contact surfaces of forms with form-release agent, according to manufacturer's written instructions, before placing reinforcement.

3.2 EMBEDDED ITEMS

- A. Place and secure anchorage devices and other embedded items required for adjoining work that is attached to or supported by cast-in-place concrete. Use setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.
 - 1. Install anchor rods, accurately located, to elevations required and complying with tolerances in Section 7.5 of AISC's "Code of Standard Practice for Steel Buildings and Bridges."

2. Install reglets to receive waterproofing and to receive through-wall flashings in outer face of concrete frame at exterior walls, where flashing is shown at lintels, shelf angles, and other conditions.
3. Install dovetail anchor slots in concrete structures as indicated.

3.3 REMOVING AND REUSING FORMS

- A. General: Formwork for sides of beams, walls, columns, and similar parts of the Work that does not support weight of concrete may be removed after cumulatively curing at not less than 50 deg F for 24 hours after placing concrete, if concrete is hard enough to not be damaged by form-removal operations and curing and protection operations are maintained.
 1. Leave formwork for beam soffits, joists, slabs, and other structural elements that supports weight of concrete in place until concrete has achieved at least 70 percent of its 28-day design compressive strength.
 2. Remove forms only if shores have been arranged to permit removal of forms without loosening or disturbing shores.
- B. Clean and repair surfaces of forms to be reused in the Work. Split, frayed, delaminated, or otherwise damaged form-facing material will not be acceptable for exposed surfaces. Apply new form-release agent.
- C. When forms are reused, clean surfaces, remove fins and laitance, and tighten to close joints. Align and secure joints to avoid offsets. Do not use patched forms for exposed concrete surfaces unless approved by Architect.

3.4 SHORES AND RESHORES

- A. Comply with ACI 318 and ACI 301 for design, installation, and removal of shoring and reshoring.
 1. Do not remove shoring or reshoring until measurement of slab tolerances is complete.
- B. In multistory construction, extend shoring or reshoring over a sufficient number of stories to distribute loads in such a manner that no floor or member will be excessively loaded or will induce tensile stress in concrete members without sufficient steel reinforcement.
- C. Plan sequence of removal of shores and reshore to avoid damage to concrete. Locate and provide adequate reshoring to support construction without excessive stress or deflection.

3.5 VAPOR RETARDERS

- A. Plastic Vapor Retarders: Place, protect, and repair vapor retarders according to ASTM E 1643 and manufacturer's written instructions.
 1. Lap joints 6 inches and seal with manufacturer's recommended tape.
- B. Bituminous Vapor Retarders: Place, protect, and repair vapor retarders according to manufacturer's written instructions.

- C. Granular Course: Cover vapor retarder with fine-graded granular material, moisten, and compact with mechanical equipment to elevation tolerances of plus 0 inch or minus 3/4 inch.

- 1. Place and compact a 1/2-inch- thick layer of fine-graded granular material over granular fill.

3.6 STEEL REINFORCEMENT

- A. General: Comply with CRSI's "Manual of Standard Practice" for placing reinforcement.

- 1. Do not cut or puncture vapor retarder. Repair damage and reseal vapor retarder before placing concrete.

- B. Clean reinforcement of loose rust and mill scale, earth, ice, and other foreign materials that would reduce bond to concrete.

- C. Accurately position, support, and secure reinforcement against displacement. Locate and support reinforcement with bar supports to maintain minimum concrete cover. Do not tack weld crossing reinforcing bars.

- 1. Weld reinforcing bars according to AWS D1.4, where indicated.

- D. Set wire ties with ends directed into concrete, not toward exposed concrete surfaces.

- E. Install welded wire reinforcement in longest practicable lengths on bar supports spaced to minimize sagging. Lap edges and ends of adjoining sheets at least one mesh spacing. Offset laps of adjoining sheet widths to prevent continuous laps in either direction. Lace overlaps with wire.

- F. Epoxy-Coated Reinforcement: Repair cut and damaged epoxy coatings with epoxy repair coating according to ASTM D 3963/D 3963M. Use epoxy-coated steel wire ties to fasten epoxy-coated steel reinforcement.

- G. Zinc-Coated Reinforcement: Repair cut and damaged zinc coatings with zinc repair material according to ASTM A 780. Use galvanized steel wire ties to fasten zinc-coated steel reinforcement.

3.7 JOINTS

- A. General: Construct joints true to line with faces perpendicular to surface plane of concrete.

- B. Construction Joints: Install so strength and appearance of concrete are not impaired, at locations indicated or as approved by Architect.

- 1. Place joints perpendicular to main reinforcement. Continue reinforcement across construction joints, unless otherwise indicated. Do not continue reinforcement through sides of strip placements of floors and slabs.
 - 2. Form keyed joints as indicated. Embed keys at least 1-1/2 inches into concrete.

3. Locate joints for beams, slabs, joists, and girders in the middle third of spans. Offset joints in girders a minimum distance of twice the beam width from a beam-girder intersection.
 4. Locate horizontal joints in walls and columns at underside of floors, slabs, beams, and girders and at the top of footings or floor slabs.
 5. Space vertical joints in walls as indicated on drawings. Locate joints beside piers integral with walls, near corners, and in concealed locations where possible.
 6. Use a bonding agent at locations where fresh concrete is placed against hardened or partially hardened concrete surfaces.
 7. Use epoxy-bonding adhesive at locations where fresh concrete is placed against hardened or partially hardened concrete surfaces.
- C. Contraction Joints in Slabs-on-Grade: Form weakened-plane contraction joints, sectioning concrete into areas as indicated. Construct contraction joints for a depth equal to at least one-fourth of concrete thickness as follows:
1. Grooved Joints: Form contraction joints after initial floating by grooving and finishing each edge of joint to a radius of 1/8 inch. Repeat grooving of contraction joints after applying surface finishes. Eliminate groover tool marks on concrete surfaces.
 2. Sawed Joints: Form contraction joints with power saws equipped with shatterproof abrasive or diamond-rimmed blades. Cut 1/8-inch- wide joints into concrete when cutting action will not tear, abrade, or otherwise damage surface and before concrete develops random contraction cracks.
- D. Isolation Joints in Slabs-on-Grade: After removing formwork, install joint-filler strips at slab junctions with vertical surfaces, such as column pedestals, foundation walls, grade beams, and other locations, as indicated.
1. Extend joint-filler strips full width and depth of joint, terminating flush with finished concrete surface, unless otherwise indicated.
 2. Terminate full-width joint-filler strips not less than 1/2 inch or more than 1 inch below finished concrete surface where joint sealants, specified in Division 7 Section "Joint Sealants," are indicated.
 3. Install joint-filler strips in lengths as long as practicable. Where more than one length is required, lace or clip sections together.
- E. Doweled Joints: Install dowel bars and support assemblies at joints where indicated. Lubricate or asphalt coat one-half of dowel length to prevent concrete bonding to one side of joint.
- 3.8 WATERSTOPS
- A. Flexible Waterstops: Install in construction joints and at other joints indicated to form a continuous diaphragm. Install in longest lengths practicable. Support and protect exposed waterstops during progress of the Work. Field fabricate joints in waterstops according to manufacturer's written instructions.
- B. Self-Expanding Strip Waterstops: Install in construction joints and at other locations indicated, according to manufacturer's written instructions, adhesive bonding, mechanically fastening, and firmly pressing into place. Install in longest lengths practicable.

3.9 CONCRETE PLACEMENT

- A. Before placing concrete, verify that installation of formwork, reinforcement, and embedded items is complete and that required inspections have been performed.
- B. Do not add water to concrete during delivery, at Project site, or during placement unless approved by Architect.
- C. Before test sampling and placing concrete, water may be added at Project site, subject to limitations of ACI 301.
 - 1. Do not add water to concrete after adding high-range water-reducing admixtures to mixture.
- D. Deposit concrete continuously in one layer or in horizontal layers of such thickness that no new concrete will be placed on concrete that has hardened enough to cause seams or planes of weakness. If a section cannot be placed continuously, provide construction joints as indicated. Deposit concrete to avoid segregation.
 - 1. Deposit concrete in horizontal layers of depth to not exceed formwork design pressures and in a manner to avoid inclined construction joints.
 - 2. Consolidate placed concrete with mechanical vibrating equipment according to ACI 301.
 - 3. Do not use vibrators to transport concrete inside forms. Insert and withdraw vibrators vertically at uniformly spaced locations to rapidly penetrate placed layer and at least 6 inches into preceding layer. Do not insert vibrators into lower layers of concrete that have begun to lose plasticity. At each insertion, limit duration of vibration to time necessary to consolidate concrete and complete embedment of reinforcement and other embedded items without causing mixture constituents to segregate.
- E. Deposit and consolidate concrete for floors and slabs in a continuous operation, within limits of construction joints, until placement of a panel or section is complete.
 - 1. Consolidate concrete during placement operations so concrete is thoroughly worked around reinforcement and other embedded items and into corners.
 - 2. Maintain reinforcement in position on chairs during concrete placement.
 - 3. Screed slab surfaces with a straightedge and strike off to correct elevations.
 - 4. Slope surfaces uniformly to drains where required.
 - 5. Begin initial floating using bull floats or darbies to form a uniform and open-textured surface plane, before excess bleedwater appears on the surface. Do not further disturb slab surfaces before starting finishing operations.
- F. Cold-Weather Placement: Comply with ACI 306.1 and as follows. Protect concrete work from physical damage or reduced strength that could be caused by frost, freezing actions, or low temperatures.
 - 1. When average high and low temperature is expected to fall below 40 deg F for three successive days, maintain delivered concrete mixture temperature within the temperature range required by ACI 301.
 - 2. Do not use frozen materials or materials containing ice or snow. Do not place concrete on frozen subgrade or on subgrade containing frozen materials.

3. Do not use calcium chloride, salt, or other materials containing antifreeze agents or chemical accelerators unless otherwise specified and approved in mixture designs.

G. Hot-Weather Placement: Comply with ACI 301 and as follows:

1. Maintain concrete temperature below 90 deg F at time of placement. Chilled mixing water or chopped ice may be used to control temperature, provided water equivalent of ice is calculated to total amount of mixing water. Using liquid nitrogen to cool concrete is Contractor's option.
2. Fog-spray forms, steel reinforcement, and subgrade just before placing concrete. Keep subgrade uniformly moist without standing water, soft spots, or dry areas.

3.10 FINISHING FORMED SURFACES

- A. Rough-Formed Finish: As-cast concrete texture imparted by form-facing material with tie holes and defects repaired and patched. Remove fins and other projections that exceed specified limits on formed-surface irregularities.
- B. Smooth-Formed Finish: As-cast concrete texture imparted by form-facing material, arranged in an orderly and symmetrical manner with a minimum of seams. Repair and patch tie holes and defects. Remove fins and other projections that exceed specified limits on formed-surface irregularities.
- C. Rubbed Finish: Apply the following to smooth-formed finished as-cast concrete where indicated:
 1. Smooth-Rubbed Finish: Not later than one day after form removal, moisten concrete surfaces and rub with carborundum brick or another abrasive until producing a uniform color and texture. Do not apply cement grout other than that created by the rubbing process.
 2. Grout-Cleaned Finish: Wet concrete surfaces and apply grout of a consistency of thick paint to coat surfaces and fill small holes. Mix one part portland cement to one and one-half parts fine sand with a 1:1 mixture of bonding admixture and water. Add white portland cement in amounts determined by trial patches so color of dry grout will match adjacent surfaces. Scrub grout into voids and remove excess grout. When grout whitens, rub surface with clean burlap and keep surface damp by fog spray for at least 36 hours.
 3. Cork-Floated Finish: Wet concrete surfaces and apply a stiff grout. Mix one part portland cement and one part fine sand with a 1:1 mixture of bonding agent and water. Add white portland cement in amounts determined by trial patches so color of dry grout will match adjacent surfaces. Compress grout into voids by grinding surface. In a swirling motion, finish surface with a cork float.
- D. Related Unformed Surfaces: At tops of walls, horizontal offsets, and similar unformed surfaces adjacent to formed surfaces, strike off smooth and finish with a texture matching adjacent formed surfaces. Continue final surface treatment of formed surfaces uniformly across adjacent unformed surfaces, unless otherwise indicated.

3.11 MISCELLANEOUS CONCRETE ITEMS

- A. Filling In: Fill in holes and openings left in concrete structures, unless otherwise indicated, after work of other trades is in place. Mix, place, and cure concrete, as specified, to blend with in-place construction. Provide other miscellaneous concrete filling indicated or required to complete the Work.
- B. Curbs: Provide monolithic finish to interior curbs by stripping forms while concrete is still green and by steel-troweling surfaces to a hard, dense finish with corners, intersections, and terminations slightly rounded.
- C. Equipment Bases and Foundations: Provide machine and equipment bases and foundations as shown on Drawings. Set anchor bolts for machines and equipment at correct elevations, complying with diagrams or templates from manufacturer furnishing machines and equipment.
- D. Steel Pan Stairs: Provide concrete fill for steel pan stair treads, landings, and associated items. Cast-in inserts and accessories as shown on Drawings. Screed, tamp, and trowel-finish concrete surfaces.

3.12 CONCRETE PROTECTING AND CURING

- A. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with ACI 306.1 for cold-weather protection and ACI 301 for hot-weather protection during curing.
- B. Evaporation Retarder: Apply evaporation retarder to unformed concrete surfaces if hot, dry, or windy conditions cause moisture loss approaching 0.2 lb/sq. ft. x h before and during finishing operations. Apply according to manufacturer's written instructions after placing, screeding, and bull floating or darbying concrete, but before float finishing.
- C. Formed Surfaces: Cure formed concrete surfaces, including underside of beams, supported slabs, and other similar surfaces. If forms remain during curing period, moist cure after loosening forms. If removing forms before end of curing period, continue curing for the remainder of the curing period.
- D. Unformed Surfaces: Begin curing immediately after finishing concrete. Cure unformed surfaces, including floors and slabs, concrete floor toppings, and other surfaces.
- E. Cure concrete according to ACI 308.1, by one or a combination of the following methods:
 - 1. Moisture Curing: Keep surfaces continuously moist for not less than seven days with the following materials:
 - a. Water.
 - b. Continuous water-fog spray.
 - c. Absorptive cover, water saturated, and kept continuously wet. Cover concrete surfaces and edges with 12-inch lap over adjacent absorptive covers.
 - 2. Moisture-Retaining-Cover Curing: Cover concrete surfaces with moisture-retaining cover for curing concrete, placed in widest practicable width, with sides and ends lapped

at least 12 inches, and sealed by waterproof tape or adhesive. Cure for not less than seven days. Immediately repair any holes or tears during curing period using cover material and waterproof tape.

- a. Moisture cure or use moisture-retaining covers to cure concrete surfaces to receive floor coverings.
 - b. Moisture cure or use moisture-retaining covers to cure concrete surfaces to receive penetrating liquid floor treatments.
 - c. Cure concrete surfaces to receive floor coverings with either a moisture-retaining cover or a curing compound that the manufacturer certifies will not interfere with bonding of floor covering used on Project..
3. Curing Compound: Apply uniformly in continuous operation by power spray or roller according to manufacturer's written instructions. Recoat areas subjected to heavy rainfall within three hours after initial application. Maintain continuity of coating and repair damage during curing period.
 - a. After curing period has elapsed, remove curing compound without damaging concrete surfaces by method recommended by curing compound manufacturer.
 4. Curing and Sealing Compound: Apply uniformly to floors and slabs indicated in a continuous operation by power spray or roller according to manufacturer's written instructions. Recoat areas subjected to heavy rainfall within three hours after initial application. Repeat process 24 hours later and apply a second coat. Maintain continuity of coating and repair damage during curing period.

3.13 LIQUID FLOOR TREATMENTS

- A. Penetrating Liquid Floor Treatment: Prepare, apply, and finish penetrating liquid floor treatment according to manufacturer's written instructions.
 1. Remove curing compounds, sealers, oil, dirt, laitance, and other contaminants and complete surface repairs.
 2. Apply liquid until surface is saturated, scrubbing into surface until a gel forms; rewet; and repeat brooming or scrubbing. Rinse with water; remove excess material until surface is dry. Apply a second coat in a similar manner if surface is rough or porous.
- B. Sealing Coat: Uniformly apply a continuous sealing coat of curing and sealing compound to hardened concrete by power spray or roller according to manufacturer's written instructions.

3.14 JOINT FILLING

- A. Prepare, clean, and install joint filler according to manufacturer's written instructions.
 1. Defer joint filling until concrete has aged at least two months. Do not fill joints until construction traffic has permanently ceased.
- B. Remove dirt, debris, saw cuttings, curing compounds, and sealers from joints; leave contact faces of joint clean and dry.

- C. Install semirigid joint filler full depth in saw-cut joints and at least 2 inches deep in formed joints. Overfill joint and trim joint filler flush with top of joint after hardening.

3.15 CONCRETE SURFACE REPAIRS

- A. Defective Concrete: Repair and patch defective areas when approved by Architect. Remove and replace concrete that cannot be repaired and patched to Architect's approval.
- B. Patching Mortar: Mix dry-pack patching mortar, consisting of one part portland cement to two and one-half parts fine aggregate passing a No. 16 sieve, using only enough water for handling and placing.
- C. Repairing Formed Surfaces: Surface defects include color and texture irregularities, cracks, spalls, air bubbles, honeycombs, rock pockets, fins and other projections on the surface, and stains and other discolorations that cannot be removed by cleaning.
 - 1. Immediately after form removal, cut out honeycombs, rock pockets, and voids more than 1/2 inch in any dimension in solid concrete, but not less than 1 inch in depth. Make edges of cuts perpendicular to concrete surface. Clean, dampen with water, and brush-coat holes and voids with bonding agent. Fill and compact with patching mortar before bonding agent has dried. Fill form-tie voids with patching mortar or cone plugs secured in place with bonding agent.
 - 2. Repair defects on surfaces exposed to view by blending white portland cement and standard portland cement so that, when dry, patching mortar will match surrounding color. Patch a test area at inconspicuous locations to verify mixture and color match before proceeding with patching. Compact mortar in place and strike off slightly higher than surrounding surface.
 - 3. Repair defects on concealed formed surfaces that affect concrete's durability and structural performance as determined by Architect.
- D. Repairing Unformed Surfaces: Test unformed surfaces, such as floors and slabs, for finish and verify surface tolerances specified for each surface. Correct low and high areas. Test surfaces sloped to drain for trueness of slope and smoothness; use a sloped template.
 - 1. Repair finished surfaces containing defects. Surface defects include spalls, popouts, honeycombs, rock pockets, crazing and cracks in excess of 0.01 inch wide or that penetrate to reinforcement or completely through unreinforced sections regardless of width, and other objectionable conditions.
 - 2. After concrete has cured at least 14 days, correct high areas by grinding.
 - 3. Correct localized low areas during or immediately after completing surface finishing operations by cutting out low areas and replacing with patching mortar. Finish repaired areas to blend into adjacent concrete.
 - 4. Correct other low areas scheduled to receive floor coverings with a repair underlayment. Prepare, mix, and apply repair underlayment and primer according to manufacturer's written instructions to produce a smooth, uniform, plane, and level surface. Feather edges to match adjacent floor elevations.
 - 5. Correct other low areas scheduled to remain exposed with a repair topping. Cut out low areas to ensure a minimum repair topping depth of 1/4 inch to match adjacent floor elevations. Prepare, mix, and apply repair topping and primer according to

manufacturer's written instructions to produce a smooth, uniform, plane, and level surface.

6. Repair defective areas, except random cracks and single holes 1 inch or less in diameter, by cutting out and replacing with fresh concrete. Remove defective areas with clean, square cuts and expose steel reinforcement with at least a 3/4-inch clearance all around. Dampen concrete surfaces in contact with patching concrete and apply bonding agent. Mix patching concrete of same materials and mixture as original concrete except without coarse aggregate. Place, compact, and finish to blend with adjacent finished concrete. Cure in same manner as adjacent concrete.
 7. Repair random cracks and single holes 1 inch or less in diameter with patching mortar. Groove top of cracks and cut out holes to sound concrete and clean off dust, dirt, and loose particles. Dampen cleaned concrete surfaces and apply bonding agent. Place patching mortar before bonding agent has dried. Compact patching mortar and finish to match adjacent concrete. Keep patched area continuously moist for at least 72 hours.
- E. Perform structural repairs of concrete, subject to Architect's approval, using epoxy adhesive and patching mortar.
- F. Repair materials and installation not specified above may be used, subject to Architect's approval.

3.16 FIELD QUALITY CONTROL

- A. Testing and Inspecting: Owner will engage a qualified testing and inspecting agency to perform field tests and inspections and prepare test reports.
- B. Testing and Inspecting: Engage a qualified testing and inspecting agency to perform tests and inspections and to submit reports.
- C. Inspections:
1. Steel reinforcement placement.
 2. Steel reinforcement welding.
 3. Headed bolts and studs.
 4. Verification of use of required design mixture.
 5. Concrete placement, including conveying and depositing.
 6. Curing procedures and maintenance of curing temperature.
 7. Verification of concrete strength before removal of shores and forms from beams and slabs.
- D. Concrete Tests: Testing of composite samples of fresh concrete obtained according to ASTM C 172 shall be performed according to the following requirements:
1. Testing Frequency: Obtain one composite sample for each day's pour of each concrete mixture exceeding 5 cu. yd., but less than 25 cu. yd., plus one set for each additional 50 cu. yd. or fraction thereof.
 2. Testing Frequency: Obtain at least one composite sample for each 100 cu. yd. or fraction thereof of each concrete mixture placed each day.

- a. When frequency of testing will provide fewer than five compressive-strength tests for each concrete mixture, testing shall be conducted from at least five randomly selected batches or from each batch if fewer than five are used.
3. Slump: ASTM C 143/C 143M; one test at point of placement for each composite sample, but not less than one test for each day's pour of each concrete mixture. Perform additional tests when concrete consistency appears to change.
4. Air Content: ASTM C 231, pressure method, for normal-weight concrete; one test for each composite sample, but not less than one test for each day's pour of each concrete mixture.
5. Concrete Temperature: ASTM C 1064/C 1064M; one test hourly when air temperature is 40 deg F and below and when 80 deg F and above, and one test for each composite sample.
6. Unit Weight: ASTM C 567, fresh unit weight of structural lightweight concrete; one test for each composite sample, but not less than one test for each day's pour of each concrete mixture.
7. Compression Test Specimens: ASTM C 31/C 31M.
 - a. Cast and laboratory cure two sets of two standard cylinder specimens for each composite sample.
 - b. Cast and field cure two sets of two standard cylinder specimens for each composite sample.
8. Compressive-Strength Tests: ASTM C 39/C 39M; test one set of two laboratory-cured specimens at 7 days and one set of two specimens at 28 days.
 - a. Test one set of two field-cured specimens at 7 days and one set of two specimens at 28 days.
 - b. A compressive-strength test shall be the average compressive strength from a set of two specimens obtained from same composite sample and tested at age indicated.
9. When strength of field-cured cylinders is less than 85 percent of companion laboratory-cured cylinders, Contractor shall evaluate operations and provide corrective procedures for protecting and curing in-place concrete.
10. Strength of each concrete mixture will be satisfactory if every average of any three consecutive compressive-strength tests equals or exceeds specified compressive strength and no compressive-strength test value falls below specified compressive strength by more than 500 psi.
11. Test results shall be reported in writing to Architect, concrete manufacturer, and Contractor within 48 hours of testing. Reports of compressive-strength tests shall contain Project identification name and number, date of concrete placement, name of concrete testing and inspecting agency, location of concrete batch in Work, design compressive strength at 28 days, concrete mixture proportions and materials, compressive breaking strength, and type of break for both 7- and 28-day tests.
12. Nondestructive Testing: Impact hammer, sonoscope, or other nondestructive device may be permitted by Architect but will not be used as sole basis for approval or rejection of concrete.
13. Additional Tests: Testing and inspecting agency shall make additional tests of concrete when test results indicate that slump, air entrainment, compressive strengths, or other requirements have not been met, as directed by Architect. Testing and inspecting agency

may conduct tests to determine adequacy of concrete by cored cylinders complying with ASTM C 42/C 42M or by other methods as directed by Architect.

14. Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.
15. Correct deficiencies in the Work that test reports and inspections indicate dos not comply with the Contract Documents.

- E. Measure floor and slab flatness and levelness according to ASTM E 1155 within 48 hours of finishing.

END OF SECTION 033000

SECTION 035216 - LIGHTWEIGHT CONCRETE TOPPING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes cast-in-place vermiculite aggregate lightweight concrete topping.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Shop Drawings: Include plans, sections, and details showing slopes, lightweight concrete topping thicknesses, control and expansion joints, and transitions to adjacent materials and finishes.
- C. Design mixtures.

1.4 INFORMATIONAL SUBMITTALS

- A. Product certificates.
- B. Material test reports.
- C. Research/evaluation reports.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: An Installer who employs and retains, throughout the project, supervisors who are trained and approved by manufacturer.
- B. Fire-Resistance Ratings: Where indicated, provide lightweight concrete identical to those of assemblies tested for fire resistance per ASTM E 119 by a qualified testing agency and with light weight aggregates produced by manufacturers accepted by UL for use in assemblies listed on the drawings.
- C. Provide vermiculite aggregates containing no detectable asbestos as determined by method specified in 40 CFR 763, Subpart E, Appendix E, Section 1, "Polarized Light Microscopy."
- D. Preinstallation Conference: Conduct conference at Project site.

- E. ACI Publications: Comply with the following unless modified by requirements in the Contract Documents:

1. ACI 301, "Specifications for Structural Concrete," Sections 1 through 5 and Section 7, "Lightweight Concrete."

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Cementitious Material: Portland cement, ASTM C 150, Type I. Supplement with fly ash, ASTM C 618, Class C or F not to exceed 20 percent.
- B. Lightweight Mineral Aggregate: ASTM C 332, Group I, vermiculite.
- C. Foaming Agent: ASTM C 869.
- D. Water: Clean, potable.
- E. Air-Entraining Admixture: ASTM C 260.
- F. Joint Filler: ASTM C 612, Class 2, glass-fiber type; compressing to one-half thickness under a load of 25 psi (172 kPa).
- G. Fiber Reinforcing: Synthetic monofilament or fibrillated micro-fibers engineered and designed for use in concrete, complying with ASTM C1116/C1116M, Type III, 1/2 to 1 1/2 inches (13 to 38 mm) long.

2.2 AGGREGATE LIGHTWEIGHT CONCRETE TOPPING

- A. Produce lightweight concrete topping using the minimum amount of water necessary to produce a workable mix.
 1. Do not exceed maximum air content recommended by aggregate manufacturer.
- B. Vermiculite Aggregate Mix: Lightweight concrete topping produced from cementitious materials, water, air-entraining admixture, and vermiculite mineral aggregates.
 1. Compressive Strength: Minimum 2,500 psi (17.3 MPa), at 28 days.
 2. Cement-to-Aggregate Ratio, by Volume: **1:6.**

2.3 LIGHTWEIGHT CONCRETE TOPPING AGGREGATES

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Elastizell Corporation of America.
 - b. Palmetto Vermiculite

- c. Vermiculite Products.
- d. W R Grace
- e. Siplast.

2.4 FIBER REINFORCEMENT

- A. Fiber reinforcement material for use in lightweight concrete floor topping applications only.
- B. Synthetic Micro-Fiber: Monofilament or fibrillated polypropylene micro-fibers engineered and designed for use in concrete, complying with ASTM C 1116/C 1116M, Type III, 1/2 to 1-1/2 inches (13 to 38 mm) long.
 - 1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Fibrillated Micro-Fibers:
 - 1) Axim Italcementi Group, Inc.; Fibrasol F.
 - 2) Euclid Chemical Company (The), an RPM company; Fiberstrand F.
 - 3) Grace Construction Products, W. R. Grace & Co.; Grace Fibers.
 - 4) Nycon, Inc.; ProConF.
 - 5) Propex Concrete Systems Corp.; Fibermesh 300.
 - 6) Sika Corporation; Sika Fiber PPF.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Control Joints: Install control joints at perimeter of deck and at junctures with vertical surfaces, including curbs, walls, and vents, for full depth of lightweight concrete topping. Fill control joints with joint filler.

3.2 MIXING AND PLACING

- A. Mix and place lightweight concrete topping according to manufacturer's written instructions, using equipment and procedures to avoid segregation of mixture and loss of air content.
- B. Deposit and screed lightweight concrete topping in a continuous operation until an entire panel or section of floor area between control joint locations is completed. Do not vibrate or work mix except for screeding or floating. Place to depths and slopes indicated.
- C. Finish top surface smooth, free of ridges and depressions, and maintain surface in condition to receive subsequent applied finishes where indicated.
- D. Begin curing operations immediately after placement and air cure for not less than three days, according to manufacturer's written instructions.

- E. If ambient temperature falls below 32 deg F (0 deg C), protect lightweight concrete topping from freezing and maintain temperature recommended by manufacturer for 72 hours after placement.

END OF SECTION 035216

SECTION 035413 - GYPSUM CEMENT UNDERLAYMENT

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes gypsum-cement-based, self-leveling underlayment, acoustic underlayments and accessory products for application below interior floor coverings.
- B. Related Sections:
 - 1. Division 09 Sections for patching and leveling compounds applied with floor coverings.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated.

1.4 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For qualified Installer.
- B. Product Certificates: Signed by manufacturers of underlayment and floor-covering systems certifying that products are compatible.
- C. Minutes of preinstallation conference.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: Installer who is approved by manufacturer for application of underlayment products required for this Project.
- B. Product Compatibility: Manufacturers of underlayment and floor-covering systems certify in writing that products are compatible.
- C. Fire-Resistance Ratings: Where indicated, provide gypsum-cement underlayment systems identical to those of assemblies tested and listed for fire resistance per ASTM E 119 by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.

1. Indicate design designations from UL's "Fire Resistance Directory" or from the listings of another qualified testing agency.
- D. Sound Transmission Characteristics: Where indicated, provide gypsum-cement underlayment systems identical to those of assemblies tested for STC and IIC ratings per ASTM E 90 and ASTM E 492 by a qualified testing agency.
- E. Preinstallation Conference: Conduct conference at Project site.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store materials to comply with manufacturer's written instructions to prevent deterioration from moisture or other detrimental effects.

1.7 PROJECT CONDITIONS

- A. Environmental Limitations: Comply with manufacturer's written instructions for substrate temperature, ventilation, ambient temperature and humidity, and other conditions affecting underlayment performance.
 1. Place gypsum-cement-based underlayments only when ambient temperature and temperature of substrates are between 50 and 80 deg F (10 and 27 deg C).

1.8 COORDINATION

- A. Coordinate application of underlayment with requirements of floor-covering products and adhesives, specified in Division 09 Sections, to ensure compatibility of products.

PART 2 - PRODUCTS

2.1 GYPSUM-CEMENT-BASED UNDERLAYMENTS

- A. Underlayment: Gypsum-cement-based, self-leveling product that can be applied to thickness indicated and to a minimum uniform thickness of 3/4 inch (18 mm) and that can be feathered at edges to match adjacent floor elevations.
- B. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Hacker Industries, Inc.; Firm-Fill 2010 Floor Underlayment.
 - b. USG Corporation; Levelrock 2500.
2. Cement Binder: Gypsum or blended gypsum cement as defined by ASTM C 219.
3. Compressive Strength: Not less than 2000 psi (13.8 MPa) at 28 days when tested according to ASTM C 109/C 109M.
4. Underlayment Additive: Resilient-emulsion product of underlayment manufacturer, formulated for use with underlayment when applied to substrate and conditions indicated.

- C. Aggregate: Well-graded, washed gravel, 1/8 to 1/4 inch (3 to 6 mm); or coarse sand as recommended by underlayment manufacturer.
 - 1. Provide aggregate when recommended in writing by underlayment manufacturer for underlayment thickness required.
- D. Water: Potable and at a temperature of not more than 70 deg F (21 deg C).
- E. Primer: Product of underlayment manufacturer recommended in writing for substrate, conditions, and application indicated.

2.2 ACCESSORIES

- A. Sound Mat:
- B. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Hacker Industries, Inc.; Sound Mat II.
 - b. USG Corporation; Levelrock Brand Sound Reduction Mat.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, with Installer present, for conditions affecting performance.
 - 1. Proceed with application only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. General: Prepare and clean substrate according to manufacturer's written instructions.
 - 1. Treat nonmoving substrate cracks according to manufacturer's written instructions to prevent cracks from telegraphing (reflecting) through underlayment.
 - 2. Fill substrate voids to prevent underlayment from leaking.
- B. Wood Substrates: Mechanically fasten loose boards and panels to eliminate substrate movement and squeaks. Sand to remove coatings that might impair underlayment bond and remove sanding dust.
 - 1. Install underlayment reinforcement recommended in writing by manufacturer.
- C. Adhesion Tests: After substrate preparation, test substrate for adhesion with underlayment according to manufacturer's written instructions.
- D. Sound Control Mat: Install sound control materials on wood substrate prior to gypsum underlayment and according to manufacturer's written instructions.

1. Do not install mechanical fasteners that penetrate through the sound control materials.

3.3 APPLICATION

- A. General: Mix and apply underlayment components according to manufacturer's written instructions.
 1. Close areas to traffic during underlayment application and for time period after application recommended in writing by manufacturer.
 2. Coordinate application of components to provide optimum underlayment-to-substrate and intercoat adhesion.
 3. At substrate expansion, isolation, and other moving joints, allow joint of same width to continue through underlayment.
- B. Apply primer over prepared substrate at manufacturer's recommended spreading rate.
- C. Apply underlayment to produce uniform, level surface.
 1. Feather edges to match adjacent floor elevations.
- D. Cure underlayment according to manufacturer's written instructions. Prevent contamination during application and curing processes.
- E. Do not install floor coverings over underlayment until after time period recommended in writing by underlayment manufacturer.
- F. Remove and replace underlayment areas that evidence lack of bond with substrate, including areas that emit a "hollow" sound when tapped.

3.4 PROTECTION

- A. Protect underlayment from concentrated and rolling loads for remainder of construction period.

END OF SECTION 035413

SECTION 042000 - UNIT MASONRY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Concrete masonry units.

1.2 DEFINITIONS

- A. CMU(s): Concrete masonry unit(s).
- B. Reinforced Masonry: Masonry containing reinforcing steel in grouted cells.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Shop Drawings: For reinforcing steel. Detail bending, lap lengths, and placement of unit masonry reinforcing bars. Comply with ACI 315.
- C. Samples for Verification: For each type and color of exposed masonry unit and colored mortar.

1.4 INFORMATIONAL SUBMITTALS

- A. Material Certificates: For each type and size of product. For masonry units, include data on material properties and material test reports substantiating compliance with requirements.
- B. Mix Designs: For each type of mortar and grout. Include description of type and proportions of ingredients.
1. Include test reports for mortar mixes required to comply with property specification. Test according to ASTM C 109/C 109M for compressive strength, ASTM C 1506 for water retention, and ASTM C 91/C 91M for air content.
 2. Include test reports, according to ASTM C 1019, for grout mixes required to comply with compressive strength requirement.

1.5 QUALITY ASSURANCE

- A. Sample Panels: Build sample panels to verify selections made under Sample submittals and to demonstrate aesthetic effects. Comply with requirements in Section 014000 "Quality Requirements" for mockups.

1.6 FIELD CONDITIONS

- A. Cold-Weather Requirements: Do not use frozen materials or materials mixed or coated with ice or frost. Do not build on frozen substrates. Remove and replace unit masonry damaged by frost or by freezing conditions. Comply with cold-weather construction requirements contained in TMS 602/ACI 530.1/ASCE 6.
- B. Hot-Weather Requirements: Comply with hot-weather construction requirements contained in TMS 602/ACI 530.1/ASCE 6.

PART 2 - PRODUCTS

2.1 UNIT MASONRY, GENERAL

- A. Masonry Standard: Comply with TMS 602/ACI 530.1/ASCE 6, except as modified by requirements in the Contract Documents.
- B. Defective Units: Referenced masonry unit standards may allow a certain percentage of units to contain chips, cracks, or other defects exceeding limits stated. Do not use units where such defects are exposed in the completed Work.
- C. Fire-Resistance Ratings: Comply with requirements for fire-resistance-rated assembly designs indicated.
 - 1. Where fire-resistance-rated construction is indicated, units shall be listed and labeled by a qualified testing agency acceptable to authorities having jurisdiction.

2.2 CONCRETE MASONRY UNITS

- A. Shapes: Provide shapes indicated and as follows, with exposed surfaces matching exposed faces of adjacent units unless otherwise indicated.
 - 1. Provide special shapes for lintels, corners, jambs, sashes, movement joints, headers, bonding, and other special conditions.
- B. CMUs: ASTM C 90.
 - 1. Unit Compressive Strength: Provide units with minimum average net-area compressive strength as indicated on structural drawings.
 - 2. Density Classification: Normal weight unless otherwise indicated.
- C. Concrete Building Brick: ASTM C 55.
 - 1. Unit Compressive Strength: Provide units with minimum average net-area compressive strength of 2800 psi.
 - 2. Density Classification: Normal weight unless noted otherwise.

2.3 CONCRETE LINTELS

- A. Concrete Lintels: ASTM C 1623, matching CMUs in color, texture, and density classification; and with reinforcing bars indicated. Provide lintels with net-area compressive strength not less than that of CMUs.

2.4 MORTAR AND GROUT MATERIALS

- A. Portland Cement: ASTM C 150/C 150M, Type I or II, except Type III may be used for cold-weather construction. Provide natural color or white cement as required to produce mortar color indicated.
- B. Hydrated Lime: ASTM C 207, Type S.
- C. Portland Cement-Lime Mix: Packaged blend of portland cement and hydrated lime containing no other ingredients.
- D. Masonry Cement: ASTM C 91/C 91M.
- E. Aggregate for Mortar: ASTM C 144.
 - 1. For joints less than 1/4 inch thick, use aggregate graded with 100 percent passing the No. 16 sieve.
 - 2. White-Mortar Aggregates: Natural white sand or crushed white stone.
 - 3. Colored-Mortar Aggregates: Natural sand or crushed stone of color necessary to produce required mortar color.
- F. Aggregate for Grout: ASTM C 404.
- G. Cold-Weather Admixture: Nonchloride, noncorrosive, accelerating admixture complying with ASTM C 494/C 494M, Type C, and recommended by manufacturer for use in masonry mortar of composition indicated.
- H. Water: Potable.

2.5 REINFORCEMENT

- A. Uncoated-Steel Reinforcing Bars: ASTM A 615/A 615M or ASTM A 996/A 996M, Grade 60
- B. Masonry-Joint Reinforcement, General: ASTM A 951/A 951M.
- C. Masonry-Joint Reinforcement for Single-Wythe Masonry: Ladder type with single pair of side rods.

2.6 EMBEDDED FLASHING MATERIALS

- A. Metal Flashing: Provide metal flashing complying with Section 076200 "Sheet Metal Flashing and Trim".

B. Flexible Flashing: Use one of the following unless otherwise indicated:

1. Rubberized-Asphalt Flashing: Composite flashing product consisting of a pliable, adhesive rubberized-asphalt compound, bonded to a high-density, cross-laminated polyethylene film to produce an overall thickness of not less than 0.030 inch.
2. Self-adhesive flashing using butyl rubber is more expensive than that made with rubberized asphalt and must not be used in contact with asphalt; however, it is more adhesive than rubberized asphalt at cold temperatures and does not soften and run as readily at high temperatures.
3. Butyl Rubber Flashing: Composite, self-adhesive, flashing product consisting of a pliable, butyl rubber compound, bonded to a high-density polyethylene film, aluminum foil, or spun bonded polyolefin to produce an overall thickness of not less than 0.030 inch.
4. Elastomeric Thermoplastic Flashing: Composite flashing product consisting of a polyester-reinforced ethylene interpolymer alloy.

C. Solder and Sealants for Sheet Metal Flashings: As specified in Section 076200 "Sheet Metal Flashing and Trim."

D. Adhesives, Primers, and Seam Tapes for Flashings: Flashing manufacturer's standard products or products recommended by flashing manufacturer for bonding flashing sheets to each other and to substrates.

2.7 MISCELLANEOUS MASONRY ACCESSORIES

- A. Compressible Filler: Premolded filler strips complying with ASTM D 1056, Grade 2A1; compressible up to 35 percent; of width and thickness indicated;
- B. Preformed Control-Joint Gaskets: Made from styrene-butadiene-rubber compound, complying with ASTM D 2000, Designation M2AA-805 or PVC, complying with ASTM D 2287, Type PVC-65406 and designed to fit standard sash block and to maintain lateral stability in masonry wall; size and configuration as indicated.
- C. Bond-Breaker Strips: Asphalt-saturated felt complying with ASTM D 226/D 226M, Type I (No. 15 asphalt felt).

2.8 MASONRY CLEANERS

- A. Proprietary Acidic Cleaner: Manufacturer's standard-strength cleaner designed for removing mortar/grout stains, efflorescence, and other new construction stains from new masonry without discoloring or damaging masonry surfaces. Use product expressly approved for intended use by cleaner manufacturer and manufacturer of masonry units being cleaned.

2.9 MORTAR AND GROUT MIXES

- A. General: Do not use admixtures, including pigments, air-entraining agents, accelerators, retarders, water-repellent agents, antifreeze compounds, or other admixtures unless otherwise indicated.
 - 1. Do not use calcium chloride in mortar or grout.
 - 2. Use portland cement-lime or masonry cement mortar unless otherwise indicated.
- B. Preblended, Dry Mortar Mix: Furnish dry mortar ingredients in form of a preblended mix. Measure quantities by weight to ensure accurate proportions, and thoroughly blend ingredients before delivering to Project site.
- C. Mortar for Unit Masonry: Comply with ASTM C 270, refer to structural drawings
- D. Grout for Unit Masonry: Comply with ASTM C 476, refer to structural drawings

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

- A. Use full-size units without cutting if possible. If cutting is required to provide a continuous pattern or to fit adjoining construction, cut units with motor-driven saws; provide clean, sharp, unchipped edges. Allow units to dry before laying unless wetting of units is specified. Install cut units with cut surfaces and, where possible, cut edges concealed.
- B. Select and arrange units for exposed unit masonry to produce a uniform blend of colors and textures. Mix units from several pallets or cubes as they are placed.

3.2 TOLERANCES

- A. Dimensions and Locations of Elements:
 - 1. For dimensions in cross section or elevation, do not vary by more than plus 1/2 inch or minus 1/4 inch.
 - 2. For location of elements in plan, do not vary from that indicated by more than plus or minus 1/2 inch.
 - 3. For location of elements in elevation, do not vary from that indicated by more than plus or minus 1/4 inch in a story height or 1/2 inch total.
- B. Lines and Levels:
 - 1. For bed joints and top surfaces of bearing walls, do not vary from level by more than 1/4 inch in 10 feet or 1/2-inch maximum.
 - 2. For conspicuous horizontal lines, such as lintels, sills, parapets, and reveals, do not vary from level by more than 1/8 inch in 10 feet , 1/4 inch in 20 feet, or 1/2-inch (12-mm) maximum.

3. For vertical lines and surfaces, do not vary from plumb by more than 1/4 inch in 10 feet, 3/8 inch in 20 feet, or 1/2-inch maximum.
4. For conspicuous vertical lines, such as external corners, door jambs, reveals, and expansion and control joints, do not vary from plumb by more than 1/8 inch in 10 feet, 1/4 inch in 20 feet, or 1/2-inch maximum.
5. For lines and surfaces, do not vary from straight by more than 1/4 inch in 10 feet, 3/8 inch in 20 feet, or 1/2-inch maximum.

C. Joints:

1. For bed joints, do not vary from thickness indicated by more than plus or minus 1/8 inch with a maximum thickness limited to 1/2 inch
2. For head and collar joints, do not vary from thickness indicated by more than plus 3/8 inch (9 mm) or minus 1/4 inch
3. For exposed head joints, do not vary from thickness indicated by more than plus or minus 1/8 inch

3.3 LAYING MASONRY WALLS

- A. Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint thicknesses and for accurate location of openings, movement-type joints, returns, and offsets. Avoid using less-than-half-size units, particularly at corners, jambs, and, where possible, at other locations.
- B. Bond Pattern for Exposed Masonry: Unless otherwise indicated, lay exposed masonry in running bond; do not use units with less-than-nominal 4-inch horizontal face dimensions at corners or jambs.
- C. Built-in Work: As construction progresses, build in items specified in this and other Sections. Fill in solidly with masonry around built-in items.
- D. Fill space between steel frames and masonry solidly with mortar unless otherwise indicated.

3.4 MORTAR BEDDING AND JOINTING

- A. Lay as follows:
 1. Bed face shells in mortar and make head joints of depth equal to bed joints.
 2. Bed webs in mortar in all courses of piers, columns, and pilasters.
 3. Bed webs in mortar in grouted masonry, including starting course on footings.
 4. Fully bed entire units, including areas under cells, at starting course on footings where cells are not grouted.
- B. Lay solid masonry units with completely filled bed and head joints; butter ends with sufficient mortar to fill head joints and shove into place. Do not deeply furrow bed joints or slush head joints.

- C. Tool exposed joints slightly concave when thumbprint hard, using a jointer larger than joint thickness unless otherwise indicated.
- D. Cut joints flush for masonry walls to receive plaster or other direct-applied finishes (other than paint) unless otherwise indicated.

3.5 MASONRY-JOINT REINFORCEMENT

- A. General: Install entire length of longitudinal side rods in mortar with a minimum cover of 5/8 inch on exterior side of walls, 1/2 inch elsewhere. Lap reinforcement a minimum of 6 inches.
 - 1. Space reinforcement not more than 16 inches o.c.
 - 2. Space reinforcement not more than 8 inches o.c. in foundation walls and parapet walls.
 - 3. Provide reinforcement not more than 8 inches above and below wall openings and extending 12 inches beyond openings in addition to continuous reinforcement.
- B. Interrupt joint reinforcement at control and expansion joints unless otherwise indicated.
- C. Provide continuity at wall intersections by using prefabricated T-shaped units.
- D. Provide continuity at corners by using prefabricated L-shaped units.

3.6 REINFORCED UNIT MASONRY INSTALLATION

- A. Temporary Formwork and Shores: Construct formwork and shores as needed to support reinforced masonry elements during construction.
 - 1. Construct formwork to provide shape, line, and dimensions of completed masonry as indicated. Make forms sufficiently tight to prevent leakage of mortar and grout. Brace, tie, and support forms to maintain position and shape during construction and curing of reinforced masonry.
 - 2. Do not remove forms and shores until reinforced masonry members have hardened sufficiently to carry their own weight and that of other loads that may be placed on them during construction.
- B. Placing Reinforcement: Comply with requirements in TMS 602/ACI 530.1/ASCE 6.
- C. Grouting: Do not place grout until entire height of masonry to be grouted has attained enough strength to resist grout pressure.
 - 1. Comply with requirements in TMS 602/ACI 530.1/ASCE 6 for cleanouts and for grout placement, including minimum grout space and maximum pour height.

3.7 FIELD QUALITY CONTROL

- A. Testing and Inspecting: Owner will engage special inspectors to perform tests and inspections and prepare reports. Allow inspectors access to scaffolding and work areas as needed to perform

tests and inspections. Retesting of materials that fail to comply with specified requirements shall be done at Contractor's expense.

- B. Inspections: Special inspections according to Level B in TMS 402/ACI 530/ASCE 5.
 - 1. Begin masonry construction only after inspectors have verified proportions of site-prepared mortar.
 - 2. Place grout only after inspectors has verified compliance of grout spaces and of grades, sizes, and locations of reinforcement.
 - 3. Place grout only after inspectors have verified proportions of site-prepared grout.
- C. Testing Prior to Construction: One set of tests.
- D. Testing Frequency: One set of tests for each 5000 sq. ft. of wall area or portion thereof.
- E. Concrete Masonry Unit Test: For each type of unit provided, according to ASTM C 140 for compressive strength.
- F. Mortar Aggregate Ratio Test (Proportion Specification): For each mix provided, according to ASTM C 780.
- G. Mortar Test (Property Specification): For each mix provided, according to ASTM C 780. Test mortar for compressive strength.
- H. Grout Test (Compressive Strength): For each mix provided, according to ASTM C 1019.

3.8 PARGING

- A. Parge exterior faces of below-grade masonry walls, where indicated, in two uniform coats to a total thickness of 3/4 inch. Dampen wall before applying first coat, and scarify first coat to ensure full bond to subsequent coat.
- B. Use a steel-trowel finish to produce a smooth, flat, dense surface with a maximum surface variation of 1/8 inch per foot. Form a wash at top of parging and a cove at bottom.
- C. Damp-cure parging for at least 24 hours and protect parging until cured.

3.9 REPAIRING, POINTING, AND CLEANING

- A. In-Progress Cleaning: Clean unit masonry as work progresses by dry brushing to remove mortar fins and smears before tooling joints.
- B. Final Cleaning: After mortar is thoroughly set and cured, clean exposed masonry as follows:
 - 1. Remove large mortar particles by hand with wooden paddles and nonmetallic scrape hoes or chisels.
 - 2. Test cleaning methods on sample wall panel; leave one-half of panel uncleaned for comparison purposes.

3. Protect adjacent surfaces from contact with cleaner.
4. Wet wall surfaces with water before applying cleaners; remove cleaners promptly by rinsing surfaces thoroughly with clear water.
5. Clean brick by bucket-and-brush hand-cleaning method described in BIA Technical Notes 20.
6. Clean masonry with a proprietary acidic cleaner applied according to manufacturer's written instructions.

3.10 MASONRY WASTE DISPOSAL

- A. Masonry Waste Recycling: Return broken CMUs not used as fill to manufacturer for recycling.
 1. Excess Masonry Waste: Remove excess clean masonry waste and other masonry waste, and legally dispose of off Owner's property.

END OF SECTION 042000

SECTION 055000 - METAL FABRICATIONS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Steel framing and supports for mechanical and electrical equipment.
 - 2. Steel framing and supports for applications where framing and supports are not specified in other Sections.
 - 3. Loose bearing and leveling plates.
 - 4. Steel weld plates and angles for casting into concrete not specified in other Sections.
- B. Products furnished, but not installed, under this Section include the following:
 - 1. Loose steel lintels.
 - 2. Anchor bolts, steel pipe sleeves, and wedge-type inserts indicated to be cast into concrete or built into unit masonry.

1.3 PERFORMANCE REQUIREMENTS

- A. Structural Performance of Ladders: Provide ladders capable of withstanding the effects of loads and stresses within limits and under conditions specified in ANSI A14.3.

1.4 SUBMITTALS

- A. Product Data: For the following:
 - 1. Nonslip aggregates and nonslip-aggregate surface finishes.
 - 2. Paint products.
 - 3. Grout.
- B. Shop Drawings: Show fabrication and installation details for metal fabrications.
 - 1. Include plans, elevations, sections, and details of metal fabrications and their connections. Show anchorage and accessory items.
 - 2. Provide templates for anchors and bolts specified for installation under other Sections.

3. For installed products indicated to comply with design loads, include structural analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

C. Mill Certificates: Signed by manufacturers of stainless-steel sheet certifying that products furnished comply with requirements.

D. Welding certificates.

1.5 QUALITY ASSURANCE

A. Welding: Qualify procedures and personnel according to the following:

1. AWS D1.1, "Structural Welding Code--Steel."
2. AWS D1.2, "Structural Welding Code--Aluminum."
3. AWS D1.3, "Structural Welding Code--Sheet Steel."
4. AWS D1.6, "Structural Welding Code--Stainless Steel."

1.6 PROJECT CONDITIONS

A. Field Measurements: Verify actual locations of walls and other construction contiguous with metal fabrications by field measurements before fabrication and indicate measurements on Shop Drawings.

1. Established Dimensions: Where field measurements cannot be made without delaying the Work, establish dimensions and proceed with fabricating metal fabrications without field measurements. Coordinate wall and other contiguous construction to ensure that actual dimensions correspond to established dimensions.
2. Provide allowance for trimming and fitting at site.

1.7 COORDINATION

- A. Coordinate installation of anchorages for metal fabrications. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.
- B. Coordinate installation of steel weld plates and angles for casting into concrete that are specified in this Section but required for work of another Section. Deliver such items to Project site in time for installation.

PART 2 - PRODUCTS

2.1 METALS, GENERAL

- A. Metal Surfaces, General: Provide materials with smooth, flat surfaces, unless otherwise indicated. For metal fabrications exposed to view in the completed Work, provide materials without seam marks, roller marks, rolled trade names, or blemishes.

2.2 FERROUS METALS

- A. Steel Plates, Shapes, and Bars: ASTM A 36/A 36M.
- B. Stainless-Steel Sheet, Strip, Plate, and Flat Bars: ASTM A 666, Type 304 or 316L.
- C. Stainless-Steel Bars and Shapes: ASTM A 276, Type 304 or 316L.
- D. Steel Tubing: ASTM A 500, cold-formed steel tubing.
- E. Steel Pipe: ASTM A 53/A 53M, standard weight (Schedule 40), unless another weight is indicated or required by structural loads.

2.3 NONFERROUS METALS

- A. Aluminum Plate and Sheet: ASTM B 209, Alloy 6061-T6.
- B. Aluminum Extrusions: ASTM B 221, Alloy 6063-T6.

2.4 FASTENERS

- A. General: Unless otherwise indicated, provide Type 304 or 316 stainless-steel fasteners for exterior use and zinc-plated fasteners with coating complying with ASTM B 633, Class Fe/Zn 5, at exterior walls. Provide stainless-steel fasteners for fastening aluminum. Select fasteners for type, grade, and class required.
- B. Steel Bolts and Nuts: Regular hexagon-head bolts, ASTM A 307, Grade A; with hex nuts, ASTM A 563; and, where indicated, flat washers.
- C. Anchor Bolts: ASTM F 1554, Grade 36.
 - 1. Provide hot-dip or mechanically deposited, zinc-coated anchor bolts where item being fastened is indicated to be galvanized.
- D. Eyebolts: ASTM A 489.
- E. Machine Screws: ASME B18.6.3.
- F. Lag Bolts: ASME B18.2.1.

- G. Wood Screws: Flat head, ASME B18.6.1.
- H. Plain Washers: Round, ASME B18.22.1.
- I. Lock Washers: Helical, spring type, ASME B18.21.1.
- J. Cast-in-Place Anchors in Concrete: Anchors capable of sustaining, without failure, a load equal to four times the load imposed, as determined by testing according to ASTM E 488, conducted by a qualified independent testing agency.
 - 1. Threaded or wedge type; galvanized ferrous castings, either ASTM A 47/A 47M malleable iron or ASTM A 27/A 27M cast steel. Provide bolts, washers, and shims as needed, hot-dip galvanized per ASTM A 153/A 153M.
- K. Expansion Anchors: Anchor bolt and sleeve assembly with capability to sustain, without failure, a load equal to six times the load imposed when installed in unit masonry and four times the load imposed when installed in concrete, as determined by testing according to ASTM E 488, conducted by a qualified independent testing agency.
 - 1. Material for Anchors in Interior Locations: Carbon-steel components zinc-plated to comply with ASTM B 633, Class Fe/Zn 5.
 - 2. Material for Anchors in Exterior Locations: Alloy Group 1 stainless-steel bolts complying with ASTM F 593 and nuts complying with ASTM F 594.

2.5 MISCELLANEOUS MATERIALS

- A. Welding Rods and Bare Electrodes: Select according to AWS specifications for metal alloy welded.
- B. Shop Primers: Provide primers that comply with Division 9 painting Sections.
- C. Universal Shop Primer: Fast-curing, lead- and chromate-free, universal modified-alkyd primer complying with MPI#79.
 - 1. Use primer with a VOC content of 420 g/L (3.5 lb/gal.) or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
 - 2. Use primer containing pigments that make it easily distinguishable from zinc-rich primer.
- D. Zinc-Rich Primer: Complying with SSPC-Paint 20 or SSPC-Paint 29 and compatible with topcoat.
 - 1. Use primer with a VOC content of 420 g/L (3.5 lb/gal.) or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
 - 2. Acceptable Products:

- a. Benjamin Moore & Co.; Epoxy Zinc-Rich Primer CM18/19.
 - b. Carboline Company; Carbozinc 621.
 - c. ICI Devoe Coatings; Catha-Coat 313.
 - d. International Coatings Limited; Interzinc 315 Epoxy Zinc-Rich Primer.
 - e. PPG Architectural Finishes, Inc.; Aquapon Zinc-Rich Primer 97-670.
 - f. Sherwin-Williams Company (The); Corothane I GalvaPac Zinc Primer.
 - g. Tnemec Company, Inc.; Tneme-Zinc 90-97.
- E. Galvanizing Repair Paint: High-zinc-dust-content paint for regalanizing welds in steel, complying with SSPC-Paint 20.
- F. Bituminous Paint: Cold-applied asphalt emulsion complying with ASTM D 1187.
- G. Nonshrink, Nonmetallic Grout: Factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C 1107. Provide grout specifically recommended by manufacturer for interior and exterior applications.
- H. Concrete Materials and Properties: Comply with requirements in Division 3 Section "Cast-in-Place Concrete" for normal-weight, air-entrained, ready-mix concrete with a minimum 28-day compressive strength of 3000 psi, unless otherwise indicated.

2.6 FABRICATION, GENERAL

- A. Shop Assembly: Preassemble items in the shop to greatest extent possible. Disassemble units only as necessary for shipping and handling limitations. Use connections that maintain structural value of joined pieces. Clearly mark units for reassembly and coordinated installation.
- B. Cut, drill, and punch metals cleanly and accurately. Remove burrs and ease edges to a radius of approximately 1/32 inch, unless otherwise indicated. Remove sharp or rough areas on exposed surfaces.
- C. Form bent-metal corners to smallest radius possible without causing grain separation or otherwise impairing work.
- D. Form exposed work true to line and level with accurate angles and surfaces and straight edges.
- E. Weld corners and seams continuously to comply with the following:
- 1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
 - 2. Obtain fusion without undercut or overlap.
 - 3. Remove welding flux immediately.
 - 4. At exposed connections, finish exposed welds and surfaces smooth and blended so no roughness shows after finishing and contour of welded surface matches that of adjacent surface.

- F. Form exposed connections with hairline joints, flush and smooth, using concealed fasteners where possible. Where exposed fasteners are required, use Phillips flat-head (countersunk) screws or bolts, unless otherwise indicated. Locate joints where least conspicuous.
- G. Fabricate seams and other connections that will be exposed to weather in a manner to exclude water. Provide weep holes where water may accumulate.
- H. Cut, reinforce, drill, and tap metal fabrications as indicated to receive finish hardware, screws, and similar items.
- I. Provide for anchorage of type indicated; coordinate with supporting structure. Space anchoring devices to secure metal fabrications rigidly in place and to support indicated loads.
 - 1. Where units are indicated to be cast into concrete or built into masonry, equip with integrally welded steel strap anchors, 1/8 by 1-1/2 inches, with a minimum 6-inch embedment and 2-inch hook, not less than 8 inches from ends and corners of units and 24 inches o.c., unless otherwise indicated.

2.7 MISCELLANEOUS FRAMING AND SUPPORTS

- A. General: Provide steel framing and supports not specified in other Sections as needed to complete the Work.
- B. Fabricate units from steel shapes, plates, and bars of welded construction, unless otherwise indicated. Fabricate to sizes, shapes, and profiles indicated and as necessary to receive adjacent construction retained by framing and supports. Cut, drill, and tap units to receive hardware, hangers, and similar items.
- C. Galvanize miscellaneous framing and supports where indicated.
- D. Prime miscellaneous framing and supports with zinc-rich primer where indicated.

2.8 LOOSE STEEL LINTELS

- A. Fabricate loose steel lintels from steel angles and shapes of size indicated for openings and recesses in masonry walls and partitions at locations indicated. Weld adjoining members together to form a single unit where indicated.
- B. Size loose lintels to provide bearing length at each side of openings equal to 1/12 of clear span but not less than 8 inches, unless otherwise indicated.
- C. Galvanize loose steel lintels located in exterior walls.
- D. Prime loose steel lintels located in exterior walls with zinc-rich primer.

2.9 SHELF ANGLES

- A. Fabricate shelf angles from steel angles of sizes indicated and for attachment to concrete framing. Provide horizontally slotted holes to receive 3/4-inch bolts, spaced not more than 6 inches from ends and 24 inches o.c., unless otherwise indicated.
 - 1. Provide mitered and welded units at corners.
 - 2. Provide open joints in shelf angles at expansion and control joints. Make open joint approximately 2 inches larger than expansion or control joint.
- B. For cavity walls, provide vertical channel brackets to support angles from backup masonry and concrete.
- C. Galvanize shelf angles located in exterior walls.
- D. Prime shelf angles located in exterior walls with zinc-rich primer.
- E. Furnish wedge-type concrete inserts, complete with fasteners, to attach shelf angles to cast-in-place concrete.

2.10 LOOSE BEARING AND LEVELING PLATES

- A. Provide loose bearing and leveling plates for steel items bearing on masonry or concrete construction. Drill plates to receive anchor bolts and for grouting.
- B. Galvanize plates after fabrication.
- C. Prime plates with zinc-rich primer.

2.11 STEEL WELD PLATES AND ANGLES

- A. Provide steel weld plates and angles not specified in other Sections, for items supported from concrete construction as needed to complete the Work. Provide each unit with not less than two integrally welded steel strap anchors for embedding in concrete.

2.12 MISCELLANEOUS STEEL TRIM

- A. Unless otherwise indicated, fabricate units from steel shapes, plates, and bars of profiles shown with continuously welded joints and smooth exposed edges. Miter corners and use concealed field splices where possible.
- B. Provide cutouts, fittings, and anchorages as needed to coordinate assembly and installation with other work.
 - 1. Provide with integrally welded steel strap anchors for embedding in concrete or masonry construction.

- C. Galvanize exterior miscellaneous steel trim and interior miscellaneous steel trim, where indicated.
- D. Prime exterior miscellaneous steel trim and interior miscellaneous steel trim, where indicated with zinc-rich primer.

2.13 FINISHES, GENERAL

- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- B. Finish metal fabrications after assembly.

2.14 STEEL AND IRON FINISHES

- A. Hot-dip galvanize items as indicated to comply with applicable standard listed below:
 - 1. ASTM A 123/A 123M, for galvanizing steel and iron products.
 - 2. ASTM A 153/A 153M, for galvanizing steel and iron hardware.
- B. Preparation for Shop Priming: Prepare uncoated ferrous-metal surfaces to comply with minimum requirements indicated below for SSPC surface preparation specifications and environmental exposure conditions of installed metal fabrications:
 - 1. Exteriors (SSPC Zone 1B) and Items Indicated to Receive Zinc-Rich Primer: SSPC-SP 6/NACE No. 3, "Commercial Blast Cleaning."
 - 2. Interiors (SSPC Zone 1A): SSPC-SP 3, "Power Tool Cleaning."
- C. Shop Priming: Apply shop primer to uncoated surfaces of metal fabrications, except those with galvanized finishes and those to be embedded in concrete, sprayed-on fireproofing, or masonry, unless otherwise indicated. Comply with SSPC-PA 1, "Paint Application Specification No. 1: Shop, Field, and Maintenance Painting of Steel," for shop painting.
 - 1. Stripe paint corners, crevices, bolts, welds, and sharp edges.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

- A. Cutting, Fitting, and Placement: Perform cutting, drilling, and fitting required for installing metal fabrications. Set metal fabrications accurately in location, alignment, and elevation; with edges and surfaces level, plumb, true, and free of rack; and measured from established lines and levels.

- B. Fit exposed connections accurately together to form hairline joints. Weld connections that are not to be left as exposed joints but cannot be shop welded because of shipping size limitations. Do not weld, cut, or abrade surfaces of exterior units that have been hot-dip galvanized after fabrication and are for bolted or screwed field connections.
- C. Field Welding: Comply with the following requirements:
 - 1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
 - 2. Obtain fusion without undercut or overlap.
 - 3. Remove welding flux immediately.
 - 4. At exposed connections, finish exposed welds and surfaces smooth and blended so no roughness shows after finishing and contour of welded surface matches that of adjacent surface.
- D. Fastening to In-Place Construction: Provide anchorage devices and fasteners where metal fabrications are required to be fastened to in-place construction. Provide threaded fasteners for use with concrete and masonry inserts, toggle bolts, through bolts, lag bolts, wood screws, and other connectors.
- E. Provide temporary bracing or anchors in formwork for items that are to be built into concrete, masonry, or similar construction.
- F. Corrosion Protection: Coat concealed surfaces of aluminum that will come into contact with grout, concrete, masonry, wood, or dissimilar metals with a heavy coat of bituminous paint.

3.2 INSTALLING MISCELLANEOUS FRAMING AND SUPPORTS

- A. General: Install framing and supports to comply with requirements of items being supported, including manufacturers' written instructions and requirements indicated on Shop Drawings.

3.3 INSTALLING BEARING AND LEVELING PLATES

- A. Clean concrete and masonry bearing surfaces of bond-reducing materials, and roughen to improve bond to surfaces. Clean bottom surface of plates.
- B. Set bearing and leveling plates on wedges, shims, or leveling nuts. After bearing members have been positioned and plumbed, tighten anchor bolts. Do not remove wedges or shims but, if protruding, cut off flush with edge of bearing plate before packing with grout.
 - 1. Use nonshrink grout, either metallic or nonmetallic, in concealed locations where not exposed to moisture; use nonshrink, nonmetallic grout in exposed locations, unless otherwise indicated.

2. Pack grout solidly between bearing surfaces and plates to ensure that no voids remain.

3.4 ADJUSTING AND CLEANING

- A. Touchup Painting: Immediately after erection, clean field welds, bolted connections, and abraded areas. Paint uncoated and abraded areas with the same material as used for shop painting to comply with SSPC-PA 1 for touching up shop-painted surfaces.
 1. Apply by brush or spray to provide a minimum 2.0-mil dry film thickness.
- B. Touchup Painting: Cleaning and touchup painting of field welds, bolted connections, and abraded areas of shop paint are specified in Division 9 painting Sections.
- C. Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas and repair galvanizing to comply with ASTM A 780.

END OF SECTION 055000

SECTION 055100 - METAL STAIRS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

- 1. Preassembled steel stairs with precast concrete treads and steel risers.
 - 2. Steel tube railings attached to metal stairs.
 - 3. Steel tube handrails attached to walls adjacent to metal stairs.

- B. Related Sections:

- 1. Division 05 Section "Pipe and Tube Railings" for pipe and tube railings not attached to metal stairs or to walls adjacent to metal stairs.
 - 2. Division 06 Section "Rough Carpentry" for wood blocking for anchoring railings.
 - 3. Division 09 Section "Exterior Painting" for painting steel stairs.
 - 4. Division 09 Section "Joint Sealants" for sealants.

1.3 PERFORMANCE REQUIREMENTS

- A. Delegated Design: Design metal stairs, including comprehensive engineering analysis by a qualified professional engineer, using performance requirements and design criteria indicated.
- B. Structural Performance of Stairs: Metal stairs shall withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated.
 - 1. Uniform Load: 100 lbf/sq. ft. (4.79 kN/sq. m).
 - 2. Concentrated Load: 300 lbf (1.33 kN) applied on an area of 4 sq. in. (2580 sq. mm).
 - 3. Uniform and concentrated loads need not be assumed to act concurrently.
 - 4. Stair Framing: Capable of withstanding stresses resulting from railing loads in addition to loads specified above.
 - 5. Limit deflection of treads, platforms, and framing members to L/240 or 1/4 inch (6.4 mm), whichever is less.
- C. Structural Performance of Railings: Railings shall withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated.

1. Handrails and Top Rails of Guards:
 - a. Uniform load of 50 lbf/ ft. (0.73 kN/m) applied in any direction.
 - b. Concentrated load of 200 lbf (0.89 kN) applied in any direction.
 - c. Uniform and concentrated loads need not be assumed to act concurrently.
2. Infill of Guards:
 - a. Concentrated load of 50 lbf (0.22 kN) applied horizontally on an area of 1 sq. ft. (0.093 sq. m).
 - b. Infill load and other loads need not be assumed to act concurrently.

1.4 ACTION SUBMITTALS

- A. Product Data: For metal stair materials and the following:
 1. Precast concrete treads with non-slip surface finish texture.
 2. Paint products.
 3. Grout.
- B. Shop Drawings: Include plans, elevations, sections, details for stairs, guardrails and rails, and attachments to other work.
- C. Delegated-Design Submittal: For installed products indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For qualified professional engineer.
- B. Welding certificates.
- C. Paint Compatibility Certificates: From manufacturers of topcoats applied over shop primers certifying that shop primers are compatible with topcoats.
- D. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, for stairs and railings.
 1. Test railings according ASTM E 894 and ASTM E 935.

1.6 QUALITY ASSURANCE

- A. Installer Qualifications: Fabricator of products.

- B. NAAMM Stair Standard: Comply with "Recommended Voluntary Minimum Standards for Fixed Metal Stairs" in NAAMM AMP 510, "Metal Stairs Manual," for class of stair designated, unless more stringent requirements are indicated.
 - 1. Prefabricated Stairs: Architectural class.
- C. Welding Qualifications: Qualify procedures and personnel according to AWS D1.1/D1.1M, "Structural Welding Code - Steel."
- D. Welding Qualifications: Qualify procedures and personnel according to the following:
 - 1. AWS D1.1/D1.1M, "Structural Welding Code - Steel."
 - 2. AWS D1.3, "Structural Welding Code - Sheet Steel."

1.7 COORDINATION

- A. Coordinate selection of shop primers with topcoats to be applied over them. Comply with paint and coating manufacturers' written recommendations to ensure that shop primers and topcoats are compatible with one another.
- B. Coordinate installation of anchorages for metal stairs. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.
- C. Coordinate locations of hanger rods and struts with other work so that they will not encroach on required stair width and will be within the fire-resistance-rated stair enclosure.

PART 2 - PRODUCTS

2.1 METALS, GENERAL

- A. Metal Surfaces, General: Provide materials with smooth, flat surfaces unless otherwise indicated. For components exposed to view in the completed Work, provide materials without seam marks, roller marks, rolled trade names, or blemishes.

2.2 FERROUS METALS

- A. Steel Plates, Shapes, and Bars: ASTM A 36/A 36M.
- B. Steel Tubing: ASTM A 500 (cold formed) or ASTM A 513.
- C. Rolled-Steel Floor Plate: ASTM A 786/A 786M, rolled from plate complying with ASTM A 36/A 36M or ASTM A 283/A 283M, Grade C or D.
- D. Cast Iron: Either gray iron, ASTM A 48/A 48M, or malleable iron, ASTM A 47/A 47M, unless otherwise indicated.

- E. Uncoated, Cold-Rolled Steel Sheet: ASTM A 1008/A 1008M, structural steel, Grade 25 (Grade 170), unless another grade is required by design loads; exposed.
- F. Uncoated, Hot-Rolled Steel Sheet: ASTM A 1011/A 1011M, structural steel, Grade 30 (Grade 205), unless another grade is required by design loads.

2.3 FASTENERS

- A. General: Provide zinc-plated fasteners with coating complying with ASTM B 633 or ASTM F 1941 (ASTM F 1941M), Class Fe/Zn 12 for exterior use, and Class Fe/Zn 5 where built into exterior walls. Select fasteners for type, grade, and class required.
- B. Bolts and Nuts: Regular hexagon-head bolts, ASTM A 307, Grade A (ASTM F 568M, Property Class 4.6); with hex nuts, ASTM A 563 (ASTM A 563M); and, where indicated, flat washers.
- C. Anchor Bolts: ASTM F 1554, Grade 36, of dimensions indicated; with nuts, ASTM A 563 (ASTM A 563M); and, where indicated, flat washers.
 - 1. Provide mechanically deposited or hot-dip, zinc-coated anchor bolts for exterior stairs.
- D. Machine Screws: ASME B18.6.3 (ASME B18.6.7M).
- E. Lag Screws: ASME B18.2.1 (ASME B18.2.3.8M).
- F. Plain Washers: Round, ASME B18.22.1 (ASME B18.22M).
- G. Lock Washers: Helical, spring type, ASME B18.21.1 (ASME B18.21.2M).
- H. Post-Installed Anchors: Chemical anchors capable of sustaining, without failure, a load equal to six times the load imposed when installed in unit masonry and four times the load imposed when installed in concrete, as determined by testing according to ASTM E 488, conducted by a qualified independent testing agency.
 - 1. Material for Exterior Locations and Where Stainless Steel is Indicated: Alloy Group 2 (A4) stainless-steel bolts, ASTM F 593 (ASTM F 738M), and nuts, ASTM F 594 (ASTM F 836M).

2.4 MISCELLANEOUS MATERIALS

- A. Welding Rods and Bare Electrodes: Select according to AWS specifications for metal alloy welded.
- B. Low-Emitting Materials: Paints and coatings shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."

- C. Shop Primers: Provide primers that comply with Division 09 painting Sections.
- D. Universal Shop Primer: Fast-curing, lead- and chromate-free, universal modified-alkyd primer complying with MPI#79 and compatible with topcoat.
- E. Bituminous Paint: Cold-applied asphalt emulsion complying with ASTM D 1187.
- F. Nonshrink, Nonmetallic Grout: Factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C 1107. Provide grout specifically recommended by manufacturer for interior and exterior applications.

2.5 PRECAST CONCRETE TREADS

- A. Concrete Materials and Properties: Comply with requirements in Division 03 Section "Cast-in-Place Concrete" for normal-weight, ready-mixed concrete with a minimum 28-day compressive strength of 5000 psi (35 MPa) and a total air content of not less than 4 percent or more than 6 percent.
- B. Reinforcing Wire Fabric: Galvanized, welded wire fabric, 2 by 2 inches (50 by 50 mm) by 0.062-inch- (1.6-mm-) diameter wire; comply with ASTM A 185/A 185M and ASTM A 82/A 82M, except for minimum wire size.

2.6 FABRICATION, GENERAL

- A. Provide complete stair assemblies, including metal framing, hangers, struts, railings, clips, brackets, bearing plates, and other components necessary to support and anchor stairs and platforms on supporting structure.
 - 1. Join components by welding unless otherwise indicated.
 - 2. Use connections that maintain structural value of joined pieces.
 - 3. Fabricate treads and platforms of exterior stairs so finished walking surfaces slope to drain.
- B. Preassembled Stairs: Assemble stairs in shop to greatest extent possible. Disassemble units only as necessary for shipping and handling limitations. Clearly mark units for reassembly and coordinated installation.
- C. Cut, drill, and punch metals cleanly and accurately. Remove burrs and ease edges to a radius of approximately 1/32 inch (1 mm) unless otherwise indicated. Remove sharp or rough areas on exposed surfaces.
- D. Form bent-metal corners to smallest radius possible without causing grain separation or otherwise impairing work.
- E. Form exposed work with accurate angles and surfaces and straight edges.
- F. Weld connections to comply with the following:

1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
 2. Obtain fusion without undercut or overlap.
 3. Remove welding flux immediately.
 4. Weld exposed corners and seams continuously unless otherwise indicated.
 5. At exposed connections, finish exposed welds to comply with NOMMA's "Voluntary Joint Finish Standards" for Type 1 welds: no evidence of a welded joint.
- G. Form exposed connections with hairline joints, flush and smooth, using concealed fasteners where possible. Where exposed fasteners are required, use Phillips flat-head (countersunk) screws or bolts unless otherwise indicated. Locate joints where least conspicuous.
- H. Fabricate joints that will be exposed to weather in a manner to exclude water. Provide weep holes where water may accumulate.

2.7 STEEL-FRAMED STAIRS

- A. Stair Framing:
1. Fabricate stringers of steel tubes or channels.
 - a. Provide closures for exposed ends of channel and tube stringers.
 - b. Provide cross brace strapping field welded to underside of stringers to minimize lateral movement of installed assembly.
 2. Weld stringers to steel headers; weld or bolt framing members to stringers and headers. If using bolts, fabricate and join so bolts are not exposed on finished surfaces.

2.8 STAIR RAILINGS

- A. Comply with applicable requirements in Division 05 Section "Pipe and Tube Railings"
1. Connect posts to stair framing by direct welding unless otherwise indicated.
- B. Steel Tube Railings: Fabricate railings to comply with requirements indicated for design, dimensions, details, finish, and member sizes, including wall thickness of tube, post spacings, and anchorage, but not less than that needed to withstand indicated loads.
1. Rails and Posts: 1-5/8-inch- (41-mm-) diameter top and bottom rails and 1-5/8-inch- (41-mm-) diameter posts.
 2. Picket Infill: 1/2-inch- (13-mm-) square pickets spaced less than 4 inches (100 mm) o.c..
 3. Intermediate Rails Infill: 1-5/8-inch- (41-mm-) diameter.
- C. Welded Connections: Fabricate railings with welded connections. Cope components at connections to provide close fit, or use fittings designed for this purpose. Weld all around at connections, including at fittings.

1. Finish welds to comply with NOMMA's "Voluntary Joint Finish Standards" for Type 1 welds: no evidence of a welded joint.
- D. Form changes in direction of railings as follows:
 1. By inserting prefabricated flush-elbow fittings.
- E. Form simple and compound curves by bending members in jigs to produce uniform curvature for each repetitive configuration required; maintain cross section of member throughout entire bend without buckling, twisting, cracking, or otherwise deforming exposed surfaces of components.
- F. Close exposed ends of railing members with prefabricated end fittings.
- G. Provide wall returns at ends of wall-mounted handrails unless otherwise indicated. Close ends of returns unless clearance between end of rail and wall is 1/4 inch (6 mm) or less.
- H. Brackets, Flanges, Fittings, and Anchors: Provide wall brackets, end closures, flanges, miscellaneous fittings, and anchors for interconnecting components and for attaching to other work. Furnish inserts and other anchorage devices for connecting to concrete or masonry work.
 1. Connect posts to stair framing by direct welding unless otherwise indicated.
 2. For nongalvanized railings, provide nongalvanized ferrous-metal fittings, brackets, fasteners, and sleeves.
- I. Fillers: Provide fillers made from steel plate, or other suitably crush-resistant material, where needed to transfer wall bracket loads through wall finishes to structural supports. Size fillers to suit wall finish thicknesses and to produce adequate bearing area to prevent bracket rotation and overstressing of substrate.

2.9 FINISHES

- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- B. Finish metal stairs after assembly.
- C. Preparation for Shop Priming: Prepare uncoated ferrous-metal surfaces to comply with [SSPC-SP 6/NACE No. 3, "Commercial Blast Cleaning."
- D. Apply shop primer to uncoated surfaces of metal stair components.. Comply with SSPC-PA 1, "Paint Application Specification No. 1: Shop, Field, and Maintenance Painting of Steel," for shop painting.
 1. Stripe paint corners, crevices, bolts, welds, and sharp edges.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

- A. Fastening to In-Place Construction: Provide anchorage devices and fasteners where necessary for securing metal stairs to in-place construction. Include stainless steel threaded fasteners for concrete and masonry inserts, through-bolts, lag bolts, and other connectors and fasteners..
- B. Cutting, Fitting, and Placement: Perform cutting, drilling, and fitting required for installing metal stairs. Set units accurately in location, alignment, and elevation, measured from established lines and levels and free of rack.
- C. Fit exposed connections accurately together to form hairline joints. Weld connections that are not to be left as exposed joints but cannot be shop welded because of shipping size limitations.
- D. Field Welding: Comply with requirements for welding in "Fabrication, General" Article.
- E. Install precast concrete treads with adhesive and fasteners supplied by manufacturer.

3.2 INSTALLING RAILINGS

- A. Adjust railing systems before anchoring to ensure matching alignment at abutting joints. Space posts at spacing indicated or, if not indicated, as required by design loads. Plumb posts in each direction. Secure posts and rail ends to building construction as follows:
 - 1. Anchor posts to steel by welding directly to steel supporting members.
 - 2. Anchor handrail ends to substrates with steel round flanges welded to rail ends and anchored with postinstalled stainless steel anchors and bolts.
- B. Attach handrails to wall with wall brackets. Use type of bracket with flange tapped for concealed anchorage to threaded hanger bolt or as indicated on accepted shop drawings. Provide bracket with 1-1/2-inch (38-mm) minimum clearance from inside face of handrail and finished wall surface. Locate brackets as indicated on accepted shop drawings or, if not indicated, at spacing required to support structural loads. Secure wall brackets to building construction as required to comply with performance requirements and as follows:
 - 1. For wood stud partitions, use stainless steel hanger or lag bolts set into studs or wood backing between studs. Coordinate with carpentry work to locate blocking and backing members. Set fasteners and brackets in full bed of sealant

3.3 ADJUSTING AND CLEANING

- A. Touchup Painting: Immediately after erection, clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with same material as used for shop painting to comply with SSPC-PA 1 for touching up shop-primed surfaces.

1. Apply by brush or spray to provide a minimum 2.0-mil (0.05-mm) dry film thickness.
- B. Touchup Painting: Cleaning and touchup painting of field welds, bolted connections, and abraded areas of shop prime paint are specified in Division 09 painting Sections.

END OF SECTION 055100

SECTION 055213 - PIPE AND TUBE RAILINGS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Aluminum pipe and tube railings.
- B. Related Sections:
 - 1. Division 05 Section "Metal Stairs" for steel tube railings associated with metal stairs.
 - 2. Division 06 Section "Rough Carpentry" for wood blocking for anchoring railings.
 - 3. Division 09 Section "Exterior Painting" for applied finishes.
 - 4. Division 09 Section "Joint Sealants" for sealants associated with installation.

1.3 PERFORMANCE REQUIREMENTS

- A. Delegated Design: Design railings, including comprehensive engineering analysis by a qualified professional engineer, using performance requirements and design criteria indicated.
- B. General: In engineering railings to withstand structural loads indicated, determine allowable design working stresses of railing materials based on the following:
 - 1. Steel: 72 percent of minimum yield strength.
 - 2. Aluminum: The lesser of minimum yield strength divided by 1.65 or minimum ultimate tensile strength divided by 1.95.
- C. Structural Performance: Railings shall withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated as minimum requirements or as required by authorities having jurisdiction. The more stringent requirements apply.
 - 1. Handrails and Top Rails of Guards:
 - a. Uniform load of 50 lbf/ ft. (0.73 kN/m) applied in any direction.
 - b. Concentrated load of 200 lbf (0.89 kN) applied in any direction.
 - c. Uniform and concentrated loads need not be assumed to act concurrently.
 - 2. Infill of Guards:

- a. Concentrated load of 50 lbf (0.22 kN) applied horizontally on an area of 1 sq. ft. (0.093 sq. m).
 - b. Infill load and other loads need not be assumed to act concurrently.
- D. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes acting on exterior metal fabrications by preventing buckling, opening of joints, overstressing of components, failure of connections, and other detrimental effects.
 - 1. Temperature Change: 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.
- E. Control of Corrosion: Prevent galvanic action and other forms of corrosion by insulating metals and other materials from direct contact with incompatible materials.

1.4 ACTION SUBMITTALS

- A. Product Data: For the following:
 - 1. Manufacturer's product lines of mechanically connected railings.
 - 2. Railing brackets.
 - 3. Grout, anchoring cement, and paint products.
- B. Shop Drawings: Include plans, elevations, sections, details, accessories, fasteners and details of attachments to other work.
- C. Samples for Initial Selection: For products involving selection of color, texture, or design.
- D. Samples for Verification: For each type of exposed finish required.
 - 1. Sections of each distinctly different linear railing member, including handrails, top rails, posts, and balusters.
 - 2. Fittings and brackets.
 - 3. Assembled Sample of railing system, made from full-size components, including top rail, post, handrail, and infill. Sample need not be full height.
 - a. Show method of finishing and connecting members at intersections.
- E. Delegated-Design Submittal: For installed products indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For qualified professional engineer.
- B. Mill Certificates: Signed by manufacturers of metal products certifying that products furnished comply with requirements.

- C. Welding certificates.
- D. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, according to ASTM E 894 and ASTM E 935.

1.6 QUALITY ASSURANCE

- A. Source Limitations: Obtain each type of railing from single source from single manufacturer.
- B. Welding Qualifications: Qualify procedures and personnel according to the following:
 - 1. AWS D1.2/D1.2M, "Structural Welding Code - Aluminum."

1.7 PROJECT CONDITIONS

- A. Field Measurements: Verify actual locations of walls and other construction contiguous with metal fabrications by field measurements before fabrication.

1.8 COORDINATION AND SCHEDULING

- A. Coordinate installation of anchorages for railings. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.
- B. Schedule installation so wall attachments are made only to completed walls. Do not support railings temporarily by any means that do not satisfy structural performance requirements.

PART 2 - PRODUCTS

2.1 METALS, GENERAL

- A. Metal Surfaces, General: Provide materials with smooth surfaces, without seam marks, roller marks, rolled trade names, stains, discolorations, or blemishes.
- B. Brackets, Flanges, and Anchors: Cast or formed metal of same type of material and finish as supported rails unless otherwise indicated.

2.2 ALUMINUM

- A. Aluminum, General: Provide alloy and temper recommended by aluminum producer and finisher for type of use and finish indicated, and with not less than the strength and durability properties of alloy and temper designated below for each aluminum form required.
- B. Extruded Bars and Tubing ASTM B 221 (ASTM B 221M), Alloy 6063-T5/T52.

- C. Extruded Structural Pipe and Round Tubing ASTM B 429/B 429M, Alloy 6063-T6.
 - 1. Provide Standard Weight (Schedule 40) pipe, unless otherwise indicated.
- D. Drawn Seamless Tubing: ASTM B 210 (ASTM B 210M), Alloy 6063-T832.
- E. Plate and Sheet: ASTM B 209 (ASTM B 209M), Alloy 6061-T6.
- F. Die and Hand Forgings: ASTM B 247 (ASTM B 247M), Alloy 6061-T6.
- G. Castings: ASTM B 26/B 26M, Alloy A356.0-T6.

2.3 FASTENERS

- A. General: Provide the following:
 - 1. Aluminum Railings: Type 304 stainless-steel fasteners.
- B. Fasteners for Anchoring Railings to Other Construction: Select fasteners of type, grade, and class required to produce connections suitable for anchoring railings to other types of construction indicated and capable of withstanding design loads.
- C. Fasteners for Interconnecting Railing Components:
 - 1. Provide concealed fasteners for interconnecting railing components and for attaching them to other work, unless otherwise indicated.
 - 2. Provide concealed fasteners for interconnecting railing components and for attaching them to other work, unless exposed fasteners are unavoidable or are the standard fastening method for railings indicated.
 - 3. Provide square or hex socket flat-head machine screws for exposed fasteners unless otherwise indicated.
- D. Post-Installed Anchors: Chemical anchors capable of sustaining, without failure, a load equal to six times the load imposed when installed in unit masonry and four times the load imposed when installed in concrete, as determined by testing according to ASTM E 488, conducted by a qualified independent testing agency.
 - 1. Material for Exterior Locations and where stainless steel is indicated: Alloy Group 1 (A1) stainless-steel bolts, ASTM F 593 (ASTM F 738M), and nuts, ASTM F 594 (ASTM F 836M).

2.4 MISCELLANEOUS MATERIALS

- A. Welding Rods and Bare Electrodes: Select according to AWS specifications for metal alloy welded.

1. For aluminum railings, provide type and alloy as recommended by producer of metal to be welded and as required for color match, strength, and compatibility in fabricated items.
- B. Low-Emitting Materials: Paints and coatings shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."
- C. Bituminous Paint: Cold-applied asphalt emulsion complying with ASTM D 1187.
- D. Nonshrink, Nonmetallic Grout: Factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C 1107. Provide grout specifically recommended by manufacturer for interior and exterior applications.
- E. Anchoring Cement: Factory-packaged, nonshrink, nonstaining, hydraulic-controlled expansion cement formulation for mixing with water at Project site to create pourable anchoring, patching, and grouting compound.
1. Water-Resistant Product: Provide formulation that is resistant to erosion from water exposure without needing protection by a sealer or waterproof coating and that is recommended by manufacturer for exterior use.

2.5 FABRICATION

- A. General: Fabricate railings to comply with requirements indicated for design, dimensions, member sizes and spacing, details, finish, and anchorage, but not less than that required to support structural loads.
- B. Assemble railings in the shop to greatest extent possible to minimize field splicing and assembly. Disassemble units only as necessary for shipping and handling limitations. Clearly mark units for reassembly and coordinated installation. Use connections that maintain structural value of joined pieces.
- C. Cut, drill, and punch metals cleanly and accurately. Remove burrs and ease edges to a radius of approximately 1/32 inch (1 mm) unless otherwise indicated. Remove sharp or rough areas on exposed surfaces.
- D. Form work true to line and level with accurate angles and surfaces.
- E. Fabricate connections that will be exposed to weather in a manner to exclude water. Provide weep holes where water may accumulate.
- F. Cut, reinforce, drill, and tap as indicated to receive finish hardware, screws, and similar items.
- G. Connections: Fabricate railings with either welded or nonwelded connections according to accepted shop drawings unless otherwise indicated.

- H. Welded Connections: Cope components at connections to provide close fit, or use fittings designed for this purpose. Weld all around at connections, including at fittings.
 - 1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
 - 2. Obtain fusion without undercut or overlap.
 - 3. Remove flux immediately.
 - 4. At exposed connections, finish exposed surfaces smooth and blended so no roughness shows after finishing and welded surface matches contours of adjoining surfaces.
- I. Welded Connections for Aluminum Pipe: Fabricate railings to interconnect members with concealed internal welds that eliminate surface grinding, using manufacturer's standard system of sleeve and socket fittings.
- J. Nonwelded Connections: Connect members with concealed mechanical fasteners and fittings. Fabricate members and fittings to produce flush, smooth, rigid, hairline joints.
 - 1. Fabricate splice joints for field connection using an epoxy structural adhesive if this is manufacturer's standard splicing method.
- K. Form changes in direction as follows:
 - 1. By radius bends of radius indicated or [by inserting prefabricated elbow fittings of radius indicated.
- L. Bend members in jigs to produce uniform curvature for each configuration required; maintain cross section of member throughout entire bend without buckling, twisting, cracking, or otherwise deforming exposed surfaces of components.
- M. Close exposed ends of railing members with prefabricated end fittings.
- N. Provide wall returns at ends of wall-mounted handrails unless otherwise indicated. Close ends of returns unless clearance between end of rail and wall is 1/4 inch (6 mm) or less.
- O. Brackets, Flanges, Fittings, and Anchors: Provide wall brackets, flanges, miscellaneous fittings, and anchors to interconnect railing members to other work unless otherwise indicated.
 - 1. At brackets and fittings fastened to plaster or gypsum board partitions, provide crush-resistant fillers, or other means to transfer loads through wall finishes to structural supports and prevent bracket or fitting rotation and crushing of substrate.
- P. Provide inserts and other anchorage devices for connecting railings to concrete or masonry work. Fabricate anchorage devices capable of withstanding loads imposed by railings. Coordinate anchorage devices with supporting structure.

2.6 FINISHES, GENERAL

- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- C. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.
- D. Provide exposed fasteners with finish matching appearance, including color and texture, of railings.

2.7 ALUMINUM FINISHES

- A. High-Performance Organic Finish: Three-coat fluoropolymer finish complying with AAMA 2605 and containing not less than 70 percent PVDF resin by weight in both color coat and clear topcoat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
 - 1. Color and Gloss: As selected by Architect from manufacturer's full range.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine plaster and gypsum board assemblies, where reinforced to receive anchors, to verify that locations of concealed reinforcements have been clearly marked for Installer. Locate reinforcements and mark locations if not already done.

3.2 INSTALLATION, GENERAL

- A. Fit exposed connections together to form tight, hairline joints.
- B. Perform cutting, drilling, and fitting required for installing railings. Set railings accurately in location, alignment, and elevation; measured from established lines and levels and free of rack.
 - 1. Do not weld, cut, or abrade surfaces of railing components that have been coated or finished after fabrication and that are intended for field connection by mechanical or other means without further cutting or fitting.
 - 2. Set posts plumb within a tolerance of 1/16 inch in 3 feet (2 mm in 1 m).

3. Align rails so variations from level for horizontal members and variations from parallel with rake of steps and ramps for sloping members do not exceed 1/4 inch in 12 feet (5 mm in 3 m).
- C. Corrosion Protection: Coat concealed surfaces of aluminum that will be in contact with grout, concrete, masonry, wood, or dissimilar metals, with a heavy coat of bituminous paint.
- D. Adjust railings before anchoring to ensure matching alignment at abutting joints.
- E. Fastening to In-Place Construction: Use anchorage devices and fasteners where necessary for securing railings and for properly transferring loads to in-place construction. Bed fasteners penetrating building envelope in sealant.

3.3 RAILING CONNECTIONS

- A. Nonwelded Connections: Use mechanical or adhesive joints for permanently connecting railing components. Seal recessed holes of exposed locking screws using plastic cement filler colored to match finish of railings.
- B. Welded Connections: Use fully welded joints for permanently connecting railing components. Comply with requirements for welded connections in "Fabrication" Article whether welding is performed in the shop or in the field.
- C. Expansion Joints: Install expansion joints at locations indicated but not farther apart than required to accommodate thermal movement. Provide slip-joint internal sleeve extending 2 inches (50 mm) beyond joint on either side, fasten internal sleeve securely to one side, and locate joint within 6 inches (150 mm) of post.

3.4 ATTACHING RAILINGS

- A. Anchor railing ends at walls with round flanges anchored to wall construction and welded to railing ends or connected to railing ends using nonwelded connections as indicated on accepted shop drawings.
- B. Attach railings to wall with wall brackets, except where end flanges are used. Provide brackets with 1-1/2-inch (38-mm) clearance from inside face of handrail and finished wall surface. Locate brackets as indicated or, if not indicated, at spacing required to support structural loads.
 1. Use type of bracket with flange tapped for concealed anchorage to threaded hanger bolt or predrilled hole for exposed bolt anchorage as indicated on accepted shop drawings. Set flange and fasteners in full bed of sealant.
 2. Locate brackets as indicated or, if not indicated, at spacing required to support structural loads.
- C. Secure intermediate post flanges to building construction as follows using chemical anchor fasteners as stipulated in accepted submittal according to manufacturer's instructions. Set flange plates in full bed of sealant.

- D. Secure wall brackets and railing end flanges to building construction as follows:
 - 1. For wood stud partitions, use stainless steel bolts set into studs or wood backing between studs fully bedded in sealant. Coordinate with carpentry work to locate backing members and blocking.

3.5 ADJUSTING AND CLEANING

- A. Clean aluminum by washing thoroughly with clean water and soap and rinsing with clean water.
- B. Touchup Painting: Immediately after erection, clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with the same material as used for shop painting to comply with SSPC-PA 1 for touching up shop-painted surfaces.
 - 1. Apply by brush or spray to provide a minimum 2.0-mil (0.05-mm) dry film thickness.
- C. Touchup Painting: Cleaning and touchup painting of field welds, bolted connections, and abraded areas of shop paint are specified in Division 09 painting Sections.

3.6 PROTECTION

- A. Protect finishes of railings from damage during construction period with temporary protective coverings approved by railing manufacturer. Remove protective coverings at time of Substantial Completion.

END OF SECTION 055213

SECTION 061000 - ROUGH CARPENTRY

PART 1 - GENERAL

1.01 SUMMARY

- A. Section Includes:
 - 1. Carpentry work not specified as part of other sections and which generally is not exposed, except as otherwise indicated.
 - 2. Rough carpentry for:
 - a. Wood framing.
 - b. Timbers for posts.
 - c. Timbers for beams.
 - d. Miscellaneous lumber for attachment and support of other work.
 - 3. Anti-fungal and anti-microbial agent application to rough carpentry.
- B. Related Sections:
 - 1. Division 06 Section 061753 Metal Plate Connected Wood Trusses.
 - 2. Division 06 Section 061600 Sheathing.

1.02 DEFINITIONS

- A. Exposed: Wood products that will be exposed to view when work is completed, with or without a paint or stain finish.

1.03 ACTION SUBMITTALS

- A. Product Data: For each type of process and factory-fabricated product. Indicate component materials and dimensions and include construction and application details.
 - 1. Include data for wood-preservative treatment from chemical treatment manufacturer and certification by treating plant that treated materials comply with requirements. Indicate type of preservative used and net amount of preservative retained.
 - 2. For products receiving a waterborne treatment, include statement that moisture content of treated materials was reduced to levels specified before shipment to Project site.
 - 3. Include copies of warranties from chemical treatment manufacturers for each type of treatment.
 - 4. Product data for anti-fungal and anti-microbial treatment products.

1.04 QUALITY ASSURANCE

- A. Structural drawings and notes supercede these specifications.
- B. Lumber: Comply with NIST PS 20 and grading rules and inspection agencies.
- C. Grade Stamps for Concealed Lumber: Each piece of lumber, applied by inspection

agency and showing compliance with each specified requirement.

1.05 DELIVERY STORAGE AND HANDLING

- A. Protect wood products against moisture and dimensional changes. Support stacks at several uniformly spaced points to prevent deformation. Store stacks raised above ground. Cover to protect from rain and snow. Select and arrange cover to allow air circulation under and all around stacks to prevent condensation. Maintain and restore displaced coverings. Remove from the site any wood products that have been subjected to moisture or that do not comply with the specified moisture requirements.

PART 2 - PRODUCTS

2.01 DIMENSION LUMBER

- A. Size: Provide nominal sizes indicated, complying with NIST PS 20 except where actual sizes are specifically required.
 - 1. Surfacing: Dressed lumber (S4S).
 - 2. Moisture content: S-dry or MC19 (19 percent maximum moisture content).
- B. Stud Framing: See Structural Drawings.
- C. Joist and Small Beam Framing: See structural drawings.
- D. Rafter Framing: See structural drawings.
- E. Framing Lumber: Provide lumber of species and grades indicated on the drawings.
- F. Miscellaneous Lumber: Provide dimension lumber and boards necessary for the support of work specified in other sections, whether or not specifically indicated, and including but not limited to blocking, nailers, etc.
 - 1. Moisture content: 19 percent maximum (S-dry).
 - 2. Lumber: S4S, No. 2 or standard grade.
 - 3. Boards: Construction, 2 common, or No. 2 grade.

2.02 BOARDS - LESS THAN 2 INCHES THICKNESS

- A. Moisture Content: S-dry (19 percent maximum).
- B. Surfacing: S2S.

2.03 DECAY TREATED WOOD: Resistant to decay and termites. Water borne pressure preservative treatment to comply with AWPB standards C2 and C9. Comply with AWPB Standards LP-2 for above ground items and LP-22 for ground contact.

- 1. MANUFACTURERS/TYPES
 - a. Hickson Corporation, "Wolmanized".

- b. OSMOSE: "K33".
- 2. LOCATIONS: Install treated wood where wood contacts soil and concrete.
- 3. RIPPING: Ripping of treated wood is not permitted.

2.04 EXTERIOR FINISH LUMBER

- 1. EXPOSED TO VIEW FRAMING LUMBER: As specified above for general lumber. Lumber used for and around stairs shall be culled to be free of splits and knots.
- 2. EXTERIOR TRIM: Douglas Fir No. 2 or better or Western Red Cedar free of splits, tight sound knots, S4S, 3/4 (three - quarter) thickness, unless noted otherwise on drawings. Cull to eliminate rough and otherwise defective material. (Scarf joints are unacceptable.)
 - a. Provide a sample to the Owner for approval, at least 3 ft by 2 inch by 3/4 inch.

2.05 MISCELLANEOUS MATERIALS

- A. Fasteners: Provide as required by applicable codes and as otherwise indicated.
 - 1. Provide fasteners with a hot-dip zinc coating (ASTM A 153) for treated lumber and where wood is in ground contact, subjected to high relative humidity, or exposed to weather.
- B. Framing Connectors and Supports: Simpson or equivalent. Prefabricated, formed steel units; hot-dip galvanized finish unless otherwise indicated; type and size as required; approved by applicable codes. Provide type where nailing flanges are "turned in" so that nails are not exposed.
- C. Sill Sealer Gaskets: Glass fiber insulation strips; uncompressed thickness, 1 inch (1/32 inch compressed); width to match sill members.
- D. NAIL STOPPERS: Simpson NS-1 and NS-2 as required. Coordinate with Division 15 trades for location requirements generally where pipes pass thru bored or notched studs or joists to protect pipes from gypsum board nails or screws.
- E. Anti-fungal treatment: A fungicide mixture with insecticide additive complying with all applicable environmental, health and safety regulations for the designated use and acceptable to the authorities having jurisdiction.
- F. Microbial inhibitor treatment: An anti-microbial mixture complying with all applicable environmental, health and safety regulations for the designated use and acceptable to the authorities having jurisdiction.

PART 3 - EXECUTION

3.01 INSTALLATION - GENERAL

- A. Arrange work to use full length pieces except where lengths would exceed commercially

available lengths. Discard pieces with defects that would lower the required strength or appearance of the work.

- B. Cut and fit members accurately. Install plumb and true to line and level.
- C. Fasten carpentry in accordance with applicable codes and recognized standards.
- D. Where exposed, countersink nails and fill flush with suitable wood filler.
- E. Use fasteners of appropriate type and length. Predrill members when necessary to avoid splitting wood.
- F. Nailing - per structural drawings and nailing schedule.

3.02 MISCELLANEOUS CARPENTRY

- A. Provide miscellaneous blocking, nailers, grounds, and framing as shown and as required for support of facing materials, fixtures, specialty items, and trim. Cut and shape to the required size. Provide in locations required by other work.
- B. Use countersunk fasteners appropriate to applied loading.

3.03 WOOD FRAMING - GENERAL

- A. Comply with sizes, spacing, and configurations indicated. Where not specifically indicated, comply with applicable codes and NFPA "Manual for Wood Frame Construction." Splice members only where specifically indicated or approved.
- B. Space fasteners as indicated. Where not specifically indicated, comply with applicable codes and the "Recommended Nailing Schedule" of NFPA "Manual for Wood Frame Construction" and "National Design Specification for Wood Construction."
- C. Fire stops: Stops of nominal 2-inch-thick lumber in the following typical locations, and where otherwise indicated.
 - 1. Each floor level and ceiling of top story.
 - 2. Concealed vertical spaces over 10 feet in height occurring in stud walls and partitions, including furred walls.
 - 3. Interconnections of concealed vertical and horizontal spaces such as at soffits, drop ceilings, and cove ceilings.
- D. FLOOR AND ROOF FRAMING:
 - 1. Set joists and beams with crown up.
 - 2. Joists and beams shall be continuous for full span of member.
 - 3. Holes may be drilled at center of joist only, with maximum diameter no greater than one-fourth of member depth. No other cutting or notching permitted.
 - 4. Frame around openings with double headers same size as joists, except where otherwise shown on Drawings.
 - 5. Use joist or beam hangers for all members not resting directly on top of supporting

- member.
6. Exposed beams shall be spliced only where shown on Drawings.
 7. Beams shall be continuous over supports where indicated and shall be spliced only as indicated on Drawings.
 8. Ridges, hips and valleys shall be two inches deeper than rafters with a minimum 6 48 inch lap splice.
- E. TOP PLATES: Doubled with joints staggered. Provide 1/2 inch minimum clearance between top plate of interior partitions and bottom chord of trusses. Use Simpson truss clips or approved equivalent.
- F. NOTCHING AND BORING (UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS):
1. EXTERIOR STUDS AND BEARING WALLS (NOTCHING): Maximum 25 percent of stud width.
 2. NONBEARING PARTITIONS (NOTCHING): Maximum 25 percent of stud width, unless approved otherwise by Architect in writing or studs are adequately reinforced.
 3. BORING: Maximum diameter of hole 40 percent of stud width, not nearer than 8 inch from edge.
 4. WOOD TRUSSES JOINTS: Not permitted unless approved by structural engineer in writing.
 5. OTHER NOTCHING AND BORING will require approval of Architect.
 6. HOLES: Drill bolt holes 1/16 inch larger than bolt diameter.
- G. NAILING: Minimum requirements noted on structural drawings.
- H. WALL BLOCKING: Provide horizontal 2" x 4" wood blocking behind wall-mounted toilet accessories and fixtures and other required items.
- I. FELT SEPARATION: Wherever required by Code isolate attached wood framing against sheathing with No. 15 building felt.
- J. FASTENING EXTERIOR WALL SILL PLATES: Anchor with minimum 1/2 inch diameter bolts at 48" OC, not less than two anchor bolts for any one-piece and within 12 inches of ends. Embed bolts minimum of 7 inches into concrete or equivalent power actuated fasteners unless restricted by codes.
1. WASHERS: Provide between wood and head or nut.
 2. Set exterior wood sills and wood sill plates at unconditioned areas on fiberglass (1" uncompressed and 1/32" compressed seal sealer insulation strips. Width to match sill plates.
- K. FASTENING INTERIOR SILL PLATES TO CONCRETE: 1/8 inch gun driven pins 8 inches OC, 3/4 inch minimum penetration; or 9/64 inch pins at 48 inches OC, one inch minimum penetration. Start pins 12 inches from ends.
1. LOAD BEARING AND SHEARWALLS: See structural drawings for shearwall anchoring requirements.

3.04 TIMBER FRAMING

- A. Install beams and girders crown edge up, with at least 4 inches bearing on supports.
- B. Wood Posts: Secure to supporting and supported members using approved anchoring devices as indicated.

3.05 BOARD SHEATHING AND SUBFLOORING

- A. Locate end joints over supports unless end matched boards are used. Separate joints in adjacent boards by at least one joist or stud space. Separate joints over the same support by at least two boards. Nail 6-inch-wide boards using two 8d nails at intermediate supports and three at diaphragm boundaries. Nail 8-inch and wider boards using three 8d nails at intermediate supports and four at diaphragm boundaries.

3.06 WOOD TRIM

- A. PIECES LESS THAN 12 FT LONG shall be without splices.
- B. PIECES OVER 12 FT LONG: Use scarf (angle cut) joint, joints 12 ft. apart minimum.

END OF SECTION 610000

SECTION 061600 - SHEATHING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

- 1. Wall sheathing.
 - 2. Roof sheathing.
 - 3. Subflooring.
 - 4. Underlayment.
 - 5. Sheathing joint and penetration treatment.

- B. Related Requirements:

- 1. Division 06 Section "Rough Carpentry" for plywood backing panels.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of process and factory-fabricated product. Indicate component materials and dimensions and include construction and application details.

- 1. Include data for wood-preserved treatment from chemical treatment manufacturer and certification by treating plant that treated plywood complies with requirements. Indicate type of preservative used and net amount of preservative retained.
 - 2. For products receiving a waterborne treatment, include statement that moisture content of treated materials was reduced to levels specified before shipment to Project site.
 - 3. Include copies of warranties from chemical treatment manufacturers for each type of treatment.

1.4 INFORMATIONAL SUBMITTALS

- A. Evaluation Reports: For following products, from ICC-ES:

- 1. Preservative-treated plywood.

1.5 QUALITY ASSURANCE

- A. Structural Drawings and Notes supersede these specifications.
- B. Testing Agency Qualifications: For testing agency providing classification marking for fire-retardant-treated material, an inspection agency acceptable to authorities having jurisdiction that periodically performs inspections to verify that the material bearing the classification marking is representative of the material tested.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Stack panels flat with spacers beneath and between each bundle to provide air circulation. Protect sheathing from weather by covering with waterproof sheeting, securely anchored. Provide for air circulation around stacks and under coverings.

PART 2 - PRODUCTS

2.1 WOOD PANEL PRODUCTS

- A. Emissions: Products shall meet the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."
- B. Plywood: Either DOC PS 1 or DOC PS 2 unless otherwise indicated.
- C. Oriented Strand Board: DOC PS 2.
- D. Thickness: As needed to comply with requirements specified, but not less than thickness indicated.
- E. Factory mark panels to indicate compliance with applicable standard.

2.2 PRESERVATIVE-TREATED PLYWOOD

- A. Preservative Treatment by Pressure Process: AWPAC U1; Use Category UC2 for interior construction not in contact with the ground, Use Category UC3b for exterior construction not in contact with the ground, and Use Category UC4a for items in contact with the ground.
 - 1. Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic or chromium.
- B. Mark plywood with appropriate classification marking of an inspection agency acceptable to authorities having jurisdiction.
- C. Application: Treat items indicated on Drawings and plywood in contact with masonry or concrete or used with roofing, flashing, vapor barriers, and waterproofing.

2.3 WALL SHEATHING

- A. Plywood Wall Sheathing: Exterior, Structural I sheathing.
 - 1. Span Rating: Not less than 32/16.
 - 2. Nominal Thickness: Not less than 15/32 inch.
- B. Oriented-Strand-Board Wall Sheathing: Exposure 1, Structural I sheathing.
 - 1. Span Rating: Not less than 32/16.
 - 2. Nominal Thickness: Not less 15/32 inch.
- C. Glass-Mat Gypsum Wall Sheathing: ASTM C 1177/1177M.
 - 1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - a. CertainTeed Corporation; GlasRoc.
 - b. G-P Gypsum Corporation; Dens-Glass Gold.
 - c. National Gypsum Company; Gold Bond e(2)XP.
 - d. Temple-Inland Inc.; GreenGlass
 - e. United States Gypsum Co.; Securock.
 - 2. Type and Thickness: Type X, 5/8 inch (15.9 mm) thick.
 - 3. Size: 48 by 96 inches (1219 by 2438 mm) , 48 by 108 inches (1219 by 2743 mm) or 48 by 120 inches (1219 by 3048 mm) for vertical installation.

2.4 ROOF SHEATHING

- A. Plywood Roof Sheathing: Exterior, Structural I sheathing.
 - 1. Span Rating: Not less than 32/16.
 - 2. Nominal Thickness: Not less than 15/32 inch.
- B. Oriented-Strand-Board Roof Sheathing: Exposure 1, Structural I sheathing.
 - 1. Span Rating: Not less than 32/16.
 - 2. Nominal Thickness: Not less than 15/32 inch (11.9 mm).

2.5 SUBFLOORING AND UNDERLAYMENT

- A. Plywood Subflooring: Exposure 1, Structural I single-floor panels or sheathing.
 - 1. Span Rating: Not less than 48/24.
 - 2. Nominal Thickness: Not less than 23/32 inch (18.3 mm).
 - 3. Edge Detail: Tongue and groove.
- B. Oriented-Strand-Board Subflooring: Exposure 1, Structural I sheathing.

1. Span Rating: Not less than 48/24.
 2. Nominal Thickness: Not less than 23/32 inch (18.3 mm).
 3. Edge Detail: Tongue and groove.
- C. Underlayment, General: Provide underlayment in nominal thicknesses indicated or, if not indicated, not less than 1/4 inch (6.4 mm) over smooth subfloors and not less than 3/8 inch (9.5 mm) over board or uneven subfloors.
- D. Plywood Underlayment for Resilient Flooring: DOC PS 1, Exposure 1 Underlayment with fully sanded face.
- E. Plywood Underlayment for Ceramic Tile: DOC PS 1, Exterior, C-C Plugged, not less than 23/32-inch nominal thickness, for ceramic tile set in adhesive as noted by Architect.
- F. Plywood Underlayment for Carpet: DOC PS 1, Exposure 1, Underlayment.
- G. Hardboard Underlayment: ANSI A135.4, Class 4 (Service), Surface S1S; with back side sanded.

2.6 FASTENERS

- A. General: Provide fasteners of size and type indicated that comply with requirements specified on structural drawings.
1. For roof and wall sheathing, provide fasteners of stainless steel or steel with hot-dip zinc coating complying with ASTM A 153/A 153M as indicated.
- B. Nails, Brads, and Staples: ASTM F 1667.
- C. Power-Driven Fasteners: NES NER-272.
- D. Wood Screws: ASME B18.6.1.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

- A. Do not use materials with defects that impair quality of sheathing or pieces that are too small to use with minimum number of joints or optimum joint arrangement. Arrange joints so that pieces do not span between fewer than three support members.
- B. Cut panels at penetrations, edges, and other obstructions of work; fit tightly against abutting construction unless otherwise indicated.
- C. Securely attach to substrate by fastening as indicated, complying with the following:
1. NES NER-272 for power-driven fasteners.
 2. Table 2304.9.1, "Fastening Schedule," in ICC's "International Building Code."

- D. Use common wire nails unless otherwise indicated on architectural or structural drawings. Select fasteners of size that will not fully penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections. Install fasteners without splitting wood.
- E. Coordinate wall and roof sheathing installation with flashing and joint-sealant installation so these materials are installed in sequence and manner that prevent exterior moisture from passing through completed assembly.
- F. Do not bridge building expansion joints; cut and space edges of panels to match spacing of structural support elements.
- G. Coordinate sheathing installation with installation of materials installed over sheathing so sheathing is not exposed to precipitation or left exposed at end of the workday when rain is forecast.

3.2 WOOD STRUCTURAL PANEL INSTALLATION

- A. General: Comply with applicable recommendations in APA Form No. E30, "Engineered Wood Construction Guide," for types of structural-use panels and applications indicated.
- B. Fastening Methods: Fasten panels as indicated below:
 - 1. Combination Subfloor-Underlayment:
 - a. Nail to wood framing as noted on structural drawings.
 - b. Space panels 1/8 inch (3 mm) apart at edges and ends.
 - 2. Subflooring:
 - a. Nail to wood framing.
 - b. Space panels 1/8 inch (3 mm) apart at edges and ends.
 - 3. Wall and Roof Sheathing:
 - a. Nail to wood framing as noted on structural drawings.
 - b. Space panels 1/8 inch (3 mm) apart at edges and ends.
 - 4. Underlayment:
 - a. Nail to subflooring.
 - b. Space panels 1/32 inch (0.8 mm) apart at edges and ends.
 - c. Fill and sand edge joints of underlayment receiving resilient flooring immediately before installing flooring.

END OF SECTION 061600

SECTION 061753 – METAL PLATE-CONNECTED WOOD TRUSSES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Triangular-pitched roof trusses.
 - 2. Girder trusses.
 - 3. Parallel-chord floor trusses, bottom-chord bearing.
 - 4. Truss accessories.
- B. Related Sections: The following Sections contain requirements that relate to this Section:
 - 1. Division 06 Section "Rough Carpentry" for roof and floor sheathing of structural-use panels and dimension lumber for supplementary framing and permanent bracing.

1.3 PERFORMANCE REQUIREMENTS

- A. Structural Performance: Engineer, fabricate, and erect metal-plate-connected wood trusses to withstand design loads within limits and under conditions required.
 - 1. Design Loads: As indicated.
 - 2. Provide metal-plate-connected wood trusses capable of withstanding design loads indicated without exceeding ANSI/TPI 1 deflection limits.
- B. Engineering Responsibility: Engage a fabricator who uses a qualified professional engineer to prepare calculations, Shop Drawings, and other structural data for metal-plate-connected wood trusses.

1.4 SUBMITTALS

- A. Product Data for lumber, metal-plate connectors, metal framing connectors, bolts, and fasteners.
- B. Shop Drawings detailing location, pitch, span, camber, configuration, and spacing for each type of truss required; species, sizes, and stress grades of lumber to be used; splice details; type, size, material, finish, design values, and orientation and location of metal connector plates; and bearing details.
 - 1. Include truss Shop Drawings signed and sealed by the qualified professional engineer responsible for their preparation.
- C. Product certificates signed by officer of truss fabricating firm certifying that metal-plate-connected wood trusses supplied for Project comply with specified requirements and Shop Drawings.

- D. Material test reports from a qualified independent testing agency indicating and interpreting test results relative to compliance of fire-retardant-treated wood products with requirements indicated.
- E. Warranty of chemical treatment manufacturer for each type of treatment.
- F. Material certificates for dimension lumber specified to comply with minimum allowable unit stresses. Indicate species and grade selected for each use and design values approved by the American Lumber Standards Committee (ALSC) Board of Review.
- G. Wood treatment data as follows, including chemical treatment manufacturer's instructions for handling, storing, installing, and finishing treated materials:
 - 1. For each type of preservative-treated wood product, include certification by treating plant stating type of preservative solution and pressure process used, net amount of preservative retained, and compliance with applicable standards.
 - 2. For waterborne-treated products, include statement that moisture content of treated materials was reduced to levels indicated before shipment to truss fabricator.
 - 3. For fire-retardant-treated wood products, include certification by treating plant that treated materials comply with specified standard and other requirements as well as data relative to bending strength, stiffness, and fastener-holding capacities of treated materials.
- H. Research or evaluation reports of the model code organization acceptable to authorities having jurisdiction that evidence the following products' compliance with building code in effect for Project.
 - 1. Fire-retardant-treated wood.
 - 2. Metal-plate connectors.
 - 3. Metal framing connectors.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: Engage an experienced Installer who has completed wood truss installation similar in material, design, and extent to that indicated for this Project and with a record of successful in-service performance.
- B. Fabricator's Qualifications: Engage a firm that complies with the following requirements for quality control and is experienced in fabricating metal-plate-connected wood trusses similar to those indicated for this Project and with a record of successful in-service performance:
 - 1. Fabricator participates in a recognized quality-assurance program that involves inspection by SPIB; Timber Products Inspection, Inc.; Truss Plate Institute (TPI); or other independent inspecting and testing agency acceptable to Architect and authorities having jurisdiction.
- C. Comply with applicable requirements and recommendations of the following publications:
 - 1. ANSI/TP1 1, "National Design Standard for Metal-Plate-Connected Wood Truss Construction."
 - 2. TPI HIB "Commentary and Recommendations for Handling Installing & Bracing Metal Plate Connected Wood Trusses."

3. TPI DSB "Recommended Design Specification for Temporary Bracing of Metal Plate Connected Wood Trusses."
 - D. Metal-Plate Connector Manufacturer's Qualifications: A manufacturer that is a member of TPI and that complies with TPI quality-control procedures for manufacture of connector plates published in ANSI/TPI 1.
 - E. Single-Source Responsibility for Connector Plates: Provide metal connector plates from one source and by a single manufacturer.
 - F. Wood Structural Design Standard: Comply with applicable requirements of AFPA's "National Design Specification for Wood Construction" and its "Supplement."
 - G. Single-Source Engineering Responsibility: Provide trusses engineered by metal-plate connector manufacturer to support superimposed dead and live loads indicated, with design approved and certified by a qualified professional engineer.
 - H. Professional Engineer Qualifications: A professional engineer who is legally authorized to practice in the State of Tennessee and who is experienced in providing engineering services of the kind indicated that have resulted in installing metal-plate-connected wood trusses similar to those indicated for this Project and with a record of successful in-service performance.
- 1.6 DELIVERY, STORAGE, AND HANDLING
- A. Handle and store trusses with care and comply with manufacturer's written instructions and TPI recommendations to avoid damage and lateral bending.
 - B. Inspect trusses showing discoloration, corrosion, or other evidence of deterioration. Discard and replace trusses that are damaged or defective.
- 1.7 SEQUENCING AND SCHEDULING
- A. Time delivery and erection of trusses to avoid extended on-site storage and to avoid delaying progress of other trades whose work must follow erection of trusses.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 1. Fire-Retardant-Treated Materials, Interior Type A:
 - a. Baxter: J. H. Baxter Co.
 - b. Chemical Specialties, Inc.
 - c. Continental Wood Preservers, Inc.
 - d. Hickson Corporation.
 - e. Hoover Treated Wood Products, Inc.

2. Fire-Retardant-Treated Materials, Exterior Type:
 - a. American Wood Treaters, Inc.
 - b. Hoover Treated Wood Products, Inc.
3. Metal Connector Plates:
 - a. Alpine Engineered Products, Inc.
 - b. Computrus, Inc.
 - c. Mitek Industries, Inc.
 - d. Robbins Manufacturing Company.
 - e. Tee-Lok Corporation.
 - f. Truswal Systems Corporation.
4. Metal Framing Anchors:
 - a. Simpson Strong-Tie Company, Inc.
 - b. Cleveland Steel Specialty Co.
 - c. Harlen Metal Products, Inc.
 - d. Silver Metal Products, Inc.
 - e. Southeastern Metals Manufacturing Co., Inc.
 - f. United Steel Products Co.

2.2 DIMENSION LUMBER

- A. Lumber Standards: Comply with DOC PS 20, "American Softwood Lumber Standard," and with applicable grading rules of inspection agencies certified by ALSC's Board of Review.
- B. Inspection Agencies: Inspection agencies, and the abbreviations used to reference them, include the following:
 1. SPIB - Southern Pine Inspection Bureau.
- C. Grade Stamps: Provide lumber with each piece factory marked with grade stamp of inspection agency evidencing compliance with grading rule requirements and identifying grading agency, grade, species, moisture content at time of surfacing, and mill.
- D. Provide dressed lumber, S4S, manufactured to actual sizes required by DOC PS 20 for moisture content specified, to comply with requirements indicated below:
 1. Provide lumber with 15 percent maximum moisture content at time of dressing.
- E. Grade and Species: Provide visually graded dimension lumber for truss chord and web members, of the following grade and species as a minimum:
 1. Grade for Chord Members: No. 2.
 2. Grade for Web Members: No. 2.
 3. Species: Southern pine graded per SPIB rules.

2.3 WOOD-PRESERVATIVE-TREATED MATERIALS

- A. General: Where lumber is indicated as preservative treated or is specified to be treated, comply with applicable requirements of AWPA C2 (lumber). Mark each treated item with the Quality Mark Requirements of an inspection agency approved by ALSC's Board of Review.
- B. Pressure treat aboveground items with waterborne preservatives to a minimum retention of 0.25 lb/cu. ft.. After treatment, kiln-dry lumber to a maximum moisture content of 19 percent.
- C. Complete fabrication of treated items before treatment, where possible. If cut after treatment, apply field treatment complying with AWPA M4 to cut surfaces. Inspect each piece of lumber after drying and discard damaged or defective pieces.

2.4 FIRE-RETARDANT-TREATED MATERIALS

- A. General: Where fire-retardant-treated wood is indicated, comply with applicable requirements of AWPA C20 (lumber). Identify fire-retardant-treated wood with appropriate classification marking of UL, U.S. Testing, Timber Products Inspection, or another testing and inspecting agency acceptable to authorities having jurisdiction.
 - 1. Research or Evaluation Reports: Provide fire-retardant-treated wood acceptable to authorities having jurisdiction and for which a current model code research or evaluation report exists that evidences compliance of fire-retardant-treated wood for application indicated.
- B. Interior Type A: For interior locations, use chemical formulation that produces treated lumber with the following properties under conditions present after installation:
 - 1. Bending strength, stiffness, and fastener-holding capacities are not reduced below values published by manufacturer of chemical formulation under elevated temperature and humidity conditions simulating installed conditions when tested by a qualified independent testing agency.
 - 2. No form of degradation occurs due to acid hydrolysis or other causes related to treatment.
 - 3. Contact with treated wood does not promote corrosion of metal fasteners.
- C. Exterior Type: Use for exterior locations and where indicated.
- D. Inspect each piece of treated lumber after drying and discard damaged or defective pieces.

2.5 METAL CONNECTOR PLATES

- A. General: Fabricate connector plates from metal complying with requirements indicated below.
- B. Hot-Dip Galvanized Steel Sheet: Structural-quality steel sheet, zinc coated by hot-dip process complying with ASTM A 653, G60 coating designation; Grade 33 and not less than 0.0359 inch thick.
- C. Electrolytic Zinc-Coated Steel Sheet: ASTM A 591, structural-(physical) quality steel sheet, zinc coated by electrodeposition; 33,000-psi minimum yield strength, coating class C, and not less than 0.0474 inch thick.

2.6 FASTENERS

- A. General: Provide fasteners of size and type indicated that comply with requirements specified below for material and manufacture.
 - 1. Where truss members are exposed to weather or to high relative humidities, provide fasteners with a hot-dip zinc coating per ASTM A 153 or of stainless steel, Type 304 or 316.
- B. Nails, Wire, Brads, and Staples: FS FF-N-105.
- C. Power-Driven Fasteners: CABO NER-272.
- D. Wood Screws: ASME B18.6.1.
- E. Lag Bolts and Screws: ASME B18.2.1.
- F. Bolts: Steel bolts complying with ASTM A 307, Grade A; with ASTM A 563 hex nuts and, where indicated, flat washers.

2.7 METAL FRAMING ANCHORS

- A. General: Provide metal framing anchors of structural capacity, type, size, metal, and finish indicated that comply with requirements specified, including the following:
 - 1. Research or Evaluation Reports: Provide products for which model code research or evaluation reports exist that are acceptable to authorities having jurisdiction and that evidence compliance of metal framing anchors for application indicated with building code in effect for this Project.
 - 2. Allowable Design Loads: Provide products with allowable design loads, as published by manufacturer, that meet or exceed those indicated. Manufacturer's published values shall be determined from empirical data or by rational engineering analysis, and demonstrated by comprehensive testing performed by a qualified independent testing agency.
- B. Galvanized Steel Sheet: Hot-dip, zinc-coated steel sheet complying with ASTM A 653, G60 coating designation; structural, commercial, or lock-forming quality, as standard with manufacturer for type of anchor indicated.

2.8 MISCELLANEOUS MATERIALS

- A. Galvanizing Repair Paint: SSPC-Paint 20 or DOD-P-21035, with dry film containing a minimum of 94 percent zinc dust by weight.

2.9 FABRICATION

- A. Cut truss members to accurate lengths, angles, and sizes to produce close-fitting joints.
- B. Fabricate metal connector plates to size, configuration, thickness, and anchorage details required to withstand design loadings for types of joint designs indicated.
- C. Assemble truss members in design configuration indicated using jigs or other means to ensure uniformity and accuracy of assembly with joints closely fitted to comply with tolerances of ANSI/TPI 1. Position members to produce design camber indicated.

1. Fabricate wood trusses within manufacturing tolerances of ANSI/TPI 1.
- D. Connect truss members by metal connector plates located and securely embedded simultaneously into both sides of wood members by air or hydraulic press.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Do not install wood trusses until supporting construction is in place and is braced and secured.
- B. Before installing, splice trusses delivered to Project site in more than one piece.
- C. Hoist trusses in place by lifting equipment suited to sizes and types of trusses required, exercising care not to damage truss members or joints by out-of-plane bending or other causes.
- D. Install and brace trusses according to recommendations of TPI and as indicated.
- E. Install trusses plumb, square, and true to line and securely fasten to supporting construction.
- F. Space, adjust, and align trusses in location before permanently fastening and as follows:
 1. Truss Spacing: As indicated on the drawings.
- G. Anchor trusses securely at all bearing points using metal framing anchors. Install fasteners through each fastener hole in metal framing anchor according to manufacturer's fastening schedules and written instructions.
- H. Securely connect each truss ply required for forming built-up girder trusses.
 1. Anchor trusses to girder trusses as indicated.
- I. Install and fasten permanent bracing during truss erection and before construction loads are applied. Anchor ends of permanent bracing where terminating at walls or beams.
 1. Install and fasten strongback bracing vertically against vertical web of parallel-chord floor trusses at centers indicated.
- J. Install wood trusses within installation tolerances of ANSI/TPI 1.
- K. Do not cut or remove truss members.
- L. Return wood trusses that are damaged or do not meet requirements to fabricator and replace with trusses that do meet requirements.
 1. Do not alter trusses in the field.

3.2 REPAIRS AND PROTECTION

- A. Repair damaged galvanized coatings on exposed surfaces with galvanized repair paint according to ASTM A 780 and manufacturer's written instructions.

- B. Protective Coating: Clean and prepare exposed surfaces of embedded-metal connector plates. Brush apply primer, when part of coating system, and one coat of protective coating.
 - 1. Apply materials to provide minimum dry film thickness recommended by manufacturer of coating system.

END OF SECTION 061753

SECTION 062013 - EXTERIOR FINISH CARPENTRY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

- 1. Exterior primed cementitious panel, accessories and trim.

- B. Related Requirements:

- 1. Division 06 Section "Rough Carpentry" for furring, blocking, and other carpentry work not exposed to view.
 - 2. Division 07 Section "Self-Adhering Sheet Waterproofing" for substrate flashings and transitions.
 - 3. Division 07 Section "Water Resistive Barrier / Air Barrier" for weather barrier substrate.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Samples for Initial Selection: For accessories and trim.
- C. Samples for Verification: For each type, color, texture, and pattern required.
 - 1. 12-inch- long-by-actual-width Sample of accessories and trim.
- D. Product Certificates: For each type of trim, signed by product manufacturer.
- E. Research/Evaluation Reports: For each type of trim required.

1.4 QUALITY ASSURANCE

- A. Source Limitations for Siding: Obtain each type, color, texture, and pattern of trim, including related accessories, through one source from a single manufacturer.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Stack material with spacers between each bundle to provide air circulation. Protect materials from weather by covering with waterproof sheeting, securely anchored. Provide for air circulation around stacks and under coverings.

1.6 FIELD CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecast weather conditions permit work to be performed and at least one coat of specified finish can be applied without exposure to rain, snow, or dampness.
- B. Do not install finish carpentry materials that are wet, moisture damaged, or mold damaged.
 - 1. Indications that materials are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
 - 2. Indications that materials are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

1.7 WARRANTY

- A. Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace trim that does not comply with requirements or that fails within specified warranty period. Failures include, but are not limited to, cracking, deforming, fading, or otherwise deteriorating beyond normal weathering.
 - 1. Warranty Period: Fifteen (15) years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Subject to compliance with requirements, provide products by one of the following:
 - 1. Boral Building Products
 - 2. James Hardie Inc.
 - 3. Cemplank, Inc.
 - 4. CertainTeed Corp.
 - 5. R. H. Tamlyn & Sons, LLC
- B. Fiber-Cement Panels: Panel boards made from fiber-cement board that does not contain asbestos fibers; complies with ASTM C 1186, Type A, Grade II; is classified as noncombustible when tested according to ASTM E 136; and has a flame-spread index of 25 or less when tested according to ASTM E 84.
 - 1. Style, Texture, and Pattern: As indicated on the drawings, or as selected by the Architect.
 - 2. Factory Priming: Manufacturer's standard acrylic primer.

- C. Fiber-Cement Trim: Trim made from fiber-cement board that does not contain asbestos fibers; complies with ASTM C 1186, Type A, Grade II; is classified as noncombustible when tested according to ASTM E 136; and has a flame-spread index of 25 or less when tested according to ASTM E 84.
 - 1. Style, Texture, and Pattern: As indicated on the drawings, or as selected by the Architect.
 - 2. Factory Priming: Manufacturer's standard acrylic primer.

2.2 MISCELLANEOUS MATERIALS

- A. Fasteners for Exterior Finish Carpentry: Provide fasteners, in sufficient length to penetrate not less than 1-1/2 inches (38 mm) into wood substrate or as required by manufacturer.
 - 1. For face-fastening trim, provide hot-dip galvanized-steel or stainless-steel nails as indicated.
- B. Flashing: Comply with requirements indicated in drawings and in Division 07 Section "Sheet Metal Flashing and Trim" for flashing materials installed in exterior finish carpentry.
- C. Sealants: As indicated and complying with applicable requirements in Division 07 Section "Joint Sealants," recommended by sealant manufacturer and manufacturer of products for intended application.

2.3 FABRICATION

- A. Ease edges of products less than 1 inch (25 mm) in nominal thickness to 1/16-inch (1.5-mm) radius and edges of lumber 1 inch (25 mm) or more in nominal thickness to 1/8-inch (3-mm) radius or as recommended by manufacturer.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance.
- B. Examine finish carpentry materials before installation. Reject materials that are wet, moisture damaged, and mold damaged.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Clean substrates of projections and substances detrimental to application.

- B. Prime trim to be painted, including both faces, edges and ends, unless factory primed. Cut to required lengths and re-prime ends. Comply with requirements in Division 09 Section "Exterior Painting."

3.3 INSTALLATION, GENERAL

- A. Do not use materials that are unsound, warped, improperly finished or too small to fabricate with proper jointing arrangements.
 - 1. Do not use manufactured units with defective surfaces, sizes, or patterns.
- B. Install exterior finish carpentry level, plumb, true, and aligned with adjacent materials. Use concealed shims where necessary for alignment.
 - 1. Scribe and cut exterior finish carpentry to fit adjoining work. Refinish and seal cuts as recommended by manufacturer.
 - 2. Install to tolerance of 1/8 inch in 96 inches (3 mm in 2438 mm) for level and plumb. Install adjoining exterior finish carpentry with 1/32-inch (0.8-mm) maximum offset for flush installation and 1/16-inch (1.5-mm) maximum offset for reveal installation.
 - 3. Coordinate exterior finish carpentry with materials and systems in or adjacent to it. Provide cutouts for mechanical and electrical items that penetrate exterior finish carpentry.

3.4 ADJUSTING

- A. Replace exterior finish carpentry that is damaged or does not comply with requirements. Exterior finish carpentry may be repaired or refinished if work complies with requirements and shows no evidence of repair or refinishing. Adjust joinery for uniform appearance.

3.5 CLEANING

- A. Clean exterior finish carpentry on exposed and semiexposed surfaces. Touch up factory-applied finishes to restore damaged or soiled areas.

3.6 PROTECTION

- A. Protect installed products from damage from weather and other causes during construction.
- B. Remove and replace finish carpentry materials that are wet, moisture damaged, and mold damaged.
 - 1. Indications that materials are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
 - 2. Indications that materials are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

GRAND OAKS APARTMENTS
LEE COUNTY, FL
FK PROJECT No. 5331

ISSUE DATE: 08/31/16
PRICING SET

END OF SECTION 062013

SECTION 062023 - INTERIOR FINISH CARPENTRY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

- 1. Interior trim, including non-fire-rated interior door frames.
 - 2. Fire-rated exterior door trim.

- B. Related Requirements:

- 1. Division 09 Section "Interior Painting" for priming and backpriming of interior finish carpentry.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of process and factory-fabricated product. Indicate component materials, dimensions, profiles, textures, and colors and include construction and application details.

- B. Samples for Initial Selection: For each type of product involving selection of colors, profiles, or textures.

- C. Samples for Verification:

- 1. For each species and cut of lumber, trim and panel products with non-factory-applied finish.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Stack all materials flat with spacers between each bundle to provide air circulation. Protect materials from weather by covering with waterproof sheeting, securely anchored. Provide for air circulation around stacks and under coverings.

- B. Deliver interior finish carpentry materials only when environmental conditions meet requirements specified for installation areas. If interior finish carpentry materials must be

stored in other than installation areas, store only where environmental conditions meet requirements specified for installation areas.

1.5 FIELD CONDITIONS

- A. Environmental Limitations: Do not deliver or install interior finish carpentry materials until building is enclosed and weatherproof, wet work in space is completed and nominally dry, and HVAC system is operating and maintaining temperature and relative humidity at occupancy levels during the remainder of the construction period.
- B. Do not install finish carpentry materials that are wet, moisture damaged, or mold damaged.
 - 1. Indications that materials are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
 - 2. Indications that materials are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

PART 2 - PRODUCTS

2.1 MATERIALS, GENERAL

- A. Lumber: DOC PS 20 and the following grading rules:
 - 1. NeLMA: Northeastern Lumber Manufacturers' Association, "Standard Grading Rules for Northeastern Lumber."
 - 2. NLGA: National Lumber Grades Authority, "Standard Grading Rules for Canadian Lumber."
 - 3. SPIB: The Southern Pine Inspection Bureau, "Standard Grading Rules for Southern Pine Lumber."
 - 4. WCLIB: West Coast Lumber Inspection Bureau, Standard No. 17, "Grading Rules for West Coast Lumber."
 - 5. WWPA: Western Wood Products Association, "Western Lumber Grading Rules."
- B. Factory mark each piece of lumber with grade stamp of inspection agency indicating grade, species, moisture content at time of surfacing, and mill.
 - 1. For exposed lumber, mark grade stamp on end or back of each piece or omit grade stamp and provide certificates of grade compliance issued by inspection agency.
- C. Softwood Plywood: DOC PS 1.

2.2 INTERIOR TRIM

- A. Moldings for Opaque Finish (Painted Finish):
 - 1. Softwood Moldings:

- a. Species: Eastern white, Idaho white, lodgepole, ponderosa, radiata, or sugar pine.
 - b. Maximum Moisture Content: 15 percent with at least 85 percent of shipment at 12 percent or less.
2. Finger Jointing: Allowed.
 3. Patterns: As indicated in drawings.

2.3 INTERIOR DOOR FRAMES

A. Frames for Opaque Finish (Painted Finish):

1. Door Frames:
 - a. Species: Eastern white, Idaho white, lodgepole, ponderosa, radiata, or sugar pine.
 - b. Maximum Moisture Content: 15 percent with at least 85 percent of shipment at 12 percent or less.
2. Finger Jointing: Allowed.
3. Profiles: As indicated in drawings.

2.4 MISCELLANEOUS MATERIALS

- A. Fasteners for Interior Finish Carpentry: Nails, screws, and other anchoring devices of type, size, material, and finish required for application indicated to provide secure attachment, concealed where possible.
- B. Low-Emitting Materials: Adhesives shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."
- C. Glue: Aliphatic-resin, polyurethane, or resorcinol wood glue recommended by manufacturer for general carpentry use.
 1. Wood glue shall have a VOC content of 30 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
- D. Multipurpose Construction Adhesive: Formulation complying with ASTM D 3498 that is recommended for indicated use by adhesive manufacturer.
 1. Adhesive shall have a VOC content of 70 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).

2.5 FABRICATION

- A. Back out or kerf backs of the following members except those with ends exposed in finished work:

1. Interior standing and running trim except shoe and crown molds.
- B. Ease edges of lumber less than 1 inch (25 mm) in nominal thickness to 1/16-inch (1.5-mm) radius and edges of lumber 1 inch (25 mm) or more in nominal thickness to 1/8-inch (3-mm) radius.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance.
- B. Examine finish carpentry materials before installation. Reject materials that are wet, moisture damaged, and mold damaged.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Clean substrates of projections and substances detrimental to application.
- B. Before installing interior finish carpentry, condition materials to average prevailing humidity in installation areas for a minimum of 24 hours.

3.3 INSTALLATION, GENERAL

- A. Do not use materials that are unsound, warped, improperly finished, inadequately seasoned, too small to fabricate with proper jointing arrangements, or with defective surfaces, sizes, or patterns.
- B. Install interior finish carpentry level, plumb, true, and aligned with adjacent materials. Use concealed shims where necessary for alignment.
 1. Scribe and cut interior finish carpentry to fit adjoining work. Refinish and seal cuts as recommended by manufacturer.
 2. Where face fastening is unavoidable, countersink fasteners, fill surface flush, and sand unless otherwise indicated.
 3. Install to tolerance of 1/8 inch in 96 inches (3 mm in 2438 mm) for level and plumb. Install adjoining interior finish carpentry with 1/32-inch (0.8-mm) maximum offset for flush installation and 1/16-inch (1.5-mm) maximum offset for reveal installation.
 4. Coordinate interior finish carpentry with materials and systems in or adjacent to it. Provide cutouts for mechanical and electrical items that penetrate interior finish carpentry.

3.4 STANDING AND RUNNING TRIM INSTALLATION

- A. Install with minimum number of joints practical, using full-length pieces from maximum lengths of lumber available. Do not use pieces less than 24 inches (610 mm) long, except where necessary. Stagger joints in adjacent and related standing and running trim. Miter at returns, miter at outside corners, and cope at inside corners to produce tight-fitting joints with full-surface contact throughout length of joint. Use scarf joints for end-to-end joints. Plane backs of casings to provide uniform thickness across joints where necessary for alignment.
 - 1. Install trim after gypsum-board joint finishing operations are completed.
 - 2. Install without splitting; drill pilot holes before fastening where necessary to prevent splitting. Fasten to prevent movement or warping. Countersink fastener heads on exposed carpentry work and fill holes.

3.5 ADJUSTING

- A. Replace interior finish carpentry that is damaged or does not comply with requirements. Interior finish carpentry may be repaired or refinished if work complies with requirements and shows no evidence of repair or refinishing. Adjust joinery for uniform appearance.

3.6 CLEANING

- A. Clean interior finish carpentry on exposed and semiexposed surfaces. Restore damaged or soiled areas and touch up factory-applied finishes, if any.

3.7 PROTECTION

- A. Protect installed products from damage from weather and other causes during construction.
- B. Remove and replace finish carpentry materials that are wet, moisture damaged, and mold damaged.
 - 1. Indications that materials are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
 - 2. Indications that materials are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

END OF SECTION 062023

SECTION 071326 - SELF-ADHERING SHEET WATERPROOFING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Modified bituminous sheet waterproofing.

1.3 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.
 - 1. Review waterproofing requirements including surface preparation, substrate condition and pretreatment, minimum curing period, forecasted weather conditions, special details and sheet flashings, installation procedures, testing and inspection procedures, and protection and repairs.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 - 1. Include construction details, material descriptions, and tested physical and performance properties of waterproofing.
 - 2. Include manufacturer's written instructions for evaluating, preparing, and treating substrate.
- B. Shop Drawings: Show locations and extent of waterproofing and details of substrate joints and cracks, sheet flashings, penetrations, inside and outside corners, tie-ins with adjoining waterproofing, and other termination conditions.
 - 1. Include setting drawings showing layout, sizes, sections, profiles, and joint details of pedestal-supported concrete pavers.
- C. Samples: For each exposed product and for each color and texture specified, including the following products:
 - 1. 8-by-8-inch (200-by-200-mm) square of waterproofing and flashing sheet.

1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Installer.
- B. Field quality-control reports.
- C. Sample Warranties: For manufacturer's warranties.

1.6 QUALITY ASSURANCE

- A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by waterproofing manufacturer.
- B. Mockups: Build mockups to verify selections made under Sample submittals and to set quality standards for installation.
 - 1. Build for each typical waterproofing installation including accessories to demonstrate surface preparation, crack and joint treatment, corner treatment, and protection.
 - a. Size: 100 sq. ft. (9.3 sq. m) in area.
 - 2. Review of mockups does not constitute acceptance of deviations from the Contract Documents contained in mockups unless Architect specifically accepts such deviations in writing.
 - 3. Subject to compliance with requirements, accepted mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.7 FIELD CONDITIONS

- A. Environmental Limitations: Apply waterproofing within the range of ambient and substrate temperatures recommended by waterproofing manufacturer. Do not apply waterproofing to a damp or wet substrate.
 - 1. Do not apply waterproofing in snow, rain, fog, or mist.
- B. Maintain adequate ventilation during preparation and application of waterproofing materials.

1.8 WARRANTY

- A. Manufacturer's Warranty: Manufacturer's standard materials-only warranty in which manufacturer agrees to furnish replacement waterproofing material for waterproofing that does not comply with requirements or that fails to remain watertight within specified warranty period.
 - 1. Warranty Period: Ten (10) years from date of Substantial Completion.
- B. Installer's Warranty: Product installation warranty form prepared and signed by Installer, covering Work of this Section, for warranty period of one (1) year.

PART 2 - PRODUCTS

2.1 MATERIALS, GENERAL

- A. Source Limitations for Waterproofing System: Obtain waterproofing materials from single source from single manufacturer.

2.2 MODIFIED BITUMINOUS SHEET WATERPROOFING

- A. Modified Bituminous Sheet: Minimum 25-mil (0.678-mm) nominal thickness, self-adhering sheet, polyethylene-film reinforcement, and with release liner on adhesive side; formulated for application with primer or surface conditioner that complies with VOC limits of authorities having jurisdiction.

1. Products: Subject to compliance with requirements, provide one of the following:
 - a. CETCO Building Materials Group, a subsidiary of AMCOL International Corp.; Envirosheet.
 - b. Grace, W. R., & Co. - Conn.; Select, Ultra or Ice and Water Shield.
 - c. Henry Company; Blueskin WP 100/200.
 - d. Meadows, W. R., Inc.; SealTight Mel-Rol.
 - e. Polyguard Products, Inc.; Polyguard 650.
 - f. Protecto Wrap Company; PW 100/60.
 - g. Tamko Building Products, Inc.; TW-60.
2. Physical Properties:
 - a. Tensile Strength, Membrane: 250 psi (1.7 MPa) minimum; ASTM D 412, Die C, modified.
 - b. Ultimate Elongation: 300 percent minimum; ASTM D 412, Die C, modified.
 - c. Low-Temperature Flexibility: Pass at minus 20 deg F (minus 29 deg C); ASTM D 1970.
 - d. Crack Cycling: Unaffected after 100 cycles of 1/8-inch (3-mm) movement; ASTM C 836.
 - e. Puncture Resistance: 40 lbf (180 N) minimum; ASTM E 154.
 - f. Water Absorption: 0.2 percent weight-gain maximum after 48-hour immersion at 70 deg F (21 deg C); ASTM D 570.
 - g. Water Vapor Permeance: 0.05 perms (2.9 ng/Pa x s x sq.m) maximum; ASTM E 96/E 96M, Water Method.
3. Sheet Strips: Self-adhering, rubberized-asphalt strips of same material and thickness as sheet waterproofing.

2.3 AUXILIARY MATERIALS

- A. General: Furnish auxiliary materials recommended by waterproofing manufacturer for intended use and compatible with sheet waterproofing.
 - 1. Furnish liquid-type auxiliary materials that comply with VOC limits of authorities having jurisdiction.
- B. Primer: Liquid primer recommended for substrate by sheet-waterproofing material manufacturer.
- C. Surface Conditioner: Liquid, waterborne surface conditioner recommended for substrate by sheet-waterproofing material manufacturer.
- D. Liquid Membrane: Elastomeric, two-component liquid, cold fluid applied, of trowel grade or low viscosity.
- E. Substrate Patching Membrane: Low-viscosity, two-component, modified asphalt coating.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements and other conditions affecting performance of the waterproofing.
 - 1. Verify that substrate is visibly dry and within the moisture limits recommended in writing by manufacturer. Test for capillary moisture by plastic sheet method according to ASTM D 4263.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 SURFACE PREPARATION

- A. Clean, prepare, and treat substrates according to manufacturer's written instructions. Provide clean, dust-free, and dry substrates for waterproofing application.
- B. Mask off adjoining surfaces not receiving waterproofing to prevent spillage and overspray affecting other construction.
- C. Prepare, fill, prime, and treat joints and cracks in substrates. Remove dust and dirt from joints and cracks according to ASTM D 4258.
- D. Prepare, treat, and seal vertical and horizontal surfaces at terminations and penetrations through waterproofing and at drains and protrusions according to ASTM D 6135.

3.3 MODIFIED BITUMINOUS SHEET-WATERPROOFING APPLICATION

- A. Install modified bituminous sheets as indicated in drawings and according to waterproofing manufacturer's written instructions and recommendations in ASTM D 6135.
- B. Apply primer to substrates at required rate and allow it to dry. Limit priming to areas that will be covered by sheet waterproofing in same day. Reprime areas exposed for more than 24 hours.
- C. Apply and firmly adhere sheets over area to receive waterproofing. Accurately align sheets and maintain uniform 2-1/2-inch- (64-mm-) minimum, or as recommended by manufacturer, lap widths and end laps. Overlap and seal seams, and stagger end laps to ensure watertight installation.
 - 1. When ambient and substrate temperatures range between 25 and 40 deg F (minus 4 and plus 5 deg C), install self-adhering, modified bituminous sheets produced for low-temperature application. Do not use low-temperature sheets if ambient or substrate temperature is higher than 60 deg F (16 deg C).
- D. Horizontal Application: Apply sheets from low to high points of decks to ensure that laps shed water.
- E. Apply continuous sheets over already-installed sheet strips, bridging substrate cracks, construction, and contraction joints.
- F. Seal edges of sheet-waterproofing terminations with mastic.
- G. Install sheet-waterproofing and auxiliary materials to tie into adjacent waterproofing and prior to installation of adjacent/overlapping barriers or underlayment's.
- H. Repair tears, voids, and lapped seams in waterproofing not complying with requirements. Slit and flatten fishmouths and blisters. Patch with sheet waterproofing extending 6 inches (150 mm) beyond repaired areas in all directions or as recommended by manufacturer.

3.4 FIELD QUALITY CONTROL

- A. Engage a site representative qualified by waterproofing membrane manufacturer to inspect substrate conditions, surface preparation, membrane application, flashings, protection, and drainage components, and to furnish daily reports to Architect.
- B. Prepare test and inspection reports.

3.5 PROTECTION, REPAIR, AND CLEANING

- A. Protect waterproofing from damage and wear during remainder of construction period.
- B. Correct deficiencies in or remove waterproofing that does not comply with requirements; repair substrates, reapply waterproofing, and repair sheet flashings.

- C. Clean spillage and soiling from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

END OF SECTION 071326

SECTION 072100 - THERMAL INSULATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Glass-fiber blanket insulation - unfaced.
 - 2. Loose-fill insulation.
- B. Related Sections:
 - 1. Division 07 Section "Fire-Resistive Joint Systems" for insulation installed as part of a perimeter fire-resistive joint system.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated.

1.4 INFORMATIONAL SUBMITTALS

- A. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, for each product.
- B. Research/Evaluation Reports: For foam-plastic insulation, from ICC-ES.

1.5 QUALITY ASSURANCE

- A. Surface-Burning Characteristics: As determined by testing identical products according to ASTM E 84 by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Protect insulation materials from physical damage and from deterioration due to moisture, soiling, and other sources. Store inside and in a dry location. Comply with manufacturer's written instructions for handling, storing, and protecting during installation.

PART 2 - PRODUCTS

2.1 GLASS-FIBER BLANKET INSULATION

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1. CertainTeed Corporation.
 - 2. Johns Manville.
 - 3. Knauf Insulation.
 - 4. Owens Corning.
- B. Unfaced, Glass-Fiber Blanket Insulation: ASTM C 665, Type I; with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively, per ASTM E 84; passing ASTM E 136 for combustion characteristics. Provide HD (high density) rated blanket insulation where indicated.
- C. Eave Ventilation Troughs: Preformed, rigid fiberboard or plastic sheets designed and sized to fit between roof framing members and to provide cross ventilation between insulated attic spaces and vented eaves.

2.2 LOOSE-FILL INSULATION

- A. Glass-Fiber Loose-Fill Insulation: ASTM C 764, Type I for pneumatic application or Type II for poured application; with maximum flame-spread and smoke-developed indexes of 5, per ASTM E 84.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Clean substrates of substances that are harmful to insulation or that interfere with insulation attachment.

3.2 INSTALLATION, GENERAL

- A. Comply with insulation manufacturer's written instructions applicable to products and applications indicated.
- B. Install insulation that is undamaged, dry, and unsoiled and that has not been left exposed to ice, rain, or snow at any time.
- C. Extend insulation to envelop entire area to be insulated. Cut and fit tightly around obstructions and fill voids with insulation. Remove projections that interfere with placement.

- D. Provide sizes to fit applications indicated and selected from manufacturer's standard thicknesses, widths, and lengths. Apply single layer of insulation units to produce thickness indicated unless multiple layers are otherwise shown or required to make up total thickness.

3.3 INSTALLATION OF INSULATION FOR FRAMED CONSTRUCTION

- A. Apply insulation units to substrates by method indicated, complying with manufacturer's written instructions. If no specific method is indicated, bond units to substrate with adhesive or use mechanical anchorage to provide permanent placement and support of units.
- B. Glass-Fiber Blanket Insulation: Install in cavities formed by framing members according to the following requirements:
 - 1. Use insulation widths and lengths that fill the cavities formed by framing members. If more than one length is required to fill the cavities, provide lengths that will produce a snug fit between ends.
 - 2. Place insulation in cavities formed by framing members to produce a friction fit between edges of insulation and adjoining framing members.
 - 3. Maintain 3-inch (76-mm) clearance of insulation around recessed lighting fixtures not rated for or protected from contact with insulation.
 - 4. Install eave ventilation troughs between roof framing members in insulated attic spaces at vented eaves.
- C. Loose-Fill Insulation: Apply according to ASTM C 1015 and manufacturer's written instructions. Level horizontal applications to uniform thickness as indicated, lightly settle to uniform density, but do not compact excessively.
- D. Miscellaneous Voids: Install insulation in miscellaneous voids and cavity spaces where required to prevent gaps in insulation using the following materials:
 - 1. Loose-Fill Insulation: Compact to approximately 40 percent of normal maximum volume equaling a density of approximately 2.5 lb/cu. ft. (40 kg/cu. m).

3.4 INSTALLATION OF INSULATION IN CEILINGS FOR SOUND ATTENUATION

- A. Where glass-fiber blankets are indicated for sound attenuation above ceilings, install blanket insulation over entire ceiling area in thicknesses indicated. Extend insulation 48 inches (1219 mm) up either side of partitions where sound attenuation is indicated and thermal insulation is not otherwise required.

3.5 PROTECTION

- A. Protect installed insulation from damage due to harmful weather exposures, physical abuse, and other causes. Provide temporary coverings or enclosures where insulation is subject to abuse and cannot be concealed and protected by permanent construction immediately after installation.

END OF SECTION 072100

SECTION 072500 – WATER RESISTIVE BARRIER / AIR BARRIER

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Building paper.
2. Water Resistive Barrier/Air Barrier.
3. Water Resistive Barrier/Air Barrier accessory products.

B. Related Requirements:

1. Division 06 Section "Sheathing" for sheathing joint and penetration treatment.
2. Division 07 Section "Self Adhering Sheet Waterproofing" for corner protection and flashing as detailed or required.

1.3 SUBMITTALS

A. Product Data: For each type of product.

1. For Water Resistive / Air Barrier, include data on air and water-vapor permeance based on testing according to referenced standards and criteria for air barrier performance required by the permit authorities having jurisdiction.
2. Submit installation instructions, shop drawings, and certificate letter(s) for compatibility with adjacent materials (including specified sealant products). Include all related products and accessories to be used or attached to the Water Resistive Barrier/Air Barrier.

B. Evaluation Reports: For water-resistive barrier/Air barrier and flexible flashing, from ICC-ES.

C. Manufacturer's standard warranty for product in place.

D. Manufacturer's schedule of Project installer training and field inspection of installation in progress.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by barrier manufacturer.
- B. Mockups: Build mockups to verify selections made under submittals and to set quality standards for installation.
 - 1. Build for each typical barrier installation including accessories to demonstrate surface preparation, corner treatment, and protection.
 - a. Size: 100 sq. ft. (9.3 sq. m) in area.
- C. Air Barrier Testing and Certification: Provide inspection and / or testing of installed air barrier systems as may be required by the permit authorities having jurisdiction and as defined by Paragraph 3.4 of this section.

1.5 WARRANTY

- A. Manufacturer's Warranty: Manufacturer's standard warranty is which manufacturer agrees to furnish product in place repairs and replacement for the Water Resistive barrier / air barrier system that does not comply with requirements or that fails within specified warranty period.
 - 1. Warranty Period: Ten (10) years from date of Substantial Completion.
 - 2. Warranty is to include all products including tapes, self-adhered membranes, flexible flashings and other products approved for use by the Water Resistive barrier / air barrier product manufacturer as a component of the manufacturer's system whether or not manufactured by the Water Resistive Barrier / Air Barrier manufacturer.

PART 2 - PRODUCTS

2.1 WATER RESISTIVE BARRIER / AIR BARRIER

- A. Building Paper: ASTM D 226, Type 1 (No. 15 asphalt-saturated organic felt), unperforated.
- B. Water Resistive Barrier / Air Barrier: ASTM E 1677, Type I air barrier; flame-spread and smoke-developed indexes of less than 25 and 450, respectively, when tested according to ASTM E 84; UV stabilized; and acceptable to authorities having jurisdiction.
 - 1. Products: Subject to compliance with requirements, provide one of the following:
 - a. DuPont (E. I. du Pont de Nemours and Company); Tyvek Drainwrap for 4 floors or less.
 - b. Reemay, Inc; Typar HouseWrap.
 - c. James Hardie Building Products, Inc., Hardie Wrap.

2. Water-Vapor Permeance: Not less than 11.7g through 1 sq. m of surface in 24 hours per ASTM E 96/E 96M, (Procedure A and B).
 3. Air Permeance: Not more than 0.004 cfm/sq. ft. at 0.3-inch wg (0.02 L/s x sq. m at 75 Pa) when tested according to ASTM E 2178.
 4. Allowable UV Exposure Time: Not less than three months.
- C. Water Resistive Barrier / Air Barrier Tape: Pressure-sensitive plastic tape manufactured or approved by Water Resistive Barrier / Air Barrier manufacturer for sealing joints penetrations in water resistive barrier.
- D. Flexible Flashing: Composite, self-adhesive, flashing product manufactured by, or approved by Water Resistive Barrier / Air Barrier manufacturer as chemically compatible with wrap and wrap accessories and complying with manufacturer's warranty requirements, and consisting of a pliable, butyl rubber or rubberized-asphalt compound, bonded to a high-density polyethylene film, aluminum foil, or spunbonded polyolefin to produce an overall thickness of not less than 0.025 inch (0.6 mm).

2.2 ACCESSORIES

- A. Primer for Flexible Flashing: Product recommended by manufacturer of flexible flashing for substrate.
- B. Fasteners: Galvanized steel or stainless plastic capped nails or screws as approved by barrier product manufacturer.

PART 3 - EXECUTION

3.1 WATER RESISTIVE BARRIER / AIR BARRIER INSTALLATION

- A. Cover exposed exterior surface of sheathing with water-resistive barrier securely fastened to framing immediately after sheathing installed.
- B. Water Resistive Barrier / Air Barrier: Install barrier products in full compliance with manufacturer's written instructions for water resistive and air barrier performance criteria as required by regulations adopted by the authorities having jurisdiction. Comply with manufacturer's written instructions as minimum requirements.
1. Seal seams, edges, fasteners, and penetrations with tape.
 2. Extend into jambs of openings and seal corners with tape.
 3. Repair any damage or tears as approved by manufacturer.
 4. Flash dissimilar material joints as required and detailed with Self Adhered Sheet Waterproofing, manufacturer must be approved by Water Resistive Barrier / Air Barrier manufacturer.
 5. Repair and damage prior to proceeding as recommended and approved by manufacturer.
 6. If a fastener is removed, the resultant fastener hole must be repaired prior to proceeding.

7. A complete water and air seal must be obtained at the Water Resistive Barrier / Air Barrier to seal the building completely.
8. The Building Thermal Envelope shall be durably sealed to limit infiltration with an approved Water Resistive barrier/air barrier in compliance with the governing Building Energy Conservation codes and regulations in jurisdiction. The Building envelope areas required to be properly sealed include, but not limited to, the following:
 - a. All joints, seams and penetrations.
 - b. Site-built windows, doors and skylights.
 - c. Openings between window and door assemblies and their respective jambs and framing.
 - d. Utility penetrations.
 - e. Dropped ceilings or chases adjacent to the thermal envelope.
 - f. Knee walls.
 - g. Walls and ceilings separating a garage from conditioned spaces.
 - h. Behind tubs and showers on exterior walls.
 - i. Common walls between dwelling units.
 - j. Attic access openings.
 - k. Rim joist junction.
 - l. Other sources of infiltration.
- C. Building Paper: Apply horizontally with a minimum 4-inch (100-mm) shingle coursed overlap and a minimum 6-inch (150-mm) end lap; fasten over Water Resistive Barrier / Air Barrier to sheathing with galvanized plastic cap nails. If a fastener is removed, the resultant hole must be repaired prior to proceeding. Where building felt is used behind stucco, all edges must be tapped to the Water Resistive Barrier / Air Barrier such that water will not get behind the felt between the felt and the Water Resistive Barrier / Air Barrier.
- D. Protect installed barrier layers from environmental exposure and damage according to manufacturer's instructions.
- E. The building is to be considered water and air tight after the installation of the Water Resistive barrier / air barrier before the installation of the final building applied finishes such as stucco, siding, brick or other exterior skin material.

3.2 FLEXIBLE FLASHING INSTALLATION

- A. Apply flexible flashing where indicated to comply with manufacturer's written instructions.
 1. Prime substrates as recommended by flashing manufacturer.
 2. Lap seams and junctures with other materials at least 4 inches (100 mm) except that at flashing flanges of other construction, laps need not exceed flange width.
 3. Lap flashing over water-resistive barrier at bottom and sides of openings.
 4. Lap water-resistive barrier over flashing at heads of openings.
 5. After flashing has been applied, roll surfaces with a hard rubber or metal roller to ensure that flashing is completely adhered to substrates.
 6. Flash all intersections or joints within the system, at flashing or at changes of materials to provide a shingled Water Resistive tight seal.

7. The building is to be considered water and air tight after the installation of the Water Resistive barrier / air barrier before the installation of the final building such as stucco, siding, brick or other exterior skin material.

3.3 FIELD QUALITY CONTROL

- A. Final Installation Inspection: Arrange for manufacturer's technical personnel to inspect membrane installation on completion and provide adequate reporting to confirm warranty requirements. Provide reports of inspection findings for each inspection. Notify Architect 48 hours in advance of date and time of manufacturer inspections.
- B. Additional inspections, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.
- C. Protect Water Resistive barriers from damage during remainder of construction period.

3.4 AIR LEAKAGE TESTING AND CERTIFICATION

- A. The Contractor shall provide blower door testing, or visual inspections by third party inspectors, if required by the permit authorities having jurisdiction and in compliance with codes and regulations adopted by the permit authorities having jurisdiction. Provide testing to determine compliance with an air leakage rate of 5ACH50 or less as a minimum standard.
- B. Visual Inspection Option: The Contractor shall provide visual inspection and reposts of findings and compliance by field verification in compliance with codes and regulations adopted by the permit authorities having jurisdiction.
- C. Testing shall be conducted in accordance with ASTM E1827, Standard Test Methods for Determining Airtightness of Buildings Using an Orifice Blower Door including the following;
 1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended Water Resistive stripping or other infiltration control measures.
 2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
 3. Interior doors, if installed at the time of the test, shall be open.
 4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
 5. Heating and cooling systems, if installed at the time of the test, shall be fully open.
 6. Supply and return registers, if installed at the time of the test, shall be fully open.
 7. Conduct testing only after all penetrations of the building envelope are completed.
- D. Provide a written report of the test results, signed by the qualified testing agency, to the Owner's representative and the permit authorities having jurisdiction.
- E. Testing may only be performed by individuals that are certified Rating Field Inspectors by RESNET or Performance Verification Technicians certified by other entities, or hold other certifications as may be approved by the building official. The certified individuals must be

independent third-parties, and may not be employed, or have any financial interest in the company that installed the building systems

- F The Construction Documents indicate materials and methods, including sealing requirements that are intended to comply with mandated maximum air leakage rate. Test results indicating rates exceeding stipulated rates require repairs and remedy by the Contractor at no additional cost to the Owner, Architect or the Architect's Consulting Engineers. Re-testing to demonstrate compliance will be provided by the Contractor at no additional cost to the Owner, Architect or the Architect's Consulting Engineers.
- G The frequency of units to be tested shall comply with requirements of the permit authorities having jurisdiction. As a minimum requirement, 10% of the total number of dwelling units shall be tested to include 2 dwelling units of each type – one each on the ground floor and top floor levels. In the event that a tested unit fails to demonstrate compliance with the stipulated criteria, all dwelling units within that residential building where the unit test failed shall be tested to demonstrate compliance.
- H The Contractor will provide a permanent certificate posted adjacent to each dwelling unit electrical distribution panel providing certification and related data required by codes and regulations adopted by the authorities having jurisdiction.

END OF SECTION 072500

SECTION 073216 - CONCRETE ROOF TILES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Concrete roof tiles.
2. Tile accessories.
3. Self-adhering underlayment.

1.2 SYSTEM PERFORMANCE REQUIREMENTS

- A. Refer to Structural Drawings for Component and Cladding Zone Diagrams with design wind pressure requirements. Provide a roofing system that is identical to systems that have been successfully tested by a qualified testing and inspecting agency to resist uplift pressures noted and compliant with governing Building Codes and regulations as applicable to the project site location.

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Samples: Provide two full-size units for each type of concrete roof tile and accessory tile indicated.
- C. Shop Drawings: Indicate metal flashing profiles, joint locations, fastening locations, underlayment, wood nailers, battens, roof vents and installation details. Indicate tile layout with location of cut and special shaped tiles identified.
- D. Research/evaluation reports for concrete tiles, fasteners and fastener systems, from the ICC-ES evaluation reports.
- E. Product test reports: Florida product approval for concrete tile roofing for use in the Project site location and as approved by the authorities having jurisdiction.
- F. Maintenance Data: For roofing to include in closeout maintenance manuals.

1.4 QUALITY ASSURANCE

- A. Fire-Test-Response Characteristics: Provide concrete roof tiles and related roofing materials with the fire-test-response characteristics indicated, as determined by testing identical products

per test method indicated below by UL or another testing and inspecting agency acceptable to authorities having jurisdiction.

1. Exterior Fire-Test Exposure: Class A; UL 790 or ASTM E 108, for application and roof slopes indicated.
- B. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit roofing to be performed according to manufacturer's written instructions and warranty requirements.
 1. Install self-adhering sheet underlayment within the range of ambient and substrate temperatures recommended by manufacturer.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Store underlayment rolls on end, on pallets or other raised surfaces. Do not double stack rolls.
 1. Handle, store, and place roofing materials in a manner to avoid significant or permanent damage to roof deck or structural supporting members.
- B. Protect unused underlayment from weather, sunlight, and moisture when left overnight or when roofing work is not in progress.

1.6 WARRANTY

- A. Roof Tile: Hanson Limited Lifetime, fully transferable, non-prorated product warranty against defects in roof tile for the life of the structure.
- B. Roofing Installer's Warranty, covering Work of this Section, in which roofing Installer agrees to repair or replace components of roofing that fail in materials or workmanship within the following warranty period: Three years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 CONCRETE ROOF TILES

- A. Concrete Roof Tiles: ASTM C 1492, molded- or extruded-concrete roof tile units of shape and configuration indicated, with integral color, and free of surface imperfections. Provide with fastening holes prepunched at factory.
 1. Acceptable Manufacturer: Hanson, Inc.
 2. Substitutions: Must be approved by Owner.
 3. Concrete Roof Tile: Hanson, Regal or Hacienda profile, Blend to be determined. Substitute manufacturers will be reviewed by Owner and Architect.

- B. Include specially shaped, color-matched units as indicated or required for eaves, rakes, ridges, hips, valleys, and other conditions.

2.2 ACCESSORIES

- A. Asphalt Roofing Cement: ASTM D 4586, Type II, asbestos free.
- B. Cold-Applied Adhesive: Manufacturer's standard asphalt-based, one- or two-part, asbestos-free, cold-applied adhesive specially formulated for compatibility and use with underlayments.
- C. Foam Adhesive: Two-component, polyurethane expanding adhesive recommended for application by concrete roof tile manufacturer.
- D. Elastomeric Sealant: ASTM C 920, silicone-based joint sealant; of Type M or S, Grade NS, Class 25, Use NT related to exposure, and, as applicable to joint substrates indicated, Use O.
- E. Wood Nailers, Beveled Cant Strips and Wood Battens: Comply with requirements for pressure-preservative-treated wood in Section 061000 "Rough Carpentry."
- F. Roofing Fasteners: Stainless steel screws or roofing nails as recommended by roof tile manufacturer to resist specified wind pressures and of sufficient length to penetrate $\frac{3}{4}$ inch into roof deck sheathing.
- G. Wood Batten Nails: ASTM F 1667; common or box, steel wire, flat head, and smooth shank.
- H. Wire Ties: Stainless steel, 0.083-inch (2.1-mm) minimum diameter.
- I. Storm Clips: Stainless-steel strap-type, 0.04-by-1/2-inch (1.0-by-13-mm), L-shaped retainer clips designed to secure side edges of concrete roof tiles. Provide with two fastener holes in base flange.

2.3 UNDERLAYMENT MATERIALS

- A. Self-Adhering Sheet Underlayment, Polyethylene Faced: ASTM D 1970, minimum of 60-mil- (1.0-mm-) thick, slip-resisting, polyethylene-film-reinforced top surface laminated to SBS-modified asphalt adhesive, with release paper backing; cold applied. Provide primer for adjoining concrete or masonry surfaces to receive underlayment as manufactured by
 1. Grace W.R. & Co; Grace Ice and Water Shield;
 2. Protecto Wrap Company; Rainproof TM or approved equal.

2.4 METAL FLASHING AND TRIM

- A. Comply with requirements in Section 076200 "Sheet Metal Flashing and Trim."
- B. Fabricate sheet metal flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply in design, dimensions, metal, and other characteristics of item.

- C. Vent-Pipe Flashings: ASTM B 749, Type L51121, at least 1/16 inch thick. Provide lead sleeve sized to slip over and turn down into pipe, soldered to skirt at slope of roof and existing at least 4 inches from pipe onto roof.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerance and other conditions affecting performance of work. Proceed with installation only after unsatisfactory conditions have been corrected.
 - 1. Examine roof sheathing to verify that sheathing joints are supported by framing and blocking or metal clips and that installation is within flatness tolerances.
 - 2. Verify that substrate is sound, dry, smooth, clean, sloped for drainage, and completely anchored; and that provision has been made for flashings and penetrations through roof.

3.2 UNDERLAYMENT INSTALLATION

- A. General: Comply with concrete roof tile manufacturer's written instructions and recommendations in NRCA's "The NRCA Roofing and Waterproofing Manual."
- B. Self-Adhering Sheet Underlayment: Install wrinkle free; comply with low-temperature installation restrictions of underlayment manufacturer if applicable. Install at locations indicated, lapped in direction to shed water. Lap sides not less than 3-1/2 inches (89 mm). Lap ends not less than 6 inches (152 mm), staggered 24 inches (610 mm) between succeeding courses. Roll laps with roller. Cover underlayment within seven days.
 - 1. Extend self-adhering sheet underlayment over entire roof deck.
- C. Metal-Flushed Open-Valley Underlayment: Install 2 layers of 36-inch- wide roof underlayment centered in valley. Stagger end laps between layers at least 72 inches. Lap ends of each layer at least 12 inches in direction to shed water, and seal with asphalt roofing cement.
 - 1. Lap roof-deck underlayment over first layer of valley underlayment at least 6 inches.

3.3 METAL FLASHING INSTALLATION

- A. General: Install metal flashings and other sheet metal to comply with requirements in Section 076200 "Sheet Metal Flashing and Trim."
 - 1. Install metal flashings according to concrete roof tile manufacturer's written instructions and recommendations in NRCA's "The NRCA Roofing and Waterproofing Manual."

3.4 WOOD NAILERS AND BATTENS

- A. Install wood nailers at ridges hips rakes and securely fasten to roof deck.
- B. Install nominal 1-by-2-inch (25-by-50-mm) wood battens horizontally at spacing required by concrete roof tile manufacturer, and securely fasten to roof deck.

3.5 CONCRETE ROOF TILE INSTALLATION

- A. General: Install concrete roof tiles according to manufacturer's written instructions, to recommendations in TRI/WSRCA's "Concrete and Clay Roof Tile Design Criteria Installation Manual for Moderate Climate Regions," and to NRCA's "The NRCA Roofing and Waterproofing Manual."
 - 1. Maintain uniform exposure and coursing of concrete roof tiles throughout roof.
 - 2. Extend tiles 2 inches (50 mm) over eave fasciae.
 - 3. Nail Fastening: Drive nails to clear the concrete roof tile so the tile hangs from the nail and is not drawn up.
 - a. Install wire through nail holes of cut tiles that cannot be nailed directly to roof deck, and fasten to nails driven into deck.
 - 4. Wire-Tie Fastening: Install wire-tie systems and fasten concrete roof tiles according to manufacturer's written instructions.
 - 5. Foam-Adhesive Setting: Install concrete roof tiles according to TRI/FRSA's "Concrete and Clay Roof Tile Installation Manual."
 - 6. Install storm clips to capture edges of longitudinal sides of concrete roof tiles and securely fasten to roof deck.
 - 7. Install concrete roof tile locks to support and lock overlying tile butts to underlying tiles.
 - 8. Cut and fit concrete roof tiles neatly around roof vents, pipes, ventilators, and other projections through roof. Fill voids with mortar.
 - 9. Install concrete roof tiles with color blend approved by Owner.
- B. Remove and replace damaged or broken concrete roof tiles.

END OF SECTION 073216

SECTION 074610 - FIBER-CEMENT SIDING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

- 1. Fiber-cement board siding.
 - 2. Fiber-cement shingle siding.

- B. Related Sections:

- 1. Division 06 Section "Rough Carpentry" for wood furring, grounds, nailers, and blocking.
 - 2. Division 06 Section "Sheathing" for wall sheathing and weather-resistive barriers.
 - 3. Division 06 Section "Exterior Finish Carpentry" for wood and wood-based sidings, fiber-cement panels and fiber-cement exterior trim.
 - 4. Division 07 Section "Self-Adhering Sheet Waterproofing" for substrate flashings and transitions.
 - 5. Division 07 Section "Water Resistive Barrier / Air Barrier" for weather barrier substrate.

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.
- B. Samples for Verification:
 - 1. 12-inch- (300-mm-) long-by-actual-width Sample of board siding.
 - 2. 4 full size pieces of selected shingle siding product.
- C. Qualification Data: For qualified siding Installer.
- D. Product Certificates: For each type of siding from manufacturer.
- E. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, for fiber-cement siding.
- F. Research/Evaluation Reports: For each type of siding required, indicating compliance with requirements of the authorities having jurisdiction.

- G. Maintenance Data: For each type of siding and soffit and related accessories to include in maintenance manuals.
- H. Warranty: Sample of special warranty.

1.4 QUALITY ASSURANCE

- A. Labeling: Provide fiber-cement siding that is tested and labeled according to ASTM C 1186 by a qualified testing agency acceptable to authorities having jurisdiction.
- B. Source Limitations: Obtain siding, including related accessories, from single source from single manufacturer.
- C. Mockups: Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for fabrication and installation.
 - 1. Build mockups for siding including accessories.
 - a. Include outside corner on one end of mockup and inside corner on other end.
 - 2. Acceptance of mockups does not constitute acceptance of deviations from the Contract Documents contained in mockups unless Architect specifically accepts such deviations in writing.
 - 3. Accepted mockups may become part of the completed Work if undisturbed at time of Substantial Completion.
- D. Preinstallation Conference: Conduct conference at Project site.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Store materials in a dry, well-ventilated, weathertight place.

1.6 COORDINATION

- A. Coordinate installation with flashings and other adjoining construction to ensure proper sequencing.

1.7 WARRANTY

- A. Special Warranty: Standard form in which manufacturer agrees to repair or replace siding and soffit that fail(s) in materials or workmanship within specified warranty period.
 - 1. Failures include, but are not limited to, the following:
 - a. Structural failures including cracking, deforming.
 - 2. Warranty Period: 10 years from date of Substantial Completion.

1.8 EXTRA MATERIALS

- A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 - 1. Furnish full lengths of siding and soffit including related accessories, in a quantity equal to 2 percent of amount installed.

PART 2 - PRODUCTS

2.1 FIBER-CEMENT SIDING

- A. General: ASTM C 1186, Type A, Grade II, fiber-cement board, noncombustible when tested according to ASTM E 136; with a flame-spread index of 25 or less when tested according to ASTM E 84.
 - 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Boral Building Products (Basis of Design).
 - b. Cemplank.
 - c. CertainTeed Corp.
 - d. GAF Materials Corporation.
 - e. James Hardie.
 - f. Nichiha Fiber Cement.
 - 2. Horizontal Pattern: Lap siding boards installed with 6" and 10" exposure as indicated.
 - a. Texture: Wood grained texture.
 - 3. Shingle Pattern: Shingle pattern siding panels as indicated.
 - a. Texture: Wood grained texture.
 - 4. Factory Priming: Manufacturer's standard acrylic primer.

2.2 ACCESSORIES

- A. Decorative Accessories: Provide the following fiber-cement decorative accessories as indicated:
 - 1. Corner posts and trim boards.
 - 2. Door and window casings.
 - 3. Moldings and trim.

- B. Flashing: Provide flashing complying with Division 07 Section "Sheet Metal Flashing and Trim" at window and door heads and where indicated.
- C. Fasteners:
 - 1. For fastening fiber cement, use hot-dip galvanized fasteners complying with manufacturer's directions.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates for compliance with requirements for installation tolerances and other conditions affecting performance of siding and soffit and related accessories.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Clean substrates of projections and substances detrimental to application.

3.3 INSTALLATION

- A. General: Comply with siding manufacturer's written installation instructions applicable to products and applications indicated unless more stringent requirements apply.
 - 1. Do not install damaged components.
 - 2. Center nails in elongated nailing slots without binding siding to allow for thermal movement.
- B. Install fiber-cement siding and related accessories.
 - 1. Install fasteners no more than 24 inches (600 mm) o.c. and according to manufacturer's directions and applicable requirements of the authorities having jurisdiction.
- C. Install joint sealants as specified in Division 07 Section "Joint Sealants" and to produce a weathertight installation.

3.4 ADJUSTING AND CLEANING

- A. Remove damaged, improperly installed, or otherwise defective materials and replace with new materials complying with specified requirements.
- B. Clean finished surfaces according to manufacturer's written instructions and maintain in a clean condition during construction.

GRAND OAKS APARTMENTS
LEE COUNTY, FL
FK PROJECT No. 5331

ISSUE DATE: 08/31/16
PRICING SET

END OF SECTION 074600

SECTION 074633 – VINYL SOFFIT

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Vinyl soffit.
- B. Related Sections:
 - 1. Division 06 Section "Rough Carpentry" for wood furring, grounds, nailers, and blocking.
 - 2. Division 06 Section "Sheathing" for wall sheathing.
 - 3. Division 06 Section "Exterior Finish Carpentry" for non-vinyl sidings and for exterior trim.
 - 4. Division 07 Section "Self-Adhering Sheet Waterproofing" for substrate flashings and transitions.
 - 5. Division 07 Section "Water Resistive Barrier / Air Barrier" for weather barrier substrate.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.
- B. Samples for Initial Selection: For siding and soffit including related accessories.
- C. Samples for Verification: For each type, color, texture, and pattern required.
 - 1. ~~12-inch (300-mm) long-by-actual-width Sample of siding.~~ Retain one or both subparagraphs below if required.
 - 2. 12-inch- (300-mm-) long-by-actual-width Sample of soffit.

1.4 INFORMATIONAL SUBMITTALS

- A. Product Certificates: For each type of soffit, from manufacturer.
- ~~B.~~ Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency.
- C. Research/Evaluation Reports: For each type of siding required, from the ICC.

- D. Warranty: Sample of special warranty.

1.5 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For each type of siding and soffit and related accessories to include in maintenance manuals.

1.6 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 - 1. Furnish full lengths of siding, soffit vent dstrip and soffit including related accessories, in a quantity equal to 2 percent of amount installed.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Store materials in a dry, well-ventilated, weathertight place.

1.8 COORDINATION

- A. Coordinate installation with flashings and other adjoining construction to ensure proper sequencing.

1.9 WARRANTY

- A. Special Warranty: Standard form in which manufacturer agrees to repair or replace ~~siding and~~ soffit that fail(s) in materials or workmanship within specified warranty period.
 - 1. Failures include, but are not limited to, the following:
 - a. Structural failures including cracking, deforming, and fading.
 - 2. Fading is defined as loss of color, after cleaning with product recommended by manufacturer, of more than 4Hunter color-difference units as measured according to ASTM D 2244.
 - 3. Warranty Period: 25 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 VINYL SOFFIT

- A. General: Integrally colored vinyl soffit complying with ASTM D 4477.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. CertainTeed Corp. – “Invisivent triple 31/3” - Basis of Design
 - b. Crane Performance Siding.
 - c. Heartland Building Products.
 - d. Kaycan Ltd.
- B. Pattern: 12-inch (300-mm) exposure in V-grooved, triple, 6-inch (152-mm) board style providing a minimum of 10” net free area per square foot.
- C. Texture: Wood Grain.
- D. Ventilation: Provide vented soffit unless otherwise indicated.
- E. Nominal Thickness: 0.044 inch (1.1 mm).
- F. Minimum Profile Depth: 1/2 inch (13 mm).
- G. Colors: As selected by Architect from manufacturer's full range of industry colors.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates for compliance with requirements for installation tolerances and other conditions affecting performance of siding and soffit and related accessories.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Clean substrates of projections and substances detrimental to application.

3.3 INSTALLATION

- A. General: Comply with ~~siding and~~ soffit manufacturer's written installation instructions applicable to products and applications indicated unless more stringent requirements apply.
 1. Do not install damaged components.
- B. Install vinyl soffit and related accessories according to ASTM D 4756 and manufacturer's written instructions.
- C. Install joint sealants as specified in Division 07 Section "Joint Sealants" and to produce a weathertight installation.

3.4 ADJUSTING AND CLEANING

- A. Remove damaged, improperly installed, or otherwise defective materials and replace with new materials complying with specified requirements.
- B. Clean finished surfaces according to manufacturer's written instructions and maintain in a clean condition during construction.

END OF SECTION 074633

SECTION 076200 - SHEET METAL FLASHING AND TRIM

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

- 1. Manufactured Products:

- a. Manufactured reglets and counterflashing.
 - b. Manufactured through wall penetration accessory components.

- 2. Formed Products:

- a. Formed roof drainage sheet metal fabrications and fascia wrap.
 - b. Formed wall sheet metal fabrications.
 - c. Formed foundation flashing and termite shield.
 - d. Formed equipment support flashing.

- B. Related Sections:

- 1. Division 06 Section "Rough Carpentry" for wood nailers and blocking.
 - 2. Division 07 Section "Asphalt Shingles" for installing sheet metal flashing and trim integral with roofing.
 - 3. Division 07 Section "Roof Specialties" for manufactured roof specialties not part of sheet metal flashing and trim.
 - 4. Division 07 Section "Self-Adhering Sheet Waterproofing" for substrate flashings and transitions.
 - 5. Division 07 Section "Water Resistive Barrier / Air Barrier" for weather barrier substrate.

1.3 PERFORMANCE REQUIREMENTS

- A. General: Sheet metal flashing and trim assemblies as indicated shall withstand wind loads, structural movement, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Completed sheet metal flashing and trim shall not rattle, leak, or loosen, and shall remain watertight.
- B. Fabricate and install roof edge flashing capable of resisting the following forces according to recommendations in FMG Loss Prevention Data Sheet 1-49:

1. As indicated on drawings.
- C. Thermal Movements: Provide sheet metal flashing and trim that allows for thermal movements from ambient and surface temperature changes.
 1. Temperature Change (Range): 120 deg F (67 deg C), ambient; 180 deg F (100 deg C) material surfaces.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for each manufactured product and accessory.
- B. Shop Drawings: Show fabrication and installation layouts of sheet metal flashing and trim, including plans, elevations, expansion-joint locations, and keyed details. Distinguish between shop- and field-assembled work. Include the following:
 1. Identification of material, thickness, weight, and finish for each item and location in Project.
 2. Details for forming sheet metal flashing and trim, including profiles, shapes, seams, and dimensions.
 3. Details for joining, supporting, and securing sheet metal flashing and trim, including layout of fasteners, cleats, clips, and other attachments. Include pattern of seams.
 4. Details of termination points and assemblies, including fixed points.
 5. Details of expansion joints and expansion-joint covers, including showing direction of expansion and contraction.
 6. Details of edge conditions, including eaves, ridges, valleys, rakes, crickets, and counterflashings as applicable.
 7. Details of special conditions.
 8. Details of connections to adjoining work.
 9. Detail formed flashing and trim at a scale of not less than 1-1/2 inches per 12 inches (1:10).
- C. Samples for Initial Selection: For each type of sheet metal flashing, trim, and accessory indicated with factory-applied color finishes involving color selection.
- D. Samples for Verification: For each type of exposed finish required, prepared on Samples of size indicated below:
 1. Sheet Metal Flashing: 12 inches (300 mm) long by actual width of unit, including finished seam and in required profile. Include fasteners, cleats, clips, closures, and other attachments.
 2. Trim, Metal Closures, Expansion Joints, Joint Intersections, and Miscellaneous Fabrications: 12 inches (300 mm) long and in required profile. Include fasteners and other exposed accessories.
 3. Accessories and Miscellaneous Materials: Full-size Sample.

1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For qualified fabricator.
- B. Warranty: Sample of special warranty.

1.6 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For sheet metal flashing, trim, and accessories to include in maintenance manuals.

1.7 QUALITY ASSURANCE

- A. Fabricator Qualifications: Shop that employs skilled workers who custom fabricate sheet metal flashing and trim similar to that required for this Project and whose products have a record of successful in-service performance.
- B. Sheet Metal Flashing and Trim Standard: Comply with SMACNA's "Architectural Sheet Metal Manual" unless more stringent requirements are specified or shown on Drawings.
- C. Mockups: Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for fabrication and installation.
 - 1. Review of mockups does not constitute acceptance of deviations from the Contract Documents contained in mockups unless Architect specifically accepts such deviations in writing.
 - 2. Accepted mockups may become part of the completed Work if undisturbed at time of Substantial Completion.
- D. Preinstallation Conference: Conduct conference at Project site.
 - 1. Meet with Owner, Architect, Owner's insurer if applicable, Installer, and installers whose work interfaces with or affects sheet metal flashing and trim including installers of roofing materials and roof accessories.
 - 2. Review methods and procedures related to sheet metal flashing and trim.
 - 3. Examine substrate conditions for compliance with requirements, including flatness and attachment to structural members.
 - 4. Review special roof details, roof drainage, roof penetrations and condition of other construction that will affect sheet metal flashing.
 - 5. Document proceedings, including corrective measures and actions required, and furnish copy of record to each participant.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Do not store sheet metal flashing and trim materials in contact with other materials that might cause staining, denting, or other surface damage. Store sheet metal flashing and trim materials away from uncured concrete and masonry.
- B. Protect strippable protective covering on sheet metal flashing and trim from exposure to sunlight and high humidity, except to the extent necessary for the period of sheet metal flashing and trim installation.

1.9 WARRANTY

- A. Special Warranty on Finishes: Manufacturer's standard form in which manufacturer agrees to repair finish or replace sheet metal flashing and trim that shows evidence of deterioration of factory-applied finishes within specified warranty period.
 - 1. Exposed Panel Finish: Deterioration includes, but is not limited to, the following:
 - a. Color fading more than 5 Hunter units when tested according to ASTM D 2244.
 - b. Chalking in excess of a No. 8 rating when tested according to ASTM D 4214.
 - c. Cracking, checking, peeling, or failure of paint to adhere to bare metal.
 - 2. Finish Warranty Period: 10 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Subject to compliance with requirements, provide products manufactured by one of the following:
 - 1. Through-Wall Flashing:
 - a. Advanced Building Products Inc.; Cop-R-Loc Interlocking Flashing.
 - b. Cheney Flashing Company, Inc.
 - c. Dur-O-Wal, Dayton Superior Corporation.
 - d. Keystone Flashing Company, Inc.
 - e. Quickflash Weatherproofing Products.
 - 2. Reglets:
 - a. Cheney Flashing Company, Inc.
 - b. Fry Reglet Corporation.
 - c. Heckmann Building Products Inc.
 - d. Hickman, W. P. Company.
 - e. Keystone Flashing Company, Inc.

2.2 SHEET METALS

- A. General: Protect mechanical and other finishes on exposed surfaces from damage by applying a strippable, temporary protective film before shipping.
- B. Aluminum Sheet: ASTM B 209 (ASTM B 209M), alloy as standard with manufacturer for finish required, with temper as required to suit forming operations and performance required.
 - 1. Exposed Coil-Coated Finishes:
 - a. Two-Coat Fluoropolymer: AAMA 620. Fluoropolymer finish containing not less than 70 percent PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
 - 2. Color: As selected by Architect from manufacturer's full range.
 - 3. Concealed and Field Painted Finish: Pretreat with manufacturer's standard white or light-colored acrylic or polyester backer finish, consisting of prime coat and wash coat with a minimum total dry film thickness of 0.5 mil (0.013 mm).
- C. Stainless-Steel Sheet: ASTM A 240/A 240M, Type 304.

2.3 MISCELLANEOUS MATERIALS

- A. General: Provide materials and types of fasteners, protective coatings, separators, sealants, and other miscellaneous items as required for complete sheet metal flashing and trim installation and recommended by manufacturer of primary sheet metal or manufactured item unless otherwise indicated.
- B. Through-wall penetrations: Provide preformed or manufactured flashing hood system suitable for attachment to sheathing substrate as recommended by manufacturer and as indicated.
- C. Aluminum T-bar edge forms: For use at elevated concrete corridor, landing and patio deck edges, provide manufacturer's system components compatible with adjacent installation requirements and as indicated.
- D. Fasteners: Wood screws, annular threaded nails, self-tapping screws, self-locking rivets and bolts, and other suitable fasteners designed to withstand design loads and recommended by manufacturer of primary sheet metal or manufactured item.
 - 1. General: Blind fasteners or self-drilling screws, gasketed, with hex-washer head.
 - a. Exposed Fasteners: Heads matching color of sheet metal using plastic caps or factory-applied coating.
 - b. Blind Fasteners: High-strength aluminum or stainless-steel rivets suitable for metal being fastened.
 - c. Spikes and Ferrules: Same material as gutter; with spike with ferrule matching internal gutter width.

2. Fasteners for Aluminum Sheet: Aluminum or Series 300 stainless steel.

- E. Sealant Tape: Pressure-sensitive, 100 percent solids, gray polyisobutylene compound sealant tape with release-paper backing. Provide permanently elastic, nonsag, nontoxic, nonstaining tape 1/2 inch (13 mm) wide and 1/8 inch (3 mm) thick.
- F. Elastomeric Sealant: ASTM C 920, elastomeric polyurethane or silicone polymer sealant; low modulus; of type, grade, class, and use classifications required to seal joints in sheet metal flashing and trim and remain watertight.
- G. Butyl Sealant: ASTM C 1311, single-component, solvent-release butyl rubber sealant; polyisobutylene plasticized; heavy bodied for hooked-type expansion joints with limited movement.
- H. Epoxy Seam Sealer: Two-part, noncorrosive, aluminum seam-cementing compound, recommended by aluminum manufacturer for exterior nonmoving joints, including riveted joints.
- I. Bituminous Coating: Cold-applied asphalt emulsion complying with ASTM D 1187.
- J. Asphalt Roofing Cement: ASTM D 4586, asbestos free, of consistency required for application.

2.4 FABRICATION, GENERAL

- A. General: Custom fabricate sheet metal flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, geometry, metal thickness, and other characteristics of item indicated. Fabricate items at the shop to greatest extent possible.
 - 1. Fabricate sheet metal flashing and trim in thickness or weight needed to comply with performance requirements, but not less than that specified for each application and metal.
 - 2. Obtain field measurements for accurate fit before shop fabrication.
 - 3. Form sheet metal flashing and trim without excessive oil canning, buckling, and tool marks and true to line and levels indicated, with exposed edges folded back to form hems.
 - 4. Conceal fasteners and expansion provisions where possible. Exposed fasteners are not allowed on faces exposed to view.
- B. Fabrication Tolerances: Fabricate sheet metal flashing and trim that is capable of installation to a tolerance of 1/4 inch in 20 feet (6 mm in 6 m) on slope and location lines as indicated and within 1/8-inch (3-mm) offset of adjoining faces and of alignment of matching profiles.
- C. Sealed Joints: Form nonexpansion but movable joints in metal to accommodate elastomeric sealant.
- D. Expansion Provisions: Where lapped expansion provisions cannot be used, form expansion joints of intermeshing hooked flanges, not less than 1 inch (25 mm) deep, filled with butyl sealant concealed within joints.

- E. Fabricate cleats and attachment devices of sizes as recommended by SMACNA's "Architectural Sheet Metal Manual "for application, but not less than thickness of metal being secured.
- F. Seams for Aluminum: Fabricate nonmoving seams with flat-lock seams. Form seams and seal with epoxy seam sealer. Rivet joints where necessary for strength.
- G. Do not use graphite pencils to mark metal surfaces.

2.5 ROOF DRAINAGE SHEET METAL FABRICATIONS

- A. Hanging Gutters: Fabricate to cross section indicated, complete with end pieces, outlet tubes, and other accessories as required. Fabricate in minimum 96-inch- (2400-mm-) long sections. Furnish flat-stock gutter spacers and gutter brackets fabricated from same metal as gutters, of size recommended by SMACNA but not less than twice the gutter thickness. Fabricate expansion joints, expansion-joint covers and gutter accessories from same metal as gutters.
 - 1. Gutter Style: Super-gutter 6”.
 - 2. Expansion Joints: Lap type.
 - 3. Accessories: Valley baffles.
 - 4. Fabricate from the following materials:
 - a. Aluminum: 0.032 inch (0.81 mm) minimum thick.
- B. Downspouts: Fabricate rectangular downspouts complete with mitered elbows. Furnish with metal hangers, from same material as downspouts, and anchors.
 - 1. Hanger Style: Manufactured strap.
 - 2. Fabricate from the following materials:
 - a. Aluminum: 0.024 inch (0.61 mm) minimum thick.

2.6 STEEP-SLOPE ROOF SHEET METAL FABRICATIONS

- A. Apron, Step, Cricket, and Backer Flashing: Fabricate from the following materials:
 - 1. Aluminum: 0.032 inch (0.81 mm) minimum thick.
 - 2. Galvanized Steel: 0.022 inch (0.56 mm) minimum thick.
- B. Valley Flashing: Fabricate from the following materials:
 - 1. Galvanized Steel: 0.028 inch (0.71 mm) minimum thick.
- C. Drip Edges: Fabricate from the following materials:
 - 1. Aluminum: 0.032 inch (0.81 mm) minimum thick.
- D. Eave and Rake Flashing: Fabricate from the following materials:
 - 1. Aluminum: 0.032 inch (0.81 mm) minimum thick.
- E. Roof edge Fascia Wrap; Fabricate from the following materials;

1. Aluminum: 0.032 inch (0.81 mm) minimum thick.
- F. Counterflashing: Fabricate from the following materials:
 1. Aluminum: 0.032 inch (0.81 mm) minimum thick.
- G. Flashing Receivers: Fabricate from the following materials:
 1. Aluminum: 0.032 inch (0.81 mm) minimum thick.
- H. Roof-Penetration Flashing: Fabricate from the following materials:
 1. Stainless Steel: 0.019 inch (0.48 mm) minimum thick.
 2. Galvanized Steel: 0.028 inch (0.71 mm) minimum thick.

2.7 WALL SHEET METAL FABRICATIONS

- A. Opening Flashings in Frame Construction: Fabricate head, sill and similar flashings to extend 4 inches (100 mm) minimum beyond wall openings. Form head and sill flashing with 2-inch- (50-mm-) high, end dams. Fabricate from the following materials:
 1. Aluminum: 0.032 inch (0.81 mm) minimum thick.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, to verify actual locations, dimensions and other conditions affecting performance of the Work.
 1. Verify compliance with requirements for installation tolerances of substrates.
 2. Verify that substrate is sound, dry, smooth, clean, sloped for drainage, and securely anchored.
- B. For the record, prepare written report, endorsed by Installer, listing conditions detrimental to performance of the Work.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 UNDERLAYMENT INSTALLATION

- A. General: Install underlayment as indicated on Drawings and specified in Division 7 "Asphalt Shingles".

3.3 INSTALLATION, GENERAL

- A. General: Anchor sheet metal flashing and trim and other components of the Work securely in place, with provisions for thermal and structural movement. Use fasteners, protective coatings, separators, sealants, and other miscellaneous items as required to complete sheet metal flashing and trim system.
 - 1. Install sheet metal flashing and trim true to line and levels indicated. Provide uniform, neat seams with minimum exposure of solder, welds, and sealant.
 - 2. Install sheet metal flashing and trim to fit substrates and to result in watertight performance. Verify shapes and dimensions of surfaces to be covered before fabricating sheet metal.
 - 3. Space cleats not more than 12 inches (300 mm) apart. Anchor each cleat with two fasteners. Bend tabs over fasteners.
 - 4. Install exposed sheet metal flashing and trim without excessive oil canning, buckling, and tool marks.
 - 5. Install sealant tape where indicated.
 - 6. Torch cutting of sheet metal flashing and trim is not permitted.
 - 7. Do not use graphite pencils to mark metal surfaces.
- B. Metal Protection: Where dissimilar metals will contact each other or corrosive substrates, protect against galvanic action by painting contact surfaces with bituminous coating or by other permanent separation as recommended by SMACNA.
- C. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joints at a maximum of 10 feet (3 m) with no joints allowed within 24 inches (600 mm) of corner or intersection. Where lapped expansion provisions cannot be used or would not be sufficiently watertight, form expansion joints of intermeshing hooked flanges, not less than 1 inch (25 mm) deep, filled with sealant concealed within joints.
- D. Fastener Sizes: Use fasteners of sizes indicated or recommended by manufacturer.
- E. Seal joints as shown and as required for watertight construction.
 - 1. Where sealant-filled joints are used, embed hooked flanges of joint members not less than 1 inch (25 mm) into sealant. Form joints to completely conceal sealant. When ambient temperature at time of installation is moderate, between 40 and 70 deg F (4 and 21 deg C), set joint members for 50 percent movement each way. Adjust setting proportionately for installation at higher ambient temperatures. Do not install sealant-type joints at temperatures below 40 deg F (4 deg C).
 - 2. Prepare joints and apply sealants to comply with requirements in Division 07 Section "Joint Sealants."

3.4 ROOF DRAINAGE SYSTEM INSTALLATION

- A. General: Install sheet metal roof drainage items to produce complete roof drainage system according to SMACNA recommendations and as indicated. Coordinate installation of roof perimeter flashing with installation of roof drainage system.

- B. Hanging Gutters: Join sections with lapped joints sealed with sealant. Provide for thermal expansion. Attach gutters at eave or fascia to firmly anchored gutter brackets spaced not more than 36 inches (900 mm) apart. Provide end closures and seal watertight with sealant. Slope to downspouts.
 - 1. Anchor back of gutter that extends onto roof deck with cleats spaced not more than 24 inches (600 mm) apart.
 - 2. Install gutter with expansion joints at locations indicated, but not exceeding, 50 feet (15.24 m) apart. Install expansion-joint caps.
- C. Downspouts: Join sections with 1-1/2-inch (38-mm) telescoping joints.
 - 1. Provide hangers with fasteners designed to hold downspouts securely to walls. Locate hangers at top and bottom and at approximately 60 inches (1500 mm) o.c. in between.
 - 2. Provide elbows at base of downspout to direct water away from building.
 - 3. Connect downspouts to underground drainage system if indicated or provide cement splash pans.
- D. Splash Pans: Install where downspouts discharge on roofs. Set in asphalt roofing cement compatible with roof shingles.

3.5 ROOF FLASHING INSTALLATION

- A. General: Install sheet metal flashing and trim to comply with performance requirements and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, set units true to line, and level as indicated. Install work with laps, joints, and seams that will be permanently watertight and weather resistant.
- B. Roof Edge Flashing: Anchor to resist uplift and outward forces according to recommendations in SMACNA's "Architectural Sheet Metal Manual" and as indicated. Interlock bottom edge of roof edge flashing with continuous cleat anchored to substrate at staggered 3-inch (75-mm) centers.
- C. Roof-Penetration Flashing: Coordinate installation of roof-penetration flashing with installation of roofing and other items penetrating roof. Seal with elastomeric sealant and clamp flashing to pipes that penetrate roof.

3.6 WALL FLASHING INSTALLATION

- A. General: Install sheet metal wall flashing to intercept and exclude penetrating moisture according to SMACNA recommendations and as indicated. Coordinate installation of wall flashing with installation of wall-opening components such as windows, doors, and louvers.
- B. Opening Flashings in Frame Construction: Install continuous head, sill and similar flashings to extend 4 inches (100 mm) beyond wall openings.

3.7 ERECTION TOLERANCES

- A. Installation Tolerances: Shim and align sheet metal flashing and trim within installed tolerance of 1/4 inch in 20 feet (6 mm in 6 m) on slope and location lines as indicated and within 1/8-inch (3-mm) offset of adjoining faces and of alignment of matching profiles.
- B. Installation Tolerances: Shim and align sheet metal flashing and trim within installed tolerances specified in MCA's "Guide Specification for Residential Metal Roofing."

3.8 CLEANING AND PROTECTION

- A. Clean exposed metal surfaces of substances that interfere with uniform oxidation and weathering.
- B. Clean and neutralize flux materials. Clean off excess solder.
- C. Clean off excess sealants.
- D. Remove temporary protective coverings and strippable films as sheet metal flashing and trim are installed unless otherwise indicated in manufacturers written installation instructions. On completion of installation, remove unused materials and clean finished surfaces. Maintain in a clean condition during construction.
- E. Replace sheet metal flashing and trim that have been damaged or that have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 076200

SECTION 076500 – MANUFACTURED FLASHING PANELS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

- 1. Manufactured flashing panels for through wall penetrations, rough opening protectives and corner reinforcing.

- B. Related Requirements:

- 1. Section 061000 "Rough Carpentry" for wood nailers, curbs, and blocking.
 - 2. Section 076200 "Sheet Metal Flashing and Trim" for installation of sheet metal flashing and trim integral with building envelope.
 - 3. Section 071326 "Self-Adhering Sheet Waterproofing" for substrate flashings and transitions.
 - 4. Section 072500 "Water Resistive Barrier / Air Barrier" for weather barrier substrate.
 - 5. Section 077200 "Roof Specialties" for roof hatches, vents, and other manufactured roof accessory units.
 - 6. Section 079200 "Joint Sealants" for joint sealants and applications.

1.3 COORDINATION

- A. Coordinate flashing panel types sizes and placement with sizes and locations of penetrations to be flashed, and joints and seams in adjacent materials.
- B. Coordinate flashing panel installation with adjoining applied finishes and wall materials, joints, and seams to provide leakproof, secure, and noncorrosive installation.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.

- 1. Review construction schedule. Verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
 - 2. Review special and typical details, penetration types and sizes, installation sequencing with substrate and applied finish materials and other construction activities that affect flashing panels and trim.

3. Review flashing panel observation and repair procedures after flashing installation.

1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for each manufactured product and accessory.
- B. Shop Drawings: For flashing panels and trim.
 1. Include plans, elevations, sections, and attachment details.
 2. Detail fabrication and installation layouts, and details. Distinguish between shop- and field-assembled work.
 3. Include identification of material, thickness, weight, and finish for each item and location in Project.
 4. Include details for supporting, and securing, including layout and spacing of fasteners, and other accessory attachments.
 5. Include details of special conditions.
 6. Include details of connections to adjoining work.

1.6 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For installer.
- B. Product Test Reports: For each product, for tests performed by a qualified testing agency.
- C. Sample Warranty: For special warranty.

1.7 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For flashing panels and trim, and its accessories, to include in maintenance manuals.

1.8 QUALITY ASSURANCE

- A. Installer Qualifications: Employs skilled workers who install flashing panels and trim similar to that required for this Project and whose experience indicates a record of successful in-service performance.
- B. Mockups: Build mockups to verify selections made under Sample submittals, to demonstrate aesthetic effects, and to set quality standards for fabrication and installation.
 1. Build mockup of typical flashing panel installation including supporting substrate construction attachments, underlayment, and accessories.

2. Acceptance of mockups does not constitute acceptance of deviations from the Contract Documents contained in mockups unless Architect specifically accepts such deviations in writing.
3. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.9 DELIVERY, STORAGE, AND HANDLING

- A. Do not store flashing panels and trim materials in contact with other materials that might cause staining, denting, or other surface damage. Store flashing panels and trim materials in manufacturer's original labeled, unopened containers and packaging.

1.10 WARRANTY

- A. Special Warranty on Finishes: Manufacturer agrees to repair finish or replace flashing panels and trim that shows evidence of deterioration of factory-applied finishes within specified warranty period.
 1. Exposed Panel Finish: Deterioration includes, but is not limited to, the following:
 - a. Color fading more than 5 Hunter units when tested according to ASTM D 2244.
 - b. Chalking in excess of a No. 8 rating when tested according to ASTM D 4214.
 - c. Cracking, checking, peeling, or failure of paint to adhere to panel.
 2. Panel Warranty Period: Ten (10) years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. General: Flashing panel and trim assemblies shall withstand wind loads, structural movement, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Completed flashing panel installation shall not leak, or loosen, and shall remain watertight.

2.2 FLASHING PANELS

- A. General: Provide flashing panel products and accessories sized to accommodate penetration materials and provide a weatherproof seal at the building envelope.
- B. Flashing Panels
 1. Manufacturers: Subject to compliance with requirements, the Basis of Design manufacturer offering products that may be incorporated into the Work includes, but is not limited to, the following:

- a. Quickflash Weatherproofing Products, Inc. (Basis of Design) for through wall penetrations of mechanical, electrical and plumbing components
 - b. W. R. Grace & Co. – “VYCORner” (Basis of Design) prefabricated opening protective corner flashing and reinforcing accessories for doors, windows and large framed openings in the exterior wall envelope.
2. Plumbing and Mechanical Flashing Panels:
- a. Combination of high-density polyethylene (HDPE) and low-density polyethylene (LDPE).
 - b. HDPE, Specific Gravity, ASTM D 1505: 0.953 g/cm².
 - c. HDPE, Tensile Strength at Yield, ASTM D 638: 3,100 psi.
 - d. LDPE, Specific Gravity, ASTM D 792: 0.917 g/cm².
 - e. LDPE, Tensile Strength at Yield, ASTM D 638: 1,300 psi.
 - f. Weatherproof seal: Thermoplastic elastomer.
 - g. Hardness, ASTM D 2240, Shore A, 10 seconds: 46.
 - h. Specific Gravity, ASTM D 792: 1.05 g/cm².
 - i. Tensile Strength, ASTM D 412: 490 psi.
3. Electrical Flashing Panels:
- a. Hardness, ASTM D 2240, Shore A, 10 seconds: 93.
 - b. Specific Gravity, ASTM D 792: 1.05 g/cm².
 - c. Tensile Strength, ASTM D 412: 1,300 psi.
4. Opening protective and corner reinforcing Flashing Panels:
- a. Hardness, ASTM D 2240, Shore A, 10 seconds: 93.
 - b. Specific Gravity, ASTM D 792: 1.05 g/cm².
 - c. Tensile Strength, ASTM D 412: 1,300 psi.

2.3 MISCELLANEOUS MATERIALS

- A. General: Provide materials and types of fasteners, protective coatings, tapes, sealants, and other miscellaneous items as required for complete flashing panel and trim installation and as recommended by manufacturer of flashing panel product manufacturer unless otherwise indicated.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances, substrate, and other conditions affecting performance of the Work.
 - 1. Verify compliance with requirements for installation tolerances of substrates.
 - 2. Verify that substrate is sound, dry, smooth, clean, sloped for drainage, and securely anchored.
 - 3. Verify that air- or water-resistant barriers have been installed over sheathing or backing substrate to prevent air infiltration or water penetration.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION, GENERAL

- A. General: Anchor flashing panels and trim and other components of the Work securely in place, with provisions for thermal and structural movement. Use fasteners protective coatings, separators, sealants, and other miscellaneous items required to complete flashing panel and trim system.
 - 1. Install flashing panels and trim true to line, levels, and slopes.
 - 2. Install flashing panels and trim to fit substrates and to result in watertight performance. Verify shapes and dimensions of surfaces to be covered before installation.
- B. Fasteners: Use fastener sizes that penetrate substrate not less than recommended by panel manufacturer to achieve maximum pull-out resistance.

3.3 WALL FLASHING INSTALLATION

- A. General: Install flashing panels to intercept and exclude penetrating moisture. Coordinate installation of wall flashing with installation of wall-opening components such as windows, doors, and louvers.
- B. Opening Flashings in Frame Construction: Install continuous corner reinforcing flashing panel components and similar flashings to extend 4 inches (100 mm) beyond edge of framed rough wall openings.

3.4 CLEANING AND PROTECTION

- A. Clean exposed surfaces of substances that interfere with installation of the work of following trades.
- B. Clean off excess sealants.

- C. Replace flashing panels and trim that have been damaged or that have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 076500

SECTION 077100 - ROOF SPECIALTIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

- 1. Roof-edge flashings.
 - 2. Roof-edge drainage systems.
 - 3. Reglets and counterflashings.

- B. Related Sections:

- 1. Division 06 Section "Rough Carpentry" for wood nailers, curbs, and blocking.
 - 2. Division 07 Section "Sheet Metal Flashing and Trim" for custom- and site-fabricated sheet metal flashing and trim.
 - 3. Division 07 Section "Joint Sealants" for field-applied sealants between roof specialties and adjacent materials.

1.3 PERFORMANCE REQUIREMENTS

- A. General Performance: Roof specialties shall withstand exposure to weather and resist thermally induced movement without failure, rattling, leaking, or fastener disengagement due to defective manufacture, fabrication, installation, or other defects in construction.

- 1. Temperature Change (Range): 120 deg F (67 deg C), ambient; 180 deg F (100 deg C) material surfaces.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.
- B. Shop Drawings: Include plans, elevations, keyed details, and attachments to other work.
- C. Samples for Initial Selection: For each type of roof specialty indicated with factory-applied color finishes.

- D. Samples for Verification: Made from 12-inch (300-mm) lengths of full-size components including fasteners, cover joints, accessories, and attachments.

1.5 INFORMATIONAL SUBMITTALS

- A. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency.
- B. Warranty: Sample of special warranty.

1.6 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For roofing specialties to include in maintenance manuals.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Do not store roof specialties in contact with other materials that might cause staining, denting, or other surface damage. Store roof specialties away from uncured concrete and masonry.
- B. Protect strippable protective covering on roof specialties from exposure to sunlight and high humidity, except to extent necessary for the period of roof specialties installation.

1.8 WARRANTY

- A. Special Warranty on Painted Finishes: Manufacturer's standard form in which manufacturer agrees to repair finish or replace roof specialties that show evidence of deterioration of factory-applied finishes within specified warranty period.
 - 1. Fluoropolymer Finish: Deterioration includes, but is not limited to, the following:
 - a. Color fading more than 5 Hunter units when tested according to ASTM D 2244.
 - b. Chalking in excess of a No. 8 rating when tested according to ASTM D 4214.
 - c. Cracking, checking, peeling, or failure of paint to adhere to bare metal.
 - 2. Finish Warranty Period: 10 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 OFF-RIDGE VENTS

- A. Provide manufactured product style and sizes indicated on drawings.

2.2 EXPOSED METALS

- A. Aluminum Sheet: ASTM B 209 (ASTM B 209M), alloy as standard with manufacturer for finish required, with temper as required to suit forming operations and performance required.
 - 1. Exposed Coil-Coated Finishes:
 - a. Two-Coat Fluoropolymer: AAMA 620. Fluoropolymer finish containing not less than 70 percent PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
 - 2. Color: As selected by Architect from manufacturer's full range.

2.3 CONCEALED METALS

- A. Aluminum Sheet: ASTM B 209 (ASTM B 209M), alloy and temper recommended by manufacturer for type of use and structural performance indicated, mill finished.
- B. Aluminum Extrusions: ASTM B 221 (ASTM B 221M), alloy and temper recommended by manufacturer for type of use and structural performance indicated, mill finished.

2.4 MISCELLANEOUS MATERIALS

- A. General: Provide materials and types of fasteners, protective coatings, sealants, and other miscellaneous items required by manufacturer for a complete installation.
- B. Bituminous Coating: Cold-applied asphalt emulsion complying with ASTM D 1187.
- C. Asphalt Roofing Cement: ASTM D 4586, asbestos free, of consistency required for application.

2.5 GENERAL FINISH REQUIREMENTS

- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- B. Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- C. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of accepted Samples and are assembled or installed to minimize contrast.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, to verify actual locations, dimensions, and other conditions affecting performance of the Work.
- B. Verify that substrate is sound, dry, smooth, clean, sloped for drainage, and securely anchored.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 UNDERLAYMENT INSTALLATION

- A. Felt Underlayment: Install with adhesive for temporary anchorage to minimize use of mechanical fasteners under roof specialties. Apply in shingle fashion to shed water, with lapped joints of not less than 2 inches (50 mm).
- B. Self-Adhering Sheet Underlayment: Install wrinkle free. Apply primer if required by underlayment manufacturer. Comply with temperature restrictions of underlayment manufacturer for installation; use primer rather than nails for installing underlayment at low temperatures. Apply in shingle fashion to shed water. Overlap edges not less than 3-1/2 inches (90 mm). Roll laps with roller. Cover underlayment within 14 days.

3.3 INSTALLATION, GENERAL

- A. General: Install roof specialties according to manufacturer's written instructions. Anchor roof specialties securely in place, with provisions for thermal and structural movement. Use fasteners, solder, protective coatings, separators, sealants, and other miscellaneous items as required to complete roof-specialty systems.
 - 1. Install roof specialties level, plumb, true to line and elevation; with limited oil-canning and without warping, jogs in alignment, buckling, or tool marks.
 - 2. Provide uniform, neat seams with minimum exposure of solder and sealant.
 - 3. Install roof specialties to fit substrates and to result in watertight performance. Verify shapes and dimensions of surfaces to be covered before manufacture.
 - 4. Torch cutting of roof specialties is not permitted.
 - 5. Do not use graphite pencils to mark metal surfaces.
- B. Metal Protection: Protect metals against galvanic action by separating dissimilar metals from contact with each other or with corrosive substrates by painting contact surfaces with bituminous coating or by other permanent separation as recommended by manufacturer.
 - 1. Coat concealed side of uncoated aluminum roof specialties with bituminous coating where in contact with wood, ferrous metal, or cementitious construction.
 - 2. Bed flanges in thick coat of asphalt roofing cement where required by manufacturers of roof specialties for waterproof performance.

- C. Fastener Sizes: Use fasteners of sizes that will penetrate substrate not less than recommended by fastener manufacturer to achieve maximum pull-out resistance.
- D. Seal joints as required for watertight construction. Place sealant to be completely concealed in joint. Do not install sealants at temperatures below 40 deg F (4 deg C).

3.4 CLEANING AND PROTECTION

- A. Clean exposed metal surfaces of substances that interfere with uniform oxidation and weathering.
- B. Clean and neutralize flux materials. Clean off excess solder and sealants.
- C. Remove temporary protective coverings and strippable films as roof specialties are installed. On completion of installation, clean finished surfaces including removing unused fasteners, metal filings, pop rivet stems, and pieces of flashing. Maintain roof specialties in a clean condition during construction.
- D. Replace roof specialties that have been damaged or that cannot be successfully repaired by finish touchup or similar minor repair procedures.

END OF SECTION 077100

SECTION 078413 - PENETRATION FIRESTOPPING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

- 1. Penetrations in fire-resistance-rated walls.
 - 2. Penetrations in horizontal assemblies.
 - 3. Penetrations in smoke barriers.
 - 4. Special Inspections for penetration firestopping.

- B. Related Sections:

- 1. Division 07 Section "Fire-Resistive Joint Systems" for joints in or between fire-resistance-rated construction, at exterior curtain-wall/floor intersections, and in smoke barriers.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated.

1.4 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For qualified Installer.
- B. Installer Certificates: From Installer indicating penetration firestopping has been installed in compliance with requirements and manufacturer's written recommendations.
- C. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, for penetration firestopping.
- D. Quality Assurance Program: Provide a quality assurance program for the installation of penetration firestopping in compliance with Section 12.3.2 of the 2012 Florida Fire Code.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: A firm experienced in installing penetration firestopping similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful performance. Qualifications include having the necessary experience, staff, and training to install manufacturer's products per specified requirements. Manufacturer's willingness to sell its penetration firestopping products to Contractor or to Installer engaged by Contractor does not in itself confer qualification on buyer.
- B. Fire-Test-Response Characteristics: Penetration firestopping shall comply with the following requirements:
 - 1. Penetration firestopping tests are performed by a qualified testing agency acceptable to authorities having jurisdiction.
- C. Preinstallation Conference: Conduct conference at Project site.
- D. Special Inspections: The Contractor will provide a quality assurance program and third party inspections of installed firestopping assemblies in compliance with Section 12.3.2 of the 2012 Florida Fire Code and acceptable to the permit authorities having jurisdiction for all buildings of three stories or greater in height. The inspections will be documented by reports of findings submitted to the Contractor for review and distribution. Reported observed deficiencies will be remedied and re-inspected.

1.6 PROJECT CONDITIONS

- A. Environmental Limitations: Do not install penetration firestopping when ambient or substrate temperatures are outside limits permitted by penetration firestopping manufacturers or when substrates are wet because of rain, frost, condensation, or other causes.
- B. Install and cure penetration firestopping per manufacturer's written instructions using natural means of ventilations or, where this is inadequate, forced-air circulation.

1.7 COORDINATION

- A. Coordinate construction of openings and penetrating items to ensure that penetration firestopping is installed according to specified requirements.
- B. Coordinate sizing of sleeves, openings, core-drilled holes, or cut openings to accommodate penetration firestopping.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
1. A/D Fire Protection Systems Inc.
 2. Grace Construction Products.
 3. Hilti, Inc.
 4. Johns Manville.
 5. Nelson Firestop Products.
 6. NUCO Inc.
 7. Specified Technologies Inc.
 8. 3M Fire Protection Products.
 9. Tremco, Inc.; Tremco Fire Protection Systems Group.
 10. USG Corporation.

2.2 PENETRATION FIRESTOPPING

- A. Provide penetration firestopping that is produced and installed to resist spread of fire according to requirements indicated, resist passage of smoke and other gases, and maintain original fire-resistance rating of construction penetrated. Penetration firestopping systems shall be compatible with one another, with the substrates forming openings, and with penetrating items if any.
- B. Penetrations in Fire-Resistance-Rated Walls: Provide penetration firestopping with ratings determined per ASTM E 814 or UL 1479, based on testing at a positive pressure differential of 0.01-inch wg (2.49 Pa).
1. Fire-resistance-rated walls include fire walls, smoke-barrier walls and fire partitions.
 2. F-Rating: Not less than the fire-resistance rating of constructions penetrated.
- C. Penetrations in Horizontal Assemblies: Provide penetration firestopping with ratings determined per ASTM E 814 or UL 1479, based on testing at a positive pressure differential of 0.01-inch wg (2.49 Pa).
1. Horizontal assemblies include floor/ceiling assemblies and ceiling membranes of roof/ceiling assemblies.
 2. F-Rating: At least 1 hour, but not less than the fire-resistance rating of constructions penetrated.
 3. T-Rating: At least 1 hour, but not less than the fire-resistance rating of constructions penetrated except for floor penetrations within the cavity of a wall.
- D. Penetrations in Smoke Barriers: Provide penetration firestopping with ratings determined per UL 1479.

1. L-Rating: Not exceeding 5.0 cfm/sq. ft. (0.025 cu. m/s per sq. m) of penetration opening at 0.30-inch wg (74.7 Pa) at both ambient and elevated temperatures.
- E. W-Rating: Provide penetration firestopping showing no evidence of water leakage when tested according to UL 1479.
- F. Exposed Penetration Firestopping: Provide products with flame-spread and smoke-developed indexes of less than 25 and 450, respectively, as determined per ASTM E 84.
- G. VOC Content: Penetration firestopping sealants and sealant primers shall comply with the following limits for VOC content when calculated according to 40 CFR 59, Subpart D (EPA Method 24):
 1. Sealants: 250 g/L.
 2. Sealant Primers for Nonporous Substrates: 250 g/L.
 3. Sealant Primers for Porous Substrates: 775 g/L.
- H. Accessories: Provide components for each penetration firestopping system that are needed to install fill materials and to maintain ratings required. Use only those components specified by penetration firestopping manufacturer and approved by qualified testing and inspecting agency for firestopping indicated.
 1. Permanent forming/damming/backing materials, including the following:
 - a. Slag-wool-fiber or rock-wool-fiber insulation.
 - b. Sealants used in combination with other forming/damming/backing materials to prevent leakage of fill materials in liquid state.
 - c. Fire-rated form board.
 - d. Fillers for sealants.
 2. Temporary forming materials.
 3. Substrate primers.
 4. Collars.
 5. Steel sleeves.

2.3 FILL MATERIALS

- A. Latex Sealants: Single-component latex formulations that do not re-emulsify after cure during exposure to moisture.
- B. Firestop Devices: Factory-assembled collars formed from galvanized steel and lined with intumescent material sized to fit specific diameter of penetrant.
- C. Intumescent Composite Sheets: Rigid panels consisting of aluminum-foil-faced elastomeric sheet bonded to galvanized-steel sheet.
- D. Intumescent Putties: Nonhardening dielectric, water-resistant putties containing no solvents, inorganic fibers, or silicone compounds.

- E. Intumescent Wrap Strips: Single-component intumescent elastomeric sheets with aluminum foil on one side.
- F. Mortars: Prepackaged dry mixes consisting of a blend of inorganic binders, hydraulic cement, fillers, and lightweight aggregate formulated for mixing with water at Project site to form a nonshrinking, homogeneous mortar.
- G. Pillows/Bags: Reusable heat-expanding pillows/bags consisting of glass-fiber cloth cases filled with a combination of mineral-fiber, water-insoluble expansion agents, and fire-retardant additives. Where exposed, cover openings with steel-reinforcing wire mesh to protect pillows/bags from being easily removed.
- H. Silicone Foams: Multicomponent, silicone-based liquid elastomers that, when mixed, expand and cure in place to produce a flexible, nonshrinking foam.
- I. Silicone Sealants: Single-component, silicone-based, neutral-curing elastomeric sealants of grade indicated below:
 - 1. Grade: Pourable (self-leveling) formulation for openings in floors and other horizontal surfaces, and nonsag formulation for openings in vertical and sloped surfaces, unless indicated firestopping limits use of nonsag grade for both opening conditions.

2.4 MIXING

- A. For those products requiring mixing before application, comply with penetration firestopping manufacturer's written instructions for accurate proportioning of materials, water (if required), type of mixing equipment, selection of mixer speeds, mixing containers, mixing time, and other items or procedures needed to produce products of uniform quality with optimum performance characteristics for application indicated.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates and conditions, with Installer present, for compliance with requirements for opening configurations, penetrating items, substrates, and other conditions affecting performance of the Work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Surface Cleaning: Clean out openings immediately before installing penetration firestopping to comply with manufacturer's written instructions and with the following requirements:

1. Remove from surfaces of opening substrates and from penetrating items foreign materials that could interfere with adhesion of penetration firestopping.
 2. Clean opening substrates and penetrating items to produce clean, sound surfaces capable of developing optimum bond with penetration firestopping. Remove loose particles remaining from cleaning operation.
 3. Remove laitance and form-release agents from concrete.
- B. Priming: Prime substrates where recommended in writing by manufacturer using that manufacturer's recommended products and methods. Confine primers to areas of bond; do not allow spillage and migration onto exposed surfaces.
- C. Masking Tape: Use masking tape to prevent penetration firestopping from contacting adjoining surfaces that will remain exposed on completion of the Work and that would otherwise be permanently stained or damaged by such contact or by cleaning methods used to remove stains. Remove tape as soon as possible without disturbing firestopping's seal with substrates.

3.3 INSTALLATION

- A. General: Install penetration firestopping to comply with manufacturer's written installation instructions and published drawings for products and applications indicated.
- B. Install forming materials and other accessories of types required to support fill materials during their application and in the position needed to produce cross-sectional shapes and depths required to achieve fire ratings indicated.
1. After installing fill materials and allowing them to fully cure, remove combustible forming materials and other accessories not indicated as permanent components of firestopping.
- C. Install fill materials for firestopping by proven techniques to produce the following results:
1. Fill voids and cavities formed by openings, forming materials, accessories, and penetrating items as required to achieve fire-resistance ratings indicated.
 2. Apply materials so they contact and adhere to substrates formed by openings and penetrating items.
 3. For fill materials that will remain exposed after completing the Work, finish to produce smooth, uniform surfaces that are flush with adjoining finishes.

3.4 IDENTIFICATION

- A. Identify penetration firestopping with preprinted metal or plastic labels. Attach labels permanently to surfaces adjacent to and within 6 inches (150 mm) of firestopping edge so labels will be visible to anyone seeking to remove penetrating items or firestopping. Use mechanical fasteners or self-adhering-type labels with adhesives capable of permanently bonding labels to surfaces on which labels are placed. Include the following information on labels:
1. The words "Warning - Penetration Firestopping - Do Not Disturb. Notify Building Management of Any Damage."

2. Contractor's name, address, and phone number.
3. Designation of applicable testing and inspecting agency.
4. Date of installation.
5. Manufacturer's name.
6. Installer's name.

3.5 FIELD QUALITY CONTROL

- A. Where deficiencies are found or penetration firestopping is damaged or removed because of testing, repair or replace penetration firestopping to comply with requirements.
- B. Proceed with enclosing penetration firestopping with other construction only after inspection reports are issued and installations comply with requirements.

3.6 CLEANING AND PROTECTION

- A. Clean off excess fill materials adjacent to openings as the Work progresses by methods and with cleaning materials that are approved in writing by penetration firestopping manufacturers and that do not damage materials in which openings occur.
- B. Provide final protection and maintain conditions during and after installation that ensure that penetration firestopping is without damage or deterioration at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, immediately cut out and remove damaged or deteriorated penetration firestopping and install new materials to produce systems complying with specified requirements.

END OF SECTION 078413

SECTION 078446 - FIRE-RESISTIVE JOINT SYSTEMS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

- 1. Joints in or between fire-resistance-rated constructions.
 - 2. Joints at exterior wall/floor intersections.
 - 3. Joints in smoke barriers.
 - 4. Special Inspections for fire-resistive joint systems.

- B. Related Sections:

- 1. Division 07 Section "Penetration Firestopping" for penetrations in fire-resistance-rated walls, horizontal assemblies, and smoke barriers.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated.

1.4 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For qualified Installer.
- B. Installer Certificates: From Installer indicating fire-resistive joint systems have been installed in compliance with requirements and manufacturer's written recommendations.
- C. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, for fire-resistive joint systems.
- D. Quality Assurance Program: Provide a quality assurance program for the installation of fire-resistive joint system assemblies in compliance with Section 12.3.2 of the 2012 Florida Fire Code.

1.5 QUALITY ASSURANCE

- A. **Installer Qualifications:** A firm experienced in installing fire-resistive joint systems similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful performance. Qualifications include having the necessary experience, staff, and training to install manufacturer's products per specified requirements. Manufacturer's willingness to sell its fire-resistive joint system products to Contractor or to Installer engaged by Contractor does not in itself confer qualification on buyer.
- B. **Fire-Test-Response Characteristics:** Fire-resistive joint systems shall comply with the following requirements:
 - 1. Fire-resistive joint system tests are performed by a qualified testing agency acceptable to authorities having jurisdiction.
- C. **Preinstallation Conference:** Conduct conference at Project site.
- D. **Special Inspections:** The Contractor will provide a quality assurance program and third party inspections of installed fire-resistive joint system assemblies in compliance with Section 12.3.2 of the 2012 Florida Fire Code and acceptable to the permit authorities having jurisdiction for all buildings of three stories or greater in height. The inspections will be documented by reports of findings submitted to the Contractor for review and distribution. Reported observed deficiencies will be remedied and re-inspected.

1.6 PROJECT CONDITIONS

- A. **Environmental Limitations:** Do not install fire-resistive joint systems when ambient or substrate temperatures are outside limits permitted by fire-resistive joint system manufacturers or when substrates are wet due to rain, frost, condensation, or other causes.
- B. **Install and cure fire-resistive joint systems per manufacturer's written instructions using natural means of ventilation or, where this is inadequate, forced-air circulation.**

1.7 COORDINATION

- A. **Coordinate construction of joints to ensure that fire-resistive joint systems are installed according to specified requirements.**
- B. **Coordinate sizing of joints to accommodate fire-resistive joint systems.**

PART 2 - PRODUCTS

2.1 FIRE-RESISTIVE JOINT SYSTEMS

- A. **Where required, provide fire-resistive joint systems that are produced and installed to resist spread of fire according to requirements indicated, resist passage of smoke and other gases, and**

maintain original fire-resistance rating of assemblies in or between which fire-resistive joint systems are installed. Fire-resistive joint systems shall accommodate building movements without impairing their ability to resist the passage of fire and hot gases.

- B. Joints in or between Fire-Resistance-Rated Construction: Provide fire-resistive joint systems with ratings determined per ASTM E 1966 or UL 2079:
 - 1. Joints include those installed in or between fire-resistance-rated walls and floor or floor/ceiling assemblies and roofs or roof/ceiling assemblies.
 - 2. Fire-Resistance Rating: Equal to or exceeding the fire-resistance rating of construction they will join.
- C. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. A/D Fire Protection Systems Inc.
 - b. CEMCO.
 - c. Grace Construction Products.
 - d. Hilti, Inc.
 - e. Johns Manville.
 - f. 3M Fire Protection Products.
 - g. Tremco, Inc.; Tremco Fire Protection Systems Group.
 - h. USG Corporation.
- D. Exposed Fire-Resistive Joint Systems: Provide products with flame-spread and smoke-developed indexes of less than 25 and 450, respectively, as determined per ASTM E 84.
- E. VOC Content: Fire-resistive joint system sealants shall comply with the following limits for VOC content when calculated according to 40 CFR 59, Subpart D (EPA Method 24):
 - 1. Architectural Sealants: 250 g/L.
 - 2. Sealant Primers for Nonporous Substrates: 250 g/L.
 - 3. Sealant Primers for Porous Substrates: 775 g/L.
- F. Low-Emitting Materials: Fire-resistive joint system sealants shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."
- G. Accessories: Provide components of fire-resistive joint systems, including primers and forming materials that are needed to install fill materials and to maintain ratings required. Use only components specified by fire-resistive joint system manufacturer and approved by the qualified testing agency for systems indicated.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates and conditions, with Installer present, for compliance with requirements for joint configurations, substrates, and other conditions affecting performance of the Work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Surface Cleaning: Clean joints immediately before installing fire-resistive joint systems to comply with fire-resistive joint system manufacturer's written instructions and the following requirements:
 - 1. Remove from surfaces of joint substrates foreign materials that could interfere with adhesion of fill materials.
 - 2. Clean joint substrates to produce clean, sound surfaces capable of developing optimum bond with fill materials. Remove loose particles remaining from cleaning operation.
 - 3. Remove laitance and form-release agents from concrete.
- B. Priming: Prime substrates where recommended in writing by fire-resistive joint system manufacturer using that manufacturer's recommended products and methods. Confine primers to areas of bond; do not allow spillage and migration onto exposed surfaces.
- C. Masking Tape: Use masking tape to prevent fill materials of fire-resistive joint system from contacting adjoining surfaces that will remain exposed on completion of the Work and that would otherwise be permanently stained or damaged by such contact or by cleaning methods used to remove stains. Remove tape as soon as possible without disturbing fire-resistive joint system's seal with substrates.

3.3 INSTALLATION

- A. General: Install fire-resistive joint systems to comply with manufacturer's written installation instructions and published drawings for products and applications indicated.
- B. Install forming materials and other accessories of types required to support fill materials during their application and in position needed to produce cross-sectional shapes and depths required to achieve fire ratings indicated.
 - 1. After installing fill materials and allowing them to fully cure, remove combustible forming materials and other accessories not indicated as permanent components of fire-resistive joint system.
- C. Install fill materials for fire-resistive joint systems by proven techniques to produce the following results:

1. Fill voids and cavities formed by joints and forming materials as required to achieve fire-resistance ratings indicated.
2. Apply fill materials so they contact and adhere to substrates formed by joints.
3. For fill materials that will remain exposed after completing the Work, finish to produce smooth, uniform surfaces that are flush with adjoining finishes.

3.4 IDENTIFICATION

- A. Identify fire-resistive joint systems with preprinted metal or plastic labels. Attach labels permanently to surfaces adjacent to and within 6 inches (150 mm) of joint edge so labels will be visible to anyone seeking to remove or penetrate joint system. Use mechanical fasteners or self-adhering-type labels with adhesives capable of permanently bonding labels to surfaces on which labels are placed. Include the following information on labels:
 1. The words "Warning - Fire-Resistive Joint System - Do Not Disturb. Notify Building Management of Any Damage."
 2. Contractor's name, address, and phone number.
 3. Designation of applicable testing agency.
 4. Date of installation.
 5. Manufacturer's name.
 6. Installer's name.

3.5 FIELD QUALITY CONTROL

- A. Where deficiencies are found or fire-resistive joint systems are damaged or removed due to testing, repair or replace fire-resistive joint systems so they comply with requirements.
- B. Proceed with enclosing fire-resistive joint systems with other construction only after inspection reports are issued and installations comply with requirements.

3.6 CLEANING AND PROTECTING

- A. Clean off excess fill materials adjacent to joints as the Work progresses by methods and with cleaning materials that are approved in writing by fire-resistive joint system manufacturers and that do not damage materials in which joints occur.
- B. Provide final protection and maintain conditions during and after installation that ensure fire-resistive joint systems are without damage or deterioration at time of Substantial Completion. If damage or deterioration occurs despite such protection, cut out and remove damaged or deteriorated fire-resistive joint systems immediately and install new materials to produce fire-resistive joint systems complying with specified requirements.

END OF SECTION 078446

SECTION 079200 - JOINT SEALANTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

1. Silicone joint sealants.
2. Urethane joint sealants.
3. Polysulfide joint sealants.
4. Latex joint sealants.
5. Solvent-release-curing joint sealants.
6. Preformed joint sealants.
7. Acoustical joint sealants.
8. Insulating foam sealants for air barrier assemblies.

- B. Related Sections:

1. Division 04 Section "Unit Masonry" for masonry control and expansion joint fillers and gaskets.
2. Division 07 Section "Fire-Resistive Joint Systems" for sealing joints in fire-resistance-rated construction.
3. Division 08 Section "Glazing" for glazing sealants.
4. Division 09 Section "Gypsum Board" for sealing perimeter joints.
5. Division 09 Section "Tiling" for sealing tile joints.

1.3 SUBMITTALS

- A. Product Data: For each joint-sealant product indicated.
- B. Samples for Initial Selection: Manufacturer's color charts consisting of strips of cured sealants showing the full range of colors available for each product exposed to view.
- C. Joint-Sealant Schedule: Include the following information:
 1. Joint-sealant application, joint location, and designation.
 2. Joint-sealant manufacturer and product name.
 3. Joint-sealant formulation.
 4. Joint-sealant color.

- D. Qualification Data: For qualified Installer.
- E. Product Certificates: For each kind of joint sealant and accessory, from manufacturer.
- F. Sealant, Waterproofing, and Restoration Institute (SWRI) Validation Certificate: For each sealant specified to be validated by SWRI's Sealant Validation Program.
- G. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, indicating that sealants comply with requirements.
- H. Manufacturer's Field-Adhesion Test Reports: For each sealant product and application condition applicable to project design conditions as field tested by manufacturer.
- I. Preconstruction Compatibility and Adhesion Test Reports: From sealant manufacturer, indicating the following:
 - 1. Materials forming joint substrates and joint-sealant backings have been tested for compatibility and adhesion with joint sealants.
 - 2. Interpretation of test results and written recommendations for primers and substrate preparation needed for adhesion.
- J. Warranties: Sample of manufacturer's warranties.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: Manufacturer's authorized representative who is trained and approved by sealant manufacturer for installation of products required for this Project.
- B. Source Limitations: Obtain each kind of joint sealant from single source from single manufacturer.
- C. Product Testing: Test joint sealants using a qualified testing agency.
 - 1. Testing Agency Qualifications: An independent testing agency qualified according to ASTM C 1021 to conduct the testing indicated.
 - 2. Test according to SWRI's Sealant Validation Program for compliance with requirements specified by reference to ASTM C 920 for adhesion and cohesion under cyclic movement, adhesion-in-peel, and indentation hardness.
- D. Mockups: Install sealant in mockups of assemblies specified in other Sections that are indicated to receive joint sealants specified in this Section. Use materials and installation methods specified in this Section.
- E. Preinstallation Conference: Conduct conference at Project site.

1.5 PROJECT CONDITIONS

- A. Do not proceed with installation of joint sealants under the following conditions:

1. When ambient and substrate temperature conditions are outside limits permitted by joint-sealant manufacturer or are below 40 deg F (5 deg C).
2. When joint substrates are wet.
3. Where joint widths are less than those allowed by joint-sealant manufacturer for applications indicated.
4. Where contaminants capable of interfering with adhesion have not yet been removed from joint substrates.

1.6 WARRANTY

- A. Special Installer's Warranty: Manufacturer's standard form in which Installer agrees to repair or replace joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.
 1. Warranty Period: One (1) year from date of Substantial Completion.
- B. Manufacturer's Warranty: Manufacturer's standard form in which joint-sealant manufacturer agrees to furnish joint sealants to repair or replace those that do not comply with performance and other requirements specified in this Section within specified warranty period.
 1. Warranty Period: Minimum of Five (5) years from date of Substantial Completion.
- C. Warranties specified in this article exclude deterioration or failure of joint sealants from the following:
 1. Movement of the structure caused by structural settlement or errors attributable to design or construction resulting in stresses on the sealant exceeding sealant manufacturer's written specifications for sealant elongation and compression.
 2. Disintegration of joint substrates from natural causes exceeding design specifications.
 3. Mechanical damage caused by individuals, tools, or other outside agents.
 4. Changes in sealant appearance caused by accumulation of dirt or other atmospheric contaminants.

PART 2 - PRODUCTS

2.1 MATERIALS, GENERAL

- A. Compatibility: Provide joint sealants, backings, and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by joint-sealant manufacturer, based on testing and field experience.
- B. VOC Content of Interior Sealants: Provide sealants and sealant primers for use inside the weatherproofing system that comply with the following limits for VOC content when calculated according to 40 CFR 59, Part 59, Subpart D (EPA Method 24):
 1. Architectural Sealants: 250 g/L.
 2. Sealant Primers for Nonporous Substrates: 250 g/L.

3. Sealant Primers for Porous Substrates: 775 g/L.

- C. Liquid-Applied Joint Sealants: Comply with ASTM C 920 and other requirements indicated for each liquid-applied joint sealant specified, including those referencing ASTM C 920 classifications for type, grade, class, and uses related to exposure and joint substrates.
 - 1. Suitability for Immersion in Liquids. Where sealants are indicated for Use I for joints that will be continuously immersed in liquids, provide products that have undergone testing according to ASTM C 1247. Liquid used for testing sealants is deionized water, unless otherwise indicated.
- D. Stain-Test-Response Characteristics: Where sealants are specified to be nonstaining to porous substrates, provide products that have undergone testing according to ASTM C 1248 and have not stained porous joint substrates indicated for Project.
- E. Colors of Exposed Joint Sealants: As selected by Architect from manufacturer's full range.

2.2 SILICONE JOINT SEALANTS

- A. Single-Component, Nonsag, Neutral-Curing Silicone Joint Sealant: ASTM C 920, Type S, Grade NS, Class 50, for Use NT.
 - 1. Products: Subject to compliance with requirements, provide one of the following:
 - a. BASF Building Systems; Omniseal 50.
 - b. Dow Corning Corporation; 795.
 - c. Pecora Corporation; 895.
 - d. Sika Corporation, Construction Products Division; SikaSil-C995.
 - e. Tremco Incorporated; Spectrem 2.
- B. Single-Component, Nonsag, Acid-Curing Silicone Joint Sealant: ASTM C 920, Type S, Grade NS, Class 25, for Use NT.
 - 1. Products: Subject to compliance with requirements, provide one of the following:
 - a. Dow Corning Corporation; 999-A.
 - b. Pecora Corporation; 860.
 - c. Tremco Incorporated; Tremsil 200.
- C. Single-Component, Pourable, Traffic-Grade, Neutral-Curing Silicone Joint Sealant: ASTM C 920, Type S, Grade P, Class 100/50, for Use T.
 - 1. Products: Subject to compliance with requirements, provide one of the following:
 - a. Dow Corning Corporation; 890-SL.
 - b. Pecora Corporation; 300 SL.
 - c. Tremco Incorporated; Spectrem 900 SL.
- D. Mildew-Resistant, Single-Component, Nonsag, Neutral-Curing Silicone Joint Sealant: ASTM C 920, Type S, Grade NS, Class 25, for Use NT.

1. Products: Subject to compliance with requirements, provide the following:

a. Pecora Corporation; 898.

E. Mildew-Resistant, Single-Component, Acid-Curing Silicone Joint Sealant: ASTM C 920, Type S, Grade NS, Class 25, for Use NT.

1. Products: Subject to compliance with requirements, provide one of the following:

a. BASF Building Systems; Omniplus.

b. Dow Corning Corporation; 786 Mildew Resistant.

c. Tremco Incorporated; Tremsil 200 Sanitary.

2.3 URETHANE JOINT SEALANTS

A. Single-Component, Nonsag, Urethane Joint Sealant: ASTM C 920, Type S, Grade NS, Class 25, for Use NT.

1. Products: Subject to compliance with requirements, provide one of the following:

a. BASF Building Systems; Sonolastic NP1.

b. Pecora Corporation; Dynatrol I-XL.

c. Sika Corporation, Construction Products Division; Sikaflex - 1a.

d. Tremco Incorporated; Vulkem 116.

B. Multicomponent, Nonsag, Urethane Joint Sealant: ASTM C 920, Type M, Grade NS, Class 25, for Use NT.

1. Products: Subject to compliance with requirements, provide one of the following:

a. BASF Building Systems; Sonolastic NP 2.

b. Tremco Incorporated; Vulkem 227.

C. Multicomponent, Nonsag, Traffic-Grade, Urethane Joint Sealant: ASTM C 920, Type M, Grade NS, Class 50, for Use T.

1. Products: Subject to compliance with requirements, provide one of the following:

a. Polymeric Systems, Inc.; PSI-270.

b. Tremco Incorporated; Dymeric 240 FC.

2.4 SOLVENT-RELEASE-CURING JOINT SEALANTS

A. Butyl-Rubber-Based Joint Sealant: ASTM C 1311.

1. Products: Subject to compliance with requirements, provide one of the following:

a. Bostik, Inc.; Chem-Calk 300.

- b. Pecora Corporation; BC-158.
- c. Tremco Incorporated; Tremco Butyl Sealant.

2.5 LATEX JOINT SEALANTS

- A. Latex Joint Sealant: Acrylic latex or siliconized acrylic latex, ASTM C 834, Type OP, Grade NF.

1. Products: Subject to compliance with requirements, provide one of the following:

- a. BASF Building Systems; Sonolac.
- b. Bostik, Inc.; Chem-Calk 600.
- c. Pecora Corporation; AC-20+.
- d. Schnee-Morehead, Inc.; SM 8200.
- e. Tremco Incorporated; Tremflex 834.

2.6 ACOUSTICAL JOINT SEALANTS

- A. Acoustical Joint Sealant: Manufacturer's standard nonsag, paintable, nonstaining latex sealant complying with ASTM C 834. Product effectively reduces airborne sound transmission through perimeter joints and openings in building construction as demonstrated by testing representative assemblies according to ASTM E 90.

1. Products: Subject to compliance with requirements, provide one the following:

- a. Pecora Corporation; AC-20 FTR.
- b. USG Corporation; SHEETROCK Acoustical Sealant.

2.7 INSULATING FOAM SEALNTS FOR AIR BARRIER ASSEMBLIES

- A. Foamed in place sealant- General Purpose Type: Manufacturer's standard gun-applied semi-rigid single component foam in place polyurethane sealant suitable for the application condition ensuring continuity of air barrier performance at openings and penetrations.

1. Products: Basis of Design manufacturer:

- a. Dow Chemical Canada ULC: Great Stuff Pro series insulating foam sealants.

2.8 JOINT SEALANT BACKING

- A. General: Provide sealant backings of material that are nonstaining; are compatible with joint substrates, sealants, primers, and other joint fillers; and are approved for applications indicated by sealant manufacturer based on field experience and laboratory testing.

- B. Cylindrical Sealant Backings: ASTM C 1330, Type C (closed-cell material with a surface skin) and of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance and is approved by sealant manufacturer for locations indicated.
- C. Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint-filler materials or joint surfaces at back of joint. Provide self-adhesive tape where applicable.

2.9 MISCELLANEOUS MATERIALS

- A. Primer: Material recommended by joint-sealant manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint-sealant-substrate tests and field tests.
- B. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials, free of oily residues or other substances capable of staining or harming joint substrates and adjacent nonporous surfaces in any way, and formulated to promote optimum adhesion of sealants to joint substrates.
- C. Masking Tape: Nonstaining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine joints indicated to receive joint sealants, with Installer present, for compliance with requirements for joint configuration, installation tolerances, and other conditions affecting joint-sealant performance.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with joint-sealant manufacturer's written instructions and the following requirements:
 - 1. Remove all foreign material from joint substrates that could interfere with adhesion of joint sealant, including dust, paints (except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer), old joint sealants, oil, grease, waterproofing, water repellents, water, surface dirt, and frost.
 - 2. Clean porous joint substrate surfaces by brushing, grinding, mechanical abrading, or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint sealants. Remove loose particles remaining after cleaning operations above by vacuuming or blowing out joints with oil-free compressed air. Porous joint substrates include the following:

- a. Concrete.
 - b. Masonry.
 - c. Unglazed surfaces of ceramic tile.
 - d. Exterior insulation and finish systems.
 - e. All dissimilar materials at building exterior.
 - f. All locations indicating sealant in drawings.
3. Remove laitance and form-release agents from concrete.
4. Clean nonporous joint substrate surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues capable of interfering with adhesion of joint sealants. Nonporous joint substrates include the following:
 - a. Metal.
 - b. Glass.
 - c. Porcelain enamel.
 - d. Glazed surfaces of ceramic tile.
 - e. All dissimilar materials at building exteriors.
 - f. All locations indicating sealant in drawings.
- B. Joint Priming: Prime joint substrates where recommended by joint-sealant manufacturer or as indicated by preconstruction joint-sealant-substrate tests or prior experience. Apply primer to comply with joint-sealant manufacturer's written instructions. Confine primers to areas of joint-sealant bond; do not allow spillage or migration onto adjoining surfaces.
- C. Masking Tape: Use masking tape where required to prevent contact of sealant or primer with adjoining surfaces that otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears. Remove tape immediately after tooling without disturbing joint seal.

3.3 INSTALLATION OF JOINT SEALANTS

- A. General: Comply with joint-sealant manufacturer's written installation instructions for products and applications indicated, unless more stringent requirements apply.
- B. Sealant Installation Standard: Comply with recommendations in ASTM C 1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.
- C. Install sealant backings of kind indicated to support sealants during application and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.
 1. Do not leave gaps between ends of sealant backings.
 2. Do not stretch, twist, puncture, or tear sealant backings.
 3. Remove absorbent sealant backings that have become wet before sealant application and replace them with dry materials.
- D. Install bond-breaker tape behind sealants where sealant backings are not used between sealants and backs of joints.

- E. Install sealants using proven techniques that comply with the following and at the same time backings are installed:
 - 1. Place sealants so they directly contact and fully wet joint substrates.
 - 2. Completely fill recesses in each joint configuration.
 - 3. Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.
- F. Tooling of Nonsag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants according to manufacturer requirements to form smooth, uniform beads of configuration indicated; to eliminate air pockets; and to ensure contact and adhesion of sealant with sides of joint.
 - 1. Remove excess sealant from surfaces adjacent to joints.
 - 2. Use tooling agents that are approved in writing by sealant manufacturer and that do not discolor sealants or adjacent surfaces.
 - a. Use masking tape to protect surfaces adjacent to recessed tooled joints.
- G. Acoustical Sealant Installation: At sound-rated assemblies and elsewhere as indicated, seal construction at perimeters, behind control joints, and at openings and penetrations with a continuous bead of acoustical sealant. Install acoustical sealant at both faces of partitions at perimeters and through penetrations. Comply with ASTM C 919 and with manufacturer's written recommendations.
- H. Foamed-in-Place Air Barrier Sealants: Apply foamed-in-place air barrier sealants in strict accordance with manufacturer's written instructions. Ensure continuity of air barrier at openings and penetrations by applying manufacturer's product recommended for specific application condition.

3.4 FIELD QUALITY CONTROL

- A. Field-Adhesion Testing: Field test joint-sealant adhesion to joint substrates as follows:
 - 1. Extent of Testing: Test completed and cured sealant joints as follows:
 - a. Perform 3 tests for the first 1000 feet (300 m) of joint length for each kind of sealant and joint substrate.
 - b. Perform 1 test for each 1000 feet (300 m) of joint length thereafter or 1 test per each floor per elevation.
 - 2. Test Method: Test joint sealants according to Method A, Field-Applied Sealant Joint Hand Pull Tab, in Appendix X1 in ASTM C 1193 or Method A, Tail Procedure, in ASTM C 1521.
 - a. For joints with dissimilar substrates, verify adhesion to each substrate separately; extend cut along one side, verifying adhesion to opposite side. Repeat procedure for opposite side.

3. Inspect tested joints and report on the following:
 - a. Whether sealants filled joint cavities and are free of voids.
 - b. Whether sealant dimensions and configurations comply with specified requirements.
 - c. Whether sealants in joints connected to pulled-out portion failed to adhere to joint substrates or tore cohesively. Include data on pull distance used to test each kind of product and joint substrate. Compare these results to determine if adhesion passes sealant manufacturer's field-adhesion hand-pull test criteria.
4. Record test results in a field-adhesion-test log. Include dates when sealants were installed, names of persons who installed sealants, test dates, test locations, whether joints were primed, adhesion results and percent elongations, sealant fill, sealant configuration, and sealant dimensions.
5. Repair sealants pulled from test area by applying new sealants following same procedures used originally to seal joints. Ensure that original sealant surfaces are clean and that new sealant contacts original sealant.

- B. Evaluation of Field-Adhesion Test Results: Sealants not evidencing adhesive failure from testing or noncompliance with other indicated requirements will be considered satisfactory. Remove sealants that fail to adhere to joint substrates during testing or to comply with other requirements. Retest failed applications until test results prove sealants comply with indicated requirements.

3.5 CLEANING

- A. Clean off excess sealant or sealant smears adjacent to joints as the Work progresses by methods and with cleaning materials approved in writing by manufacturers of joint sealants and of products in which joints occur.

3.6 PROTECTION

- A. Protect joint sealants during and after curing period from contact with contaminating substances and from damage resulting from construction operations or other causes so sealants are without deterioration or damage at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, cut out and remove damaged or deteriorated joint sealants immediately so installations with repaired areas are indistinguishable from original work.

3.7 JOINT-SEALANT SCHEDULE

- A. Joint-Sealant Application: Exterior joints in horizontal traffic surfaces.
 1. Joint Locations:
 - a. Control and expansion joints in brick pavers.
 - b. Isolation and contraction joints in cast-in-place concrete slabs.
 - c. Joints between plant-precast architectural concrete paving units.

- d. Tile control and expansion joints.
 - e. Joints between different materials listed above.
 - f. Other joints as indicated.
 2. Silicone Joint Sealant: Single component, nonsag, traffic grade, neutral curing or Single component, pourable, traffic grade, neutral curing.
 3. Urethane Joint Sealant: Multicomponent, nonsag, traffic grade, Class 50.
 4. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
- B. Joint-Sealant Application: Exterior joints in vertical surfaces and horizontal nontraffic surfaces.
 1. Joint Locations:
 - a. Construction joints in cast-in-place concrete.
 - b. Control and expansion joints in unit masonry.
 - c. Joints in dimension stone cladding.
 - d. Joints in glass unit masonry assemblies.
 - e. Joints in exterior finish systems.
 - f. Joints between metal flashings.
 - g. Joints between different materials listed above.
 - h. Perimeter joints between materials listed above and frames of doors, windows and louvers.
 - i. Control and expansion joints in ceilings and other overhead surfaces.
 - j. Thresholds.
 - k. Other joints as indicated.
 2. Urethane Joint Sealant: Single component, nonsag, Class 25 or Multicomponent, nonsag, Class 25.
 3. Joint Sealant at thresholds: Butyl Rubber Based Joint Sealant
 4. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
- C. Joint-Sealant Application: Interior joints in horizontal traffic surfaces.
 1. Joint Locations:
 - a. Isolation joints in cast-in-place concrete slabs.
 - b. Control and expansion joints in tile flooring.
 - c. Other joints as indicated.
 2. Urethane Joint Sealant: Single component, nonsag, traffic grade or Single component, pourable, traffic grade or Multicomponent, nonsag, traffic grade, Class 25.
 3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
- D. Joint-Sealant Application: Interior joints in vertical surfaces and horizontal nontraffic surfaces.
 1. Joint Locations:
 - a. Control and expansion joints on exposed interior surfaces of exterior walls.
 - b. Perimeter joints of exterior openings where indicated.
 - c. Tile control and expansion joints.
 - d. Joints on exposed trim surfaces.

- e. Perimeter joints between interior wall surfaces and frames of adjacent products.
 - f. Other joints as indicated.
- 2. Joint Sealant: Latex or Butyl rubber based.
- 3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
- E. Joint-Sealant Application: Mildew-resistant interior joints in vertical surfaces and horizontal nontraffic surfaces.
 - 1. Joint Sealant Location:
 - a. Joints between plumbing fixtures and adjoining walls, floors, and counters.
 - b. Tile control and expansion joints where indicated.
 - c. Other joints as indicated.
 - 2. Joint Sealant: Mildew resistant, single component, nonsag, neutral curing, Silicone or Single component, nonsag, mildew resistant, acid curing Silicone.
 - 3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
- F. Joint-Sealant Application: Interior acoustical joints in vertical surfaces and horizontal nontraffic surfaces.
 - 1. Joint Location:
 - a. Acoustical joints where indicated.
 - b. Other joints as indicated.
 - 2. Joint Sealant: Acoustical.
 - 3. Joint-Sealant Color: As selected by Architect from manufacturer's full range.
- G. Air Barrier Sealant Application: Openings and penetrations through air barrier assemblies at exterior walls.
 - 1. Joint Location:
 - a. Door and Window openings through air barrier.
 - b. Penetrations through air barriers.
 - 2. Joint Sealant: Foamed-in-place air barrier sealant as recommended by manufacturer for application location conditions.
 - 3. Joint-Sealant Color: Manufacturer's standard.

END OF SECTION 079200

SECTION 081115 - HOLLOW METAL DOORS AND WOOD FRAMES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

- 1. Standard insulated hollow metal doors and wood frames.
 - 2. Custom insulated hollow metal doors and wood frames.
 - 3. Factory glazed insulated metal doors and wood frames.

- B. Related Sections:

- 1. Division 08 Section "Door Hardware" for door hardware for hollow metal doors.
 - 2. Division 09 Sections "Exterior Painting" and "Interior Painting" for field painting hollow metal doors and frames.

1.3 DEFINITIONS

- A. Minimum Thickness: Minimum thickness of base metal without coatings.
- B. Standard Hollow Metal Work: Hollow metal work fabricated according to ANSI/SDI A250.8.
- C. Custom Hollow Metal Work: Hollow metal work fabricated according to ANSI/NAAMM-HMMA 861.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated. Include construction details, material descriptions, core descriptions, fire-resistance rating and finishes.
- B. Shop Drawings: Include the following:
 - 1. Elevations of each door design.
 - 2. Details of doors, including vertical and horizontal edge details and metal thicknesses.
 - 3. Frame details for each frame type, including dimensioned profiles and metal thicknesses.
 - 4. Locations of reinforcement and preparations for hardware.
 - 5. Details of each different wall opening condition.

6. Details of anchorages, joints, field splices, and connections.
7. Details of accessories.
8. Details of moldings, removable stops, and glazing.

C. Samples for Verification:

1. For the following items, prepared on Samples about 12 by 12 inches (305 by 305 mm) to demonstrate compliance with requirements for quality of materials and construction:
 - a. Doors: Show vertical-edge, top, and bottom construction; core construction; and hinge and other applied hardware reinforcement. Include separate section showing glazing if applicable.
 - b. Frames: Show profile, corner joint, floor and wall anchors, and silencers. Include separate section showing fixed hollow metal panels and glazing if applicable.

D. Other Action Submittals:

1. Schedule: Provide a schedule of hollow metal work prepared by or under the supervision of supplier, using same reference numbers for details and openings as those on Drawings. Coordinate with door hardware schedule.

1.5 INFORMATIONAL SUBMITTALS

- A. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, for each type of hollow metal door and wood frame assembly.

1.6 QUALITY ASSURANCE

- A. Source Limitations: Obtain hollow metal work from single source from single manufacturer.
- B. Fire-Rated Door Assemblies: Assemblies complying with NFPA 80 that are listed and labeled by a qualified testing agency, for fire-protection ratings indicated, based on testing at positive pressure according to NFPA 252. Provide minimum 20-min. rating or as indicated.
- C. Preinstallation Conference: Conduct conference at Project site.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Deliver hollow metal work palletized, wrapped, or crated to provide protection during transit and Project-site storage. Do not use nonvented plastic.
 1. Provide additional protection to prevent damage to finish of factory-finished units.
- B. Deliver prefabricated wood frames with two removable spreader bars and protection spacers. Casing shall be supplied separately and may be factory prepared for field installation as indicated.

- C. Store hollow metal doors, wood frames, stops and casing components under cover at Project site. Place in stacks of five units maximum in a vertical position with heads up, spaced by blocking, on minimum 4-inch- (102-mm-) high wood blocking. Do not store in a manner that traps excess humidity.
 - 1. Provide minimum 1/4-inch (6-mm) space between each stacked door to permit air circulation.

1.8 PROJECT CONDITIONS

- A. Field Measurements: Coordinate and verify actual dimensions of openings by field measurements before fabrication.

1.9 COORDINATION

- A. Coordinate installation of anchorages for wood frames. Furnish setting drawings, templates, and directions for installing anchorages. Deliver all items to Project site in time for installation.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, **provide** products by one of the following:
 - 1. Amweld Building Products, LLC.
 - 2. Benchmark; a division of Therma-Tru Corporation.
 - 3. Ceco Door Products; an Assa Abloy Group company.
 - 4. Curries Company; an Assa Abloy Group company.
 - 5. Fleming Door Products Ltd.; an Assa Abloy Group company.
 - 6. Masonite International, Corp.
 - 7. Steelcraft; an Ingersoll-Rand company.

2.2 MATERIALS

- A. Cold-Rolled Steel Sheet: ASTM A 1008/A 1008M, Commercial Steel (CS), Type B; suitable for exposed applications, minimum 18 ga., or as indicated.
 - 1. Frame Anchors: As indicated.
- B. Glazing: Comply with requirements in Division 08 Section "Glazing" for interior doors. Provide manufacturer's standard tempered insulating low E clear glass units for exterior doors.
- C. Wood Jambs: As indicated.

2.3 STANDARD HOLLOW METAL DOORS AND WOOD FRAMES

- A. General: Provide doors of design indicated, not less than thickness indicated; fabricated with smooth surfaces, without visible joints or seams on exposed faces unless otherwise indicated. Comply with ANSI/SDI A250.8. Comply with Manufacturer requirements and with details indicated for type and profile.
1. Design: As indicated.
 2. Core Construction: Manufacturer's standard kraft-paper honeycomb, polystyrene, polyurethane, polyisocyanurate, mineral-board, or vertical steel-stiffener core.
 - a. Thermal-Rated (Insulated) Doors: Where indicated, provide doors fabricated with thermal-resistance value (R-value) of not less than R-13 when tested according to ASTM C 1363.
 - 1) Locations: Exterior doors.
 3. Vertical Edges for Single-Acting Doors: Manufacturer's standard.
 4. Top and Bottom Edges: Closed with flush or inverted 0.042-inch- (1.0-mm-) thick, end closures or channels of same material as face sheets.
 5. Tolerances: Comply with SDI 117, "Manufacturing Tolerances for Standard Steel Doors and Frames."
- B. Interior and Exterior Doors: Face sheets fabricated from metallic-coated steel sheet. Provide doors complying with requirements indicated below by referencing ANSI/SDI A250.8 for level and model and ANSI/SDI A250.4 for physical performance level:
1. Level 1 and Physical Performance Level C (Standard Duty), [Model 1 (Full Flush)]
 - a. As indicated on Drawings.
- C. Hardware Reinforcement: Fabricate according to ANSI/SDI A250.6 with reinforcing plates from same material as door face sheets.
- D. Fabricate concealed stiffeners and hardware reinforcement from either cold- or hot-rolled steel sheet.
- E. Moldings for Glazed Lites in Doors: Fabricated from same material as door face sheet in which they are installed.
- F. Loose Stops for Glazed Lites in Frames: Fabricated from same material as frames in which they are installed.

2.4 FABRICATION

- A. Fabricate hollow metal work to be rigid and free of defects, warp, or buckle. Accurately form metal to required sizes and profiles, with minimum radius for thickness of metal. Where practical, fit and assemble units in manufacturer's plant. To ensure proper assembly at Project site, clearly identify work that cannot be permanently factory assembled before shipment.

- B. Tolerances: Fabricate hollow metal work to tolerances indicated.
- C. Hollow Metal Doors:
 - 1. Exterior Doors: Provide weep-hole openings in bottom of exterior doors to permit moisture to escape. Seal joints in top edges of doors against water penetration.
 - 2. Glazed Lites: Factory cut openings in doors, factory glaze with clear, tempered, Low 'E', insulating units with Argon gas fill.
 - 3. Astragals: Provide overlapping astragal on one leaf of pairs of doors where required by NFPA 80 for fire-performance rating or where indicated. Extend minimum 3/4 inch (19 mm) beyond edge of door on which astragal is mounted.
- D. Wood Frames: Where frames are fabricated in sections due to shipping, handling or field conditions, provide and maintain alignment at each joint.
 - 1. Provide countersunk, flat-head exposed screws for exposed fasteners unless otherwise indicated.
 - 2. Jamb Anchors: Locate anchors as indicated by manufacturer.
- E. Fabricate concealed stiffeners, edge channels, and hardware reinforcement from either cold- or hot-rolled steel sheet.
- F. Hardware Preparation: Factory prepare hollow metal work to receive templated mortised hardware; include cutouts, reinforcement, mortising, drilling, and tapping according to the Door Hardware Schedule and templates furnished as specified in Division 08 Section "Door Hardware."
 - 1. Locate hardware as indicated, or if not indicated, according to ANSI/SDI A250.8.
 - 2. Reinforce doors and frames to receive nontemplated, mortised and surface-mounted door hardware.
 - 3. Comply with applicable requirements in ANSI/SDI A250.6 and ANSI/DHI A115 Series specifications for preparation of hollow metal work for hardware.
- G. Stops and Moldings: Provide stops and moldings where indicated. Form corners of stops and moldings with butted or mitered hairline joints.
 - 1. Provide loose casing moldings on inside and outside of doors and frames.
 - 2. Provide loose stops and moldings on inside of work.
 - 3. Coordinate rabbet width between fixed and removable stops with type of installation indicated.

2.5 STEEL FINISHES

- A. Prime Finish: Apply manufacturer's standard primer immediately after cleaning and pretreating.
 - 1. Shop Primer: Manufacturer's standard, fast-curing, lead- and chromate-free primer complying with ANSI/SDI A250.10 acceptance criteria; recommended by primer

manufacturer for substrate; compatible with substrate and field-applied coatings despite prolonged exposure.

2.6 WOOD FINISHES

- A. Prime Finish: Apply manufacturer's standard primer immediately after cleaning and preparation.
 - 1. Primer: Manufacturer's standard recommended by primer manufacturer for substrate; compatible with substrate and field-applied coatings despite prolonged exposure.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. For the record, prepare written report, endorsed by Installer, listing conditions detrimental to performance of the Work.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. General: Install hollow metal and wood frame work plumb, rigid, properly aligned, and securely fastened in place; comply with Drawings and manufacturer's written instructions.
- B. Wood Frames: Install wood frames of size and profile indicated.
 - 1. Set wood frames accurately in position, shimmed, plumbed and aligned securely until permanent anchors are set.
 - a. At fire-protection-rated openings, install frames according to NFPA 80.
 - b. Install frames with removable glazing stops located on secure side of opening.
 - c. Remove temporary braces necessary for installation only after frames have been properly set and secured.
 - d. Check plumbness, squareness, and twist of frames as walls are constructed. Shim as necessary to comply with installation tolerances.
 - 2. Installation Tolerances: Adjust wood frames for squareness, alignment, twist, and plumb to the following minimum tolerances:
 - a. Squareness: Plus or minus 1/16 inch (1.6 mm), measured at door rabbet on a line 90 degrees from jamb perpendicular to frame head.

- b. Alignment: Plus or minus 1/16 inch (1.6 mm), measured at jambs on a horizontal line parallel to plane of wall.
 - c. Twist: Plus or minus 1/16 inch (1.6 mm), measured at opposite face corners of jambs on parallel lines, and perpendicular to plane of wall.
 - d. Plumbness: Plus or minus 1/16 inch (1.6 mm), measured at jambs at floor.
- 3. Fire-Rated Doors: Install door frames with clearances according to NFPA 80.
- C. Hollow Metal Doors: Fit hollow metal doors accurately in frames, within clearances specified below. Shim as necessary.
 - 1. Non-Fire-Rated Standard Steel Doors:
 - a. Jambs and Head: 1/8 inch (3 mm) plus or minus 1/16 inch (1.6 mm).
 - b. Between Edges of Pairs of Doors: 1/8 inch (3 mm) plus or minus 1/16 inch (1.6 mm).
 - c. Between Bottom of Door and Top of Threshold: Maximum 3/8 inch (9.5 mm).
 - 2. Fire-Rated Doors: Install doors with clearances according to NFPA 80.
- D. Glazing: Comply with installation requirements in Division 08 Section "Glazing" and with hollow metal manufacturer's written instructions.
 - 1. Secure stops with countersunk flat-head wood screws spaced uniformly not more than 9 inches (230 mm) o.c. and not more than 2 inches (50 mm) o.c. from each corner and as indicated.

3.3 ADJUSTING AND CLEANING

- A. Final Adjustments: Check and readjust operating hardware items immediately before final inspection. Leave work in complete and proper operating condition. Remove and replace defective work, including hollow metal work that is warped, bowed, or otherwise unacceptable.
- B. Prime-Coat Touchup: Immediately after erection, sand smooth rusted or damaged areas of prime coat and apply touchup of compatible air-drying, rust-inhibitive primer.

END OF SECTION 081115

SECTION 081416 – INTERIOR WOOD DOORS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

- 1. Solid-core doors with hardboard or MDF faces.
 - 2. Hollow-core doors with hardboard or MDF faces.
 - 3. Shop priming flush wood doors.
 - 4. Factory fitting interior doors to frames and factory machining for hardware.

- B. Related Sections:

- 1. Division 06 Section "Interior Finish Carpentry" for interior wood door frames including fire-rated wood door frames.
 - 2. Division 08 Section "Door Hardware" for hardware.
 - 3. Division 09 Sections "Interior Painting" for field finishing doors.

1.3 SUBMITTALS

- A. Product Data: For each type of door indicated. Include details of core and edge construction, louvers, and trim for openings.
- B. Shop Drawings: Indicate location, size, and hand of each door; elevation of each kind of door; construction details not covered in Product Data; location and extent of hardware blocking; and other pertinent data.
 - 1. Indicate dimensions and locations of reinforcing and holes for hardware.
 - 2. Indicate dimensions and locations of cutouts.
 - 3. Indicate fire-protection ratings for fire-rated doors.
- C. Warranty: Sample of special warranty.

1.4 QUALITY ASSURANCE

- A. Source Limitations: Obtain interior wood doors from single manufacturer.
- B. Quality Standard: In addition to requirements specified, comply with WDMA I.S.6, "Industry Standard for Wood Stile and Rail Doors."
- C. Fire-Rated Wood Doors: Doors complying with NFPA 80 that are listed and labeled by a qualified testing agency, for fire-protection ratings indicated, based on testing at as close to neutral pressure as possible according to NFPA 252.
- D. Preinstallation Conference: Conduct conference at Project site.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Comply with requirements of referenced standard and manufacturer's written instructions.
- B. Package doors individually in plastic bags or cardboard cartons.
- C. Mark each door on bottom rail with opening number used on Shop Drawings.

1.6 PROJECT CONDITIONS

- A. Environmental Limitations: Do not deliver or install doors until spaces are enclosed and weathertight, wet work in spaces is complete and dry, and HVAC system is operating and maintaining ambient temperature and humidity conditions at occupancy levels during the remainder of the construction period.

1.7 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace doors that fail in materials or workmanship within specified warranty period.
 - 1. Failures include, but are not limited to, the following:
 - a. Warping (bow, cup, or twist) more than 1/4 inch (6.4 mm) in a 42-by-84-inch (1067-by-2134-mm) section.
 - b. Telegraphing of core construction in face veneers exceeding 0.01 inch in a 3-inch (0.25 mm in a 76.2-mm) span.
 - 2. Warranty shall also include installation and finishing that may be required due to repair or replacement of defective doors.
 - 3. Warranty Period for Solid-Core Interior Doors: Life of installation.
 - 4. Warranty Period for Hollow-Core Interior Doors: Two (2) year(s) from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
1. TruStile, Inc.
 2. Jeld- Wen, Inc.
 3. Masonite, Inc.

2.2 DOOR CONSTRUCTION, GENERAL

- A. Low-Emitting Materials: Provide doors made with adhesives and composite wood products that do not contain urea formaldehyde.
- B. WDMA I.S.6 Performance Grade: Standard Duty.
- C. Fire-Protection-Rated Doors: Provide core specified or mineral core as needed to provide fire-protection rating indicated.
1. Edge Construction: Provide edge construction with intumescent seals concealed by outer stile. Comply with specified requirements for exposed edges.
- D. Mineral-Core Doors:
1. Core: Noncombustible mineral product complying with requirements of referenced quality standard and testing and inspecting agency for fire-protection rating indicated.
 2. Blocking: Provide composite blocking with improved screw-holding capability approved for use in doors of fire-protection ratings indicated as needed to eliminate through-bolting hardware.
 3. Edge Construction: At hinge stiles, provide laminated-edge construction with improved screw-holding capability and split resistance. Comply with specified requirements for exposed edges.
- E. Hollow-Core Doors:
1. Construction: Standard hollow core.

2.3 DOORS FOR OPAQUE FINISH

- A. Interior Solid-Core Doors .
1. Grade: Custom.
 2. Faces: Hardboard or MDF.
 - a. Hardboard Faces: AHA A135.4, Class 1 (tempered) or Class 2 (standard).
 - b. MDF Faces: ANSI A208.2, Grade 150 or 160.

3. Exposed Vertical and Top Edges: Any closed-grain hardwood.
4. Core: Manufacturer's standard.
5. Construction: Manufacturer's standard
6. WDMA I.S.6 Performance Grade: Standard Duty.

B. Interior Hollow-Core Doors

1. Grade: Custom..
2. Faces: Hardboard or MDF.
 - a. Hardboard Faces: AHA A135.4, Class 1 (tempered) or Class 2 (standard).
 - b. MDF Faces: ANSI A208.2, Grade 150 or 160.
3. Exposed Vertical and Top Edges: Any closed-grain hardwood.
4. Construction: Manufacturer's standard.
5. WDMA I.S.6 Performance Grade: Standard Duty.

2.4 FABRICATION

- A. Factory fit doors to suit frame-opening sizes indicated. Comply with clearance requirements of referenced quality standard for fitting unless otherwise indicated.
 1. Comply with requirements in NFPA 80 for fire-rated doors.
- B. Factory machine doors for hardware that is not surface applied. Locate hardware to comply with DHI-WDHS-3. Comply with final hardware schedules, door frame Shop Drawings, DHI A115-W series standards, and hardware templates.

2.5 SHOP PRIMING

- A. Doors for Opaque Finish: Shop prime doors with one coat of wood primer specified in Division 09 Section "Interior Painting". Seal all four edges, edges of cutouts, and mortises with primer.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine doors and installed door frames before hanging doors.
 1. Verify that frames comply with indicated requirements for type, size, location, and swing characteristics and have been installed with level heads and plumb jambs.
 2. Reject doors with defects.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Hardware: For installation, see Division 08 Section "Door Hardware."
- B. Installation Instructions: Install doors to comply with manufacturer's written instructions and the referenced quality standard, and as indicated.
 - 1. Install fire-rated doors in corresponding fire-rated frames according to NFPA 80.
- C. Factory-Fitted Doors: Align in frames for uniform clearance at each edge.

3.3 ADJUSTING

- A. Operation: Rehang or replace doors that do not swing or operate freely.
- B. Finished Doors: Replace doors that are damaged or that do not comply with requirements. Doors may be repaired or refinished if work complies with requirements and shows no evidence of repair or refinishing.

END OF SECTION 081416

SECTION 083113 - ACCESS DOORS AND FRAMES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Access doors and frames for ceilings.
- B. Related Requirements:
 - 1. Division 09 Section "Exterior Painting" for field finishing access doors and frames.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 - 1. Include construction details, fire ratings, materials, individual components and profiles, and finishes.
- B. Shop Drawings:
 - 1. Include plans, elevations, sections, details, and attachments to other work.
 - 2. Detail fabrication and installation of access doors and frames for each type of substrate.
- C. Product Schedule: Provide complete access door and frame schedule, including types, locations, sizes, latching or locking provisions, and other data pertinent to installation.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Fire-Rated Access Doors and Frames: Units complying with NFPA 80 that are identical to access door and frame assemblies tested for fire-test-response characteristics according to the following test method and that are listed and labeled by UL or another testing and inspecting agency acceptable to authorities having jurisdiction:
 - 1. NFPA 288 for fire-rated access door assemblies installed horizontally.

2. Provide access door assemblies with self-closing mechanisms complying with NFPA 80, 2010 edition.

2.2 ACCESS DOORS AND FRAMES FOR WALLS AND CEILINGS

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 1. Acudor Products, Inc.
 2. Babcock-Davis.
 3. Elmdor/Stoneman Manufacturing Co.; Div. of Acorn Engineering Co.
 4. Jensen Industries; Div. of Broan-Nutone, LLC.
 5. J. L. Industries, Inc.; Div. of Activar Construction Products Group.
 6. Karp Associates, Inc.
 7. Larsen's Manufacturing Company.
 8. Milcor Inc.
 9. Nystrom, Inc.
- B. Source Limitations: Obtain each type of access door and frame from single source from single manufacturer.
- C. Fire-Rated, Flush Access Doors with Concealed Flanges:
 1. Assembly Description: Fabricate door to fit flush to frame, with a core of mineral-fiber insulation enclosed in sheet metal. Provide self-latching door with automatic closer and interior latch release. Provide frame with gypsum board beads for concealed flange installation.
 2. Locations: Ceiling.
 3. Fire-Resistance Rating: Not less than that of adjacent construction.
 4. Temperature-Rise Rating: deg F (139 deg C) at the end of 30 minutes.
 5. Metallic-Coated Steel Sheet for Door: Nominal 0.040 inch (1.02 mm), 20 gage.
 - a. Finish: Factory prime.
 6. Frame Material: Same material, thickness, and finish as door.
 7. Hinges: Manufacturer's standard.
 8. Hardware: Latch and Lock.
- D. Hardware:
 1. Latch: Slam latch with interior release.
 2. Lock: Cylinder keyed to Owner's key schedule.

2.3 MATERIALS

- A. Steel Plates, Shapes, and Bars: ASTM A 36/A 36M.
- B. Metallic-Coated Steel Sheet: ASTM A 653/A 653M, Commercial Steel (CS), Type B; with minimum G60 (Z180) or A60 (ZF180) metallic coating.

- C. Frame Anchors: Same type as door face.
- D. Inserts, Bolts, and Anchor Fasteners: Hot-dip galvanized steel according to ASTM A 153/A 153M or ASTM F 2329.

2.4 FABRICATION

- A. General: Provide access door and frame assemblies manufactured as integral units ready for installation.
- B. Metal Surfaces: For metal surfaces exposed to view in the completed Work, provide materials with smooth, flat surfaces without blemishes. Do not use materials with exposed pitting, seam marks, roller marks, rolled trade names, or roughness.
- C. Doors and Frames: Grind exposed welds smooth and flush with adjacent surfaces. Furnish attachment devices and fasteners of type required to secure access doors to types of supports indicated.
 - 1. For concealed flanges with drywall bead, provide edge trim for gypsum board securely attached to perimeter of frames.
 - 2. Provide mounting holes in frames for attachment of units to wood framing.
- D. Latching Mechanisms: Furnish number required to hold doors in flush, smooth plane when closed.
 - 1. For cylinder locks, furnish two keys per lock and key all locks alike to Owner's key schedule..

2.5 FINISHES

- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- C. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.
- D. Steel and Metallic-Coated-Steel Finishes:
 - 1. Factory Prime: Apply manufacturer's standard, fast-curing, lead- and chromate-free, universal primer immediately after surface preparation and pretreatment.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Comply with manufacturer's written instructions for installing access doors and frames.
- B. Install doors flush with adjacent finish surfaces or recessed to receive finish material.

3.3 ADJUSTING

- A. Adjust doors and hardware, after installation, for proper operation.
- B. Remove and replace doors and frames that are warped, bowed, or otherwise damaged.

END OF SECTION 083113

SECTION 083613 - SECTIONAL DOORS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes electrically operated sectional doors.
- B. Related Sections:
 - 1. Division 09 Section(s) "Exterior Painting" for finish painting of factory-primed doors.
 - 2. Division 26 Sections for electrical service and connections for powered operators and accessories.

1.3 PERFORMANCE REQUIREMENTS

- A. General Performance: Sectional doors shall meet performance requirements specified without failure due to defective manufacture, fabrication, installation, or other defects in construction and without requiring temporary installation of reinforcing components.
- B. Delegated Design: Design sectional doors, including comprehensive engineering analysis by a qualified professional engineer, using performance requirements and design criteria indicated.
- C. Structural Performance: Exterior sectional doors shall withstand the effects of gravity loads, and the following loads and stresses within limits and under conditions indicated according to ASCE/SEI 7.
 - 1. Wind Loads: As indicated on Drawings
 - a. Design Wind Speed: 150 mph (67 m/s) minimum or as determined by the authorities having jurisdiction.
 - 2. Deflection Limits: Design sectional doors to withstand design wind loads without evidencing permanent deformation or disengagement of door components. Deflection of door in horizontal position (open) shall not exceed 1/120 of the door width.
- D. Air Infiltration: Maximum rate not more than indicated when tested according to ASTM E 283.
 - 1. Air Infiltration: Maximum rate of 0.08 cfm/sq. ft. (0.406 L/s per sq. m) at 15 and 25 mph (24.1 and 40.2 km/h).

- E. Operation Cycles: Provide sectional door components and operators capable of operating for not less than number of cycles indicated for each door. One operation cycle is complete when a door is opened from the closed position to the fully open position and returned to the closed position.

1.4 SUBMITTALS

- A. Product Data: For each type and size of sectional door and accessory. Include the following:
 - 1. Construction details, material descriptions, dimensions of individual components, profile door sections, and finishes.
 - 2. Rated capacities, operating characteristics, electrical characteristics, and furnished accessories.
- B. Shop Drawings: For each installation and for special components not dimensioned or detailed in manufacturer's product data. Include plans, elevations, sections, details, and attachments to other work.
 - 1. Detail equipment assemblies and indicate dimensions, weights, loads, required clearances, method of field assembly, components, and location and size of each field connection.
 - 2. Wiring Diagrams: For power, signal, and control wiring.
- C. Delegated-Design Submittal: For sectional doors indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.
 - 1. Summary of forces and loads on walls and jambs.
- D. Qualification Data: For qualified Installer.
- E. Maintenance Data: For sectional doors to include in maintenance manuals.
- F. Warranties: Sample of special warranties.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: Manufacturer's authorized representative who is trained and approved for both installation and maintenance of units required for this Project.
- B. Source Limitations: Obtain sectional doors from single source from single manufacturer.
 - 1. Obtain operators and controls from sectional door manufacturer.
- C. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
- D. Standard for Sectional Doors: Fabricate sectional doors to comply with DASMA 102 unless otherwise indicated.

- E. Regulatory Requirements: Comply with applicable provisions in the U.S. Architectural & Transportation Barriers Compliance Board's "Americans with Disabilities Act (ADA) and Architectural Barriers Act (ABA) Accessibility Guidelines for Buildings and Facilities" and ICC/ANSI A117.1.

1.6 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of sectional doors that fail in materials or workmanship within specified warranty period.
 - 1. Failures include, but are not limited to, the following:
 - a. Structural failures including, but not limited to, excessive deflection.
 - b. Faulty operation of hardware.
 - c. Deterioration of metals, metal finishes, and other materials beyond normal weathering and use; rust through.
 - 2. Warranty Period: Five (5) years from date of Substantial Completion.
- B. Special Finish Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components that show evidence of deterioration of factory-applied finishes within specified warranty period.
 - 1. Warranty Period: Ten (10) years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Clopay Building Products; a Griffon company.
 - b. Fimbel Architectural Door Specialties.
 - c. General American Door Company.
 - d. Overhead Door Corporation.
 - e. Raynor.
 - f. Wayne-Dalton Corp.

2.2 DOOR ASSEMBLY – Steel - Residential building garages and Maintenance Building.

- A. Steel Sectional Door: Sectional door formed with hinged sections and fabricated according to DASMA 102 unless otherwise indicated.

2.3 STEEL DOOR SECTIONS

- A. Exterior Section Faces and Frames: Fabricate from zinc-coated (galvanized), cold-rolled, commercial steel (CS) sheet, complying with ASTM A 653/A 653M, with indicated zinc coating and thickness.
 - 1. Fabricate section faces from single sheets to provide sections not more than 24 inches (610 mm) high and of indicated thickness. Roll horizontal meeting edges to a continuous, interlocking, keyed, rabbeted, shiplap, or tongue-in-groove weathertight seal, with a reinforcing flange return.
- B. Section Ends and Intermediate Stiles: Enclose open ends of sections with channel end stiles formed from galvanized-steel sheet not less than 0.064-inch- (1.63-mm-) nominal coated thickness and welded to door section. Provide intermediate stiles formed from not less than 0.064-inch- (1.63-mm-) thick galvanized-steel sheet, cut to door section profile, and welded in place. Space stiles not more than 48 inches (1219 mm) apart.
- C. Reinforce bottom section with a continuous channel or angle conforming to bottom-section profile.
- D. Reinforce sections with continuous horizontal and diagonal reinforcement, as required to stiffen door and for wind loading. Provide galvanized-steel bars, struts, trusses, or strip steel, formed to depth and bolted or welded in place.
- E. Provide reinforcement for hardware attachment.

2.4 TRACKS, SUPPORTS, AND ACCESSORIES

- A. Tracks: Manufacturer's standard, galvanized-steel track system of configuration indicated, sized for door size and weight, designed for lift type indicated and clearances shown on Drawings, and complying with ASTM A 653/A 653M for minimum G60 (Z180) zinc coating. Provide high lift and reach track assemblies where indicated for accessible garage doors requiring specific minimum clear opening height with door assembly in open position. Provide complete track assembly including brackets, bracing, and reinforcement for rigid support of ball-bearing roller guides for required door type and size. Slot vertical sections of track spaced 2 inches (51 mm) apart for door-drop safety device. Slope tracks at proper angle from vertical or design tracks to ensure tight closure at jambs when door unit is closed.
- B. Track Reinforcement and Supports: Galvanized-steel track reinforcement and support members, complying with ASTM A 36/A 36M and ASTM A 123/A 123M. Secure, reinforce, and support tracks as required for door size and weight to provide strength and rigidity without sag, sway, and vibration during opening and closing of doors.
 - 1. Vertical Track Assembly: Track with wall jamb brackets attached to track and attached to wall.
 - 2. Horizontal Track Assembly: Track with continuous reinforcing angle attached to track and supported at points from curve in track to end of track by laterally braced attachments to overhead structural members.

- C. Weatherseals: Replaceable, adjustable, continuous, compressible weather-stripping gaskets of flexible vinyl, rubber, or neoprene fitted to bottom and top of sectional door unless otherwise indicated.
- D. Accessible Garage Door Track: Provide high lift track assembly for designated accessible garages to ensure compliance with overhead clearance height of 8'-4" minimum for finished opening and door in open position.

2.5 HARDWARE

- A. General: Provide heavy-duty, corrosion-resistant hardware, with hot-dip galvanized, stainless-steel, or other corrosion-resistant fasteners, to suit door type.
- B. Hinges: Heavy-duty, galvanized-steel hinges of not less than 0.079-inch- (2.01-mm-) nominal coated thickness at each end stile and at each intermediate stile, according to manufacturer's written recommendations for door size. Attach hinges to door sections through stiles and rails with bolts and lock nuts or lock washers and nuts. Use rivets or self-tapping fasteners where access to nuts is not possible. Provide double-end hinges where required, for doors over 16 feet (4.88 m) wide unless otherwise recommended by door manufacturer.
- C. Rollers: Heavy-duty rollers with steel ball-bearings in case-hardened steel races, mounted with varying projections to suit slope of track. Extend roller shaft through both hinges where double hinges are required. Provide 3-inch- (76-mm-) diameter roller tires for 3-inch- (76-mm-) wide track and 2-inch- (51-mm-) diameter roller tires for 2-inch- (51-mm-) wide track.
- D. Push/Pull Handles: For push-up or emergency-operated doors, provide galvanized-steel lifting handles on each side of door.

2.6 LOCKING DEVICES

- A. Locking Device Assembly: Fabricate with cylinder lock, spring-loaded deadbolt, operating handle, cam plate, and adjustable locking bars to engage through slots in tracks.
 - 1. Lock Cylinders: Provide cylinders standard with manufacturer and keyed to Owner's keying system.
 - 2. Keys: Two (2) for each cylinder.
- B. Safety Interlock Switch: Equip power-operated doors with safety interlock switch to disengage power supply when door is locked.

2.7 COUNTERBALANCE MECHANISM

- A. Torsion Spring: Counterbalance mechanism consisting of adjustable-tension torsion springs fabricated from steel-spring wire complying with ASTM A 229/A 229M, mounted on torsion shaft made of steel tube or solid steel. Provide springs designed for number of operation cycles indicated.

- B. Cables: Galvanized-steel lifting cables with cable safety factor of at least 7 to 1.
- C. Cable Safety Device: Include a spring-loaded steel or spring-loaded bronze cam mounted to bottom door roller assembly on each side and designed to automatically stop door if either lifting cable breaks.
- D. Bracket: Provide anchor support bracket as required to connect stationary end of spring to the wall and to level the shaft and prevent sag.
- E. Provide a spring bumper at each horizontal track to cushion door at end of opening operation.

2.8 ELECTRIC DOOR OPERATORS

- A. General: Electric door operator assembly of size and capacity recommended and provided by door manufacturer for door and "operation cycles" requirement specified, with electric motor and factory-prewired motor controls, starter, gear-reduction unit, solenoid-operated brake, clutch, remote-control stations, control devices, integral gearing for locking door, and accessories required for proper operation.
 - 1. Comply with NFPA 70.
- B. Door-Operator Type: Unit consisting of electric motor, gears, pulleys, belts, sprockets, chains, and controls needed to operate door and meet required usage classification.
 - 1. Trolley: Trolley operator mounted to ceiling above and to rear of door in raised position and directly connected to door with drawbar.
- C. Electric Motors: Comply with NEMA designation, temperature rating, service factor, enclosure type, and efficiency requirements specified in Division 11 Section "Common Motor Requirements for Equipment" unless otherwise indicated.
 - 1. Motor Type and Controller: Reversible motor and controller (disconnect switch) for motor exposure indicated.
 - 2. Motor Size: Minimum size as indicated. If not indicated, large enough to start, accelerate, and operate door in either direction from any position, at a speed not less than 8 in./sec. (203 mm/s) and not more than 12 in./sec. (305 mm/s), without exceeding nameplate ratings or service factor.
 - 3. Operating Controls, Controllers (Disconnect Switches), Wiring Devices, and Wiring: Manufacturer's standard unless otherwise indicated.
 - 4. Coordinate wiring requirements and electrical characteristics of motors and other electrical devices with building electrical system and each location where installed.
- D. Limit Switches: Equip each motorized door with adjustable switches interlocked with motor controls and set to automatically stop door at fully opened and fully closed positions.
- E. Obstruction Detection Device: Equip motorized door with indicated external automatic safety sensor capable of protecting full width of door opening. Activation of device immediately stops and reverses downward door travel.

1. Photoelectric Sensor: Manufacturer's standard system designed to detect an obstruction in door opening without contact between door and obstruction.
 - a. Self-Monitoring Type: Designed to interface with door operator control circuit to detect damage to or disconnection of sensor device. When self-monitoring feature is activated, door closes only with sustained pressure on close button.
 - F. Emergency Manual Operation: Equip each electrically powered door with capability for emergency manual operation. Design manual mechanism so required force for door operation does not exceed 25 lbf (111 N).
 - G. Emergency Operation Disconnect Device: Equip operator with hand-operated disconnect mechanism for automatically engaging manual operator and releasing brake for emergency manual operation while disconnecting motor without affecting timing of limit switch. Mount mechanism so it is accessible from floor level. Include interlock device to automatically prevent motor from operating when emergency operator is engaged.
 - H. Motor Removal: Design operator so motor may be removed without disturbing limit-switch adjustment and without affecting emergency manual operation.
 - I. Audible and Visual Signals: Audible alarm and visual indicator lights in compliance with regulatory requirements for accessibility.
 - J. Radio-Control System: Consisting of the following:
 1. Three-channel universal coaxial receiver to open, close, and stop door; two (2) per operator.
 - K. Accessible garage door openers: Provide wall mounted jackshaft opener for designated accessible garages. Size opener for door and opening size. Mount provided remote ceiling light fixture clear of door in fully open position.
 1. Basis of Design opener: Prodigy II by Raynor or equivalent.
- 2.9 DOOR ASSEMBLY– Aluminum – Glazed - Clubhouse Building.
- A. Full-Vision Aluminum Sectional Door: Sectional door formed with hinged sections and fabricated according to DASMA 102 unless otherwise indicated.
 1. Manufacturers: Subject to compliance with requirements, provide products by the following:
 - a. Overhead Door Corporation. Series 521 – Basis of Design.
 - B. Operation Cycles: Door components and operators capable of operating for not less than 10,000.

- C. Aluminum Sections: Full vision with manufacturer's standard clear, tempered insulating glass panels complying with thermal performance minimums established by the Florida Building Code – Energy Conservation – 2014 Edition.
- D. Track Configuration: High-lift track.
- E. Weatherseals: Fitted to bottom and top and around entire perimeter of door. Provide combination bottom weatherseal and sensor edge.
- F. Full vision glazing: Manufacturer's standard ½ inch thickness clear tempered insulating glass complying with thermal performance minimums established by the Florida Building Code – Energy Conservation – 2014 Edition providing a minimum U value = 0.83 and an SHGC minimum value = 0.25.
- G. Locking Devices: Equip door with slide bolt for padlock.
- H. Electric Door Operator:
 - 1. Usage Classification: Light duty, up to 10 cycles per hour.
 - 2. Operator Type: Manufacturer's standard jackshaft, side mounted.
 - 3. Safety: Listed according to UL 325 by a qualified testing agency for commercial or industrial use; moving parts of operator enclosed or guarded if exposed and mounted at 8 feet (2.4 m) or lower.
 - 4. Motor Exposure: Interior, clean, and dry.
 - 5. Emergency Manual Operation: Push-up type.
 - 6. Obstruction-Detection Device: Automatic as manufacturer's standard.
 - 7. Control Station: Interior-side mounted – key operated.
- I. Door Finish:
 - 1. Aluminum Finish: Clear anodized.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for substrate construction and other conditions affecting performance of the Work.
- B. Examine locations of electrical connections.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Install sectional doors and operating equipment complete with necessary hardware, anchors, inserts, hangers, and equipment supports; according to manufacturer's written instructions and as specified.
- B. Tracks:
 - 1. Fasten vertical track assembly to opening jambs and framing, spaced not more than 24 inches (610 mm) apart.
 - 2. Hang horizontal track assembly from structural overhead framing with angles or channel hangers attached to framing by welding or bolting, or both. Provide sway bracing, diagonal bracing, and reinforcement as required for rigid installation of track and door-operating equipment.
 - 3. Repair galvanized coating on tracks according to ASTM A 780.
- C. Accessibility: Install sectional doors, switches, and controls along accessible routes in compliance with regulatory requirements for accessibility.

3.3 STARTUP SERVICES

- A. Engage a factory-authorized service representative to perform startup service.
 - 1. Complete installation and startup checks according to manufacturer's written instructions.
 - 2. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

3.4 ADJUSTING

- A. Adjust hardware and moving parts to function smoothly so that doors operate easily, free of warp, twist, or distortion.
- B. Lubricate bearings and sliding parts as recommended by manufacturer.
- C. Adjust doors and seals to provide weathertight fit around entire perimeter.
- D. Align and adjust motors, pulleys, belts, sprockets, chains, and controls according to manufacturer's written instructions.
- E. Touch-up Painting: Immediately after welding galvanized materials, clean welds and abraded galvanized surfaces and repair galvanizing to comply with ASTM A 780.

3.5 DEMONSTRATION

- A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain sectional doors.

GRAND OAKS APARTMENTS
LEE COUNTY, FL
FK PROJECT No. 5331

ISSUE DATE: 08/31/16
PRICING SET

END OF SECTION 083613

SECTION 085313 - VINYL WINDOWS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes fixed and operable vinyl-framed windows.

1.3 DEFINITIONS

- A. Performance class designations according to AAMA/WDMA 101/I.S.2/NAFS:
 - 1. R: Residential.
- B. Performance grade number according to AAMA/WDMA 101/I.S.2/NAFS:
 - 1. Design pressure number in pounds force per square foot (pascals) used to determine the structural test pressure and water test pressure.
- C. Structural Test Pressure: For uniform load structural test, is equivalent to 150 percent of the design pressure.
- D. Minimum Test Size: Smallest size permitted for performance class (gateway test size). Products must be tested at minimum test size or at a size larger than minimum test size to comply with requirements for performance class.

1.4 PERFORMANCE REQUIREMENTS

- A. General: Provide vinyl windows capable of complying with performance requirements indicated, based on testing manufacturer's windows that are representative of those specified, and that are of test size indicated below:
 - 1. Size required by AAMA/WDMA 101/I.S.2/NAFS for gateway performance.
- B. Delegated Design: Design vinyl windows and installation, including comprehensive engineering analysis by a qualified professional engineer, using performance requirements and design criteria indicated.
- C. Windborne-Debris-Impact Resistance: Capable of resisting impact from windborne debris based on testing glazed windows identical to those specified, according to ASTM E 1886 and testing information in ASTM E 1996 and requirements of authorities having jurisdiction.

- D. Structural Performance: Provide vinyl windows capable of withstanding the effects of the following loads, based on testing units representative of those indicated for Project that pass AAMA/WDMA 101/I.S.2/NAFS, Uniform Load Structural Test:
1. Design Wind Loads: Determine design wind loads applicable to Project from basic wind speed indicated in miles per hour (meters per second) at 33 feet (10 m) above grade, according to ASCE 7, Section 6.5, "Method 2-Analytical Procedure," based on mean roof heights above grade indicated on Drawings.
 - a. Basic Wind Speed: 150 mph (67 m/s) minimum or as stipulated by the authorities having jurisdiction at the Project site.

1.5 SUBMITTALS

- A. Product Data: Include construction details, material descriptions, fabrication methods, dimensions of individual components and profiles, hardware, finishes, and operating instructions for each type of vinyl window indicated. Provide product data indicating product approval (Florida Product Approval) acceptable to authorities having jurisdiction and compliance with FBC criteria.
- B. Shop Drawings: Include plans, elevations, sections, details, hardware, attachments to other work, operational clearances, installation details, and the following:
1. Mullion details, including reinforcement and stiffeners.
 2. Installation details.
 3. Flashing and drainage details.
 4. Weather-stripping details.
 5. Glazing details.
 6. For installed products indicated to comply with design loads, include structural analysis data prepared by or under the supervision of a qualified professional engineer detailing fabrication and assembly of vinyl windows, and used to determine structural test pressures and design pressures from basic wind speeds indicated.
- C. Samples for Initial Selection: For units with factory-applied color finishes.
- D. Product Schedule: For vinyl windows. Use same designations indicated on Drawings.
- E. Qualification Data: For Installer, manufacturer, professional engineer and testing agency.
- F. Product Test Reports: Based on evaluation of comprehensive tests performed within the last four years by a qualified testing agency for each type, class, grade, and size of vinyl window. Test results based on use of downsized test units will not be accepted.
- G. Maintenance Data: For operable window sash operating hardware, weather stripping and finishes to include in maintenance manuals.
- H. Warranty: Special warranty specified in this Section.

1.6 QUALITY ASSURANCE

- A. Installer Qualifications: An installer acceptable to vinyl window manufacturer for installation of units required for this Project.
 - 1. Installer's responsibilities include providing professional engineering services needed to assume engineering responsibility.
 - 2. Engineering Responsibility: Preparation of data for vinyl windows, including Shop Drawings, based on testing and engineering analysis of manufacturer's standard units in assemblies similar to those indicated for this Project.
- B. Manufacturer Qualifications: A manufacturer capable of fabricating vinyl windows that meet or exceed performance requirements indicated and of documenting this performance by inclusion in lists and by labels, test reports, and calculations.
- C. Source Limitations: Obtain vinyl windows through one source from a single manufacturer.
- D. Fenestration Standard: Comply with AAMA/WDMA 101/I.S.2/NAFS, "North American Fenestration Standard Voluntary Performance Specification for Windows, Skylights and Glass Doors," for definitions and minimum standards of performance, materials, components, accessories, and fabrication unless more stringent requirements are indicated.
 - 1. Provide AAMA certified vinyl windows with an attached label.
- E. Glazing Publications: Comply with published recommendations of glass manufacturers and with GANA's "Glazing Manual" unless more stringent requirements are indicated.
- F. Preinstallation Conference: Conduct conference at Project site to comply with requirements in Division 01 Section "Project Management and Coordination." Review methods and procedures related to vinyl windows including, but not limited to, the following:
 - 1. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
 - 2. Review, discuss, and coordinate the interrelationship of vinyl windows with other exterior wall components. Include provisions for structural anchorage, glazing, flashing, weeping, sealants, and protection of finishes.
 - 3. Review and discuss the sequence of work required to construct a watertight and weathertight exterior building envelope.
 - 4. Inspect and discuss the condition of substrate and other preparatory work performed by other trades.
 - 5. Review and finalize construction schedule sequencing for installed window testing.

1.7 PROJECT CONDITIONS

- A. Field Measurements: Verify vinyl window openings by field measurements before fabrication and indicate measurements on Shop Drawings.
 - 1. Established Dimensions: Where field measurements cannot be made without delaying the Work, establish opening dimensions and proceed with fabricating vinyl windows

without field measurements. Coordinate wall construction to ensure that actual opening dimensions correspond to established dimensions.

1.8 WARRANTY

A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace vinyl windows that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

- a. Failure to meet performance requirements.
- b. Structural failures including excessive deflection, water leakage, air infiltration, or condensation.
- c. Faulty operation of movable sash and hardware.
- d. Deterioration of vinyl, other materials, and finishes beyond normal weathering.
- e. Failure of insulating glass.

2. Warranty Period:

- a. Window: Five (5) years from date of Substantial Completion minimum.
- b. Glazing: Ten (10) years from date of Substantial Completion minimum.
- c. Vinyl Finish: Five (5) years from date of Substantial Completion minimum.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to the following:

1. Custom Window Systems, Inc.
2. Jeld-Wen, Inc. – Premium Atlantic Vinyl with ImpactGard.
3. Kolbe & Kolbe Millwork Co., Inc. – Ultra Sterling DH.
4. PGT Industries. – WinGuard vinyl series.
5. Shwinco Architectural Products LLC. – 9000 Series SH.
6. Ply Gem Windows.

2.2 MATERIALS

A. Vinyl Extrusions: Rigid (unplasticized) hollow PVC extrusions, formulated and extruded for exterior applications, complying with AAMA/WDMA 101/I.S.2/NAFS and the following:

1. PVC Resins: 100 percent virgin. resin.
2. PVC Formulation: High impact, low heat buildup, lead free, nonchalking, and color and UV stabilized.
3. Extrusion Wall Thickness: Not less than 0.060 inch (1.5 mm).

4. Multichamber Extrusions: Profile designed with multichambers between interior and exterior faces of the extrusions.
 - B. Vinyl Trim and Glazing Stops: Material and finish to match frame members.
 - C. Fasteners: Aluminum, nonmagnetic stainless steel, epoxy adhesive, or other materials warranted by manufacturer to be noncorrosive and compatible with vinyl window members, cladding, trim, hardware, anchors, and other components.
 1. Exposed Fasteners: Unless unavoidable for applying hardware, do not use exposed fasteners. For application of hardware, use fasteners that match finish of member or hardware being fastened, as appropriate.
 - D. Anchors, Clips, and Accessories: Aluminum, nonmagnetic stainless steel, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions; provide sufficient strength to withstand design pressure indicated and as indicated on accepted shop drawings.
 - E. Reinforcing Members: Aluminum, or nonmagnetic stainless steel, or nickel/chrome-plated steel complying with ASTM B 456 for Type SC 3 severe service conditions, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions; provide sufficient strength to withstand design pressure indicated and as indicated on accepted shop drawings.
 - F. Compression-Type Weather Stripping: Provide compressible weather stripping designed for permanently resilient sealing under bumper or wiper action, and for complete concealment when vinyl window is closed.
 1. Weather-Stripping Material: Manufacturer's standard system and materials complying with AAMA/WDMA 101/I.S.2/NAFS.
 - G. Replaceable Weather Seals: Comply with AAMA 701/702.
- 2.3 WINDOW
- A. Window Types: Fixed, projected awning and single hung as indicated on Drawings.
 - B. AAMA/WDMA Performance Requirements: Provide vinyl windows of performance indicated that comply with AAMA/WDMA 101/I.S.2/NAF unless more stringent performance requirements are indicated.
 1. Performance Class: R minimum.
 - C. Condensation-Resistance Factor (CRF): Provide vinyl windows tested for thermal performance according to AAMA 1503, showing a CRF of 52 minimum.
 - D. Thermal Transmittance: Provide vinyl windows with a whole-window, U-factor maximum indicated at 15-mph (24-km/h) exterior wind velocity and winter condition temperatures when tested according to NFRC 100.
 1. U-Factor: 0.40 Btu/sq. ft. x h x deg F minimum.

- E. Solar Heat-Gain Coefficient (SHGC): Provide vinyl windows with a whole-window SHGC minimum of 0.25 determined according to NFRC 200 procedures.
- F. Sound Transmission Class (STC): Provide glazed windows rated for not less than 28 STC when tested for laboratory sound transmission loss according to ASTM E 90 and determined by ASTM E 413.
- G. Air Infiltration: Maximum rate not more than indicated when tested according to AAMA/WDMA 101/I.S.2/NAFS, Air Infiltration Test.
 - 1. Maximum Rate: 0.3 cfm/sq. ft. (5 cu. m/h x sq. m) of area at an inward test pressure of 6.24 lbf/sq. ft. (300 Pa).
- H. Water Resistance: No water leakage as defined in AAMA/WDMA referenced test methods at a water test pressure equaling that indicated, when tested according to AAMA/WDMA 101/I.S.2/NAFS, Water Resistance Test.
 - 1. Test Pressure: 20 percent of positive design pressure, but not more than 15 lbf/sq. ft. (720 Pa).
- I. Life-Cycle Testing: Test according to AAMA 910 and comply with AAMA/WDMA 101/I.S.2/NAFS.
- J. Operating Force and Auxiliary (Durability) Tests: Comply with AAMA/WDMA 101/I.S.2/NAFS for operating window types indicated.

2.4 GLAZING

- A. Windborne-Debris-Impact-Resistant Insulating-Glass Units: ASTM E 2190 with two lites and complying with impact-resistance requirements in "Window Performance Requirements" Article.
 - 1. Exterior Lite: ASTM C 1036, Type 1, Class 1, q3.
 - a. Tint: Clear.
 - b. Kind: As required by performance requirements indicated.
 - 2. Interior Lite: ASTM C 1172 clear laminated glass with two plies of float glass.
 - a. Float Glass: As required by performance requirements indicated.
 - b. Interlayer Thickness: As required by performance requirements indicated.
 - 3. Filling: Fill space between glass lites with air.
 - 4. Low-E Coating: Manufacturer's standard.
- B. Glazing System: Manufacturer's standard factory-glazing system that produces weathertight seal.

2.5 HARDWARE

- A. General: Provide manufacturer's standard hardware fabricated from aluminum, stainless steel, carbon steel complying with AAMA 907, or other corrosion-resistant material compatible with vinyl; designed to smoothly operate, tightly close, and securely lock vinyl windows, and sized to accommodate sash or ventilator weight and dimensions. Do not use aluminum in frictional contact with other metals.
- B. Counterbalancing Mechanism: Comply with AAMA 902.
 - 1. Sash-Balance Type: Concealed, spring-loaded, block-and-tackle of type, of size and capacity to hold sash stationary at any open position.
- C. Gear-Type Rotary Operators: Comply with AAMA 901 when tested according to ASTM E 405, Method A.
 - 1. Operation Function: All ventilators move simultaneously and securely close at both jambs without using additional manually controlled locking devices.

2.6 INSECT SCREENS

- A. General: Design windows and hardware to accommodate screens in a tight-fitting, removable arrangement, with a minimum of exposed fasteners and latches. Fabricate insect screens to fully integrate with window frame. Locate screens on outside of window for single hung units, inside for awning units and provide for each operable exterior sash or ventilator.
- B. Special Conditions: The use of vinyl siding on exterior walls has been directed by the Owner. In the event the installed vinyl siding exhibits damage including deformation or discoloration due to reflected heat and/or glare attributed to adjacent vinyl window glazing units during the one (1) year project warranty period, the Contractor will repair or replace the affected siding area and provide full height screen units to the vinyl window unit determined to be the source of the damage at no additional cost.
- C. Aluminum Insect Screen Frames: Manufacturer's standard aluminum alloy complying with SMA 1004. Fabricate frames with mitered or coped joints or corner extrusions, concealed fasteners, and removable PVC spline/anchor concealing edge of frame.
 - 1. Aluminum Tubular Framing Sections and Cross Braces: Roll formed from aluminum sheet with minimum wall thickness as required for class indicated.
 - 2. Finish: Baked-on organic coating in color selected by Architect from manufacturer's full range.
- D. Glass-Fiber Mesh Fabric: 18-by-14 (1.1-by-1.4-mm) or 18-by-16 (1.0-by-1.1-mm)] mesh of PVC-coated, glass-fiber threads; woven and fused to form a fabric mesh resistant to corrosion, shrinkage, stretch, impact damage, and weather deterioration, in the following color. Comply with ASTM D 3656.
 - 1. Mesh Color: Charcoal gray.

2.7 ACCESSORIES

- A. Dividers (False Muntins): Provide dividers in designs indicated for each sash lite, one permanently located between glazing lites in the airspace.
 - 1. Material: Manufacturer's standard.
 - 2. Design: As indicated.
 - 3. Color: Match vinyl frame color.

2.8 FABRICATION

- A. Fabricate vinyl windows in sizes indicated. Include a complete system for assembling components and anchoring windows.
- B. Fabricate vinyl windows that are reglazable without dismantling sash or ventilator framing.
- C. Weather Stripping: Provide full-perimeter weather stripping for each operable sash and ventilator, unless otherwise indicated.
- D. Mullions: Provide mullions and cover plates as shown, compatible with window units, complete with anchors for support to structure and installation of window units. Allow for erection tolerances and provide for movement of window units due to thermal expansion and building deflections, as indicated. Provide mullions and cover plates capable of withstanding design loads of window units. Provide manufacturer's standard finish to match window units.
- E. Factory-Glazed Fabrication: Except for light sizes in excess of 100 united inches (2500 mm width plus length), glaze vinyl windows in the factory where practical and possible for applications indicated. Comply with requirements in Division 08 Section "Glazing" and with AAMA/WDMA 101/I.S.2/NAFS.
- F. Hardware: Mount hardware through double walls of vinyl extrusions or provide corrosion-resistant steel reinforcement complying with requirements for reinforcing members, or do both.
- G. Complete fabrication, assembly, finishing, hardware application, and other work in the factory to greatest extent possible. Disassemble components only as necessary for shipment and installation. Allow for scribing, trimming, and fitting at Project site.

2.9 VINYL FINISHES

- A. Integral Finish and Color: Uniform, solid, homogeneous interior and exterior.
 - 1. Color: As selected by Architect from manufacturer's full range.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of work. Verify rough opening dimensions, levelness of sill plate, and operational clearances. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure a coordinated, weathertight window installation.
 - 1. Wood Frame Walls: Dry, clean, sound, well nailed, free of voids, and without offsets at joints. Ensure that nail heads are driven flush with surfaces in opening and within 3 inches (76 mm) of opening.
 - 2. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Comply with Drawings, Shop Drawings, and manufacturer's written instructions for installing windows, hardware, accessories, and other components.
- B. Install windows level, plumb, square, true to line, without distortion or impeding thermal movement, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction.
- C. Set sill members in bed of sealant or with gaskets, as indicated, for weathertight construction.
- D. Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action at points of contact with other materials.

3.3 FIELD QUALITY CONTROL

- A. Testing Agency: Contractor will engage a qualified independent testing and inspecting agency to perform field tests and inspections.
- B. Testing Services: Testing and inspecting of representative areas to determine compliance of installed systems with specified requirements shall take place as follows and in successive phases as indicated on Drawings. Do not proceed with installation of the next area until test results for previously completed areas show compliance with requirements.
 - 1. Air Infiltration: Areas shall be tested for air leakage of 1.5 times the rate specified for laboratory testing under "Performance Requirements" Article, but not more than 0.09 cfm/sq. ft. (0.03 L/s per sq. m), of fixed wall area when tested according to ASTM E 783 at a minimum static-air-pressure difference of 1.57 lbf/sq. ft. (75 Pa).
 - 2. Water Penetration: Areas shall be tested according to ASTM E 1105 at a minimum uniform and cyclic static-air-pressure difference of 0.67 times the static-air-pressure difference specified for laboratory testing under "Performance Requirements" Article, but not less than 4.18 lbf/sq. ft. (200 Pa), and shall not evidence water penetration.

- C. Repair or remove work if test results and inspections indicate that it does not comply with specified requirements.
- D. Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.
- E. Aluminum-framed assemblies will be considered defective if they do not pass tests and inspections.
- F. Prepare test and inspection reports.

3.4 ADJUSTING, CLEANING, AND PROTECTION

- A. Adjust operating sashes and ventilators, screens, hardware, and accessories for a tight fit at contact points and weather stripping for smooth operation and weathertight closure. Lubricate hardware and moving parts.
- B. Clean exposed surfaces immediately after installing windows. Avoid damaging protective coatings and finishes. Remove excess sealants, glazing materials, dirt, and other substances.
- C. Clean factory-glazed glass immediately after installing windows. Comply with manufacturer's written recommendations for final cleaning and maintenance. Remove nonpermanent labels, and clean surfaces.
- D. Remove and replace glass that has been broken, chipped, cracked, abraded, or damaged during construction period.
- E. Protect window surfaces from contact with contaminating substances resulting from construction operations. In addition, monitor window surfaces adjacent to and below exterior concrete and masonry surfaces during construction for presence of dirt, scum, alkaline deposits, stains, or other contaminants. If contaminating substances do contact window surfaces, remove contaminants immediately according to manufacturer's written recommendations.

END OF SECTION 085313

SECTION 087100 - DOOR HARDWARE

PART 1 -- GENERAL

1.01 SECTION INCLUDES:

- A. Securing and furnishing to the job site all Finish Hardware in accordance with this section and applicable drawings. It is intended that the following list of hardware cover all items required to complete the project. Omissions and/or discrepancies shall be brought to the Architects attention during the bidding period and, as needed, be corrected by addendum.
- B. Items covered in this section include, but are not necessarily limited to:

Hinges	Protection Plates
Pivots	Magnetic Hold Open Devices
Lock Cylinders and Keys	Power Supplies
Locks and Latches	Power Transfers
Closers	Junction Boxes
Exit Devices	Removable Mullions
Overhead Stops and Holders	Weatherstripping

1.02 SPECIFIC OMISSIONS

- A. Unless specifically noted otherwise in Hardware Groups hardware for the following is specified elsewhere.
 - 1. Windows
 - 2. Cabinets and casework including open wall shelving
 - 3. Signs
 - 4. Toilet Partitions and Rest Room accessories
 - 5. Rough Hardware
 - 6. Installation
 - 7. Card Readers
 - 8. Motion Detectors
 - 9. Monitor Switches

1.03 REFERENCES:

- A. State and Local Codes including Authority having jurisdiction.
- B. ANSI 117.1 - Specifications for making Buildings and Facilities usable by Physically Handicapped People.
- C. ANSI 156.18 - Materials and Finishes
- D. ADA - Americans with Disabilities Act of 1990
- E. BHMA - Builders Hardware Manufacturers Assoc.

- F. NFPA - National fire Protection Assoc.
 - 1. NFPA 80 - Fire Doors and Windows
 - 2. NFPA101 - Life Safety Code
- G. UL - Underwriters Laboratories
 - 1. UL10C - Fire Tests of Door Assemblies
 - 2. UL305 - Panic Hardware
- H. Warnock Hersey Inc.
- I. SDI - Steel Door Institute
- J. WDI - Wood Door Institute
- K. AWI - Architectural Woodwork Institute
- L. NAMM - National Assoc. of Architectural Metal Manufacturer's

1.04 QUALITY ASSURANCE:

- A. Supplier to be a directly franchised distributor of the products to be furnished and have in their employ an AHC, Architectural Hardware Consultant, or person of equivalent experience, who is available for consultation to the Architect, Owner and General Contractor at reasonable times during the course of work.
- B. Obtain each category of hardware; (lockset, latchset, deadbolt, cylinder); (hinges); (closers), etc: from a single manufacturer.
- C. Hardware for fire rated openings shall comply with NFPA80, State and Local Fires Safety Codes.
- D. Suppliers representative shall inspect completed project and certify, in writing to the Architect, that both hardware and installation is in accordance with manufacturer's instructions and reviewed shop drawings.

1.05 SUBMITTALS:

- A. Submit 6 copies of vertically formatted Hardware Schedule in accordance with Section 01300 requirements.
- B. Format Hardware Schedule into Hardware Groups to clearly identify each door and frame with the following.
 - 1. Unique number; Descriptive location; Size; Hand; Degree of swing.
- C. List within Hardware Groups all items required for each door or pair of doors, including the following.

1. Quantity; Item description; Manufacturers catalog number;
Size: BHMA finish; Name of Manufacturer.
 - D. Furnish numerically sorted cross reference of door numbers to Hardware Groups.
 - E. Furnish 2 copies of catalog cuts for each item of hardware.
 - F. Furnish index and explanation of abbreviations, symbols and/or codes contained in Hardware Schedule.
 - G. Furnish chart of mounting heights and locations.
 - H. Approval of Hardware Schedule will not relieve the suppliers responsibility of furnishing all hardware to complete the project.
- 1.07 COORDINATION:
- A. Furnish templates and accepted Hardware Schedule to respective material suppliers and trades to ensure accurate reinforcing and fitting of finish hardware.
- 1.08 DELIVERY, STORAGE AND IDENTIFICATION:
- A. Deliver, Store and Protect all items under provisions of Section 016000.
 - B. Inventory each delivery with hardware installer to assure accuracy of physical count against delivery documents.
 - C. Provide locked storage area protected from moisture, sunlight, paint, chemicals, etc.
 - D. Package hardware items individually in manufacturers original cartons, clearly marked to indicate contents and cross referenced to Hardware Schedule.
- 1.09 MAINTENANCE:
- A. Furnish any specialized tools and maintenance instruction manuals to Owner's Representative.
 - B. Approximately six months after the date of substantial completion, the installer and representatives of the lock, closer, and exit device manufacturers shall return to restore proper function of doors and hardware. Consult with and instruct the Owner's personnel in recommended additions to the maintenance procedures
- 1.10 WARRANTY:
- A. Provide a one (1) year warranty against defects in materials and workmanship, commencing with substantial completion of the project. Extended warranties are specifically mentioned in each product category.

PART 2 PRODUCTS:

2.01 MANUFACTURERS:

- A. Unless specifically noted otherwise in Hardware Groups the following manufacturers and product types have been selected for this project. Acceptable alternates are noted at the end of each section.

2.02 FINISHES:

- A. Dull Chrome: US26D, BHMA 626
- B. Aluminum painted: BHMA 689
- C. SRI, (Special Rust Inhibitor)

2.03 HINGES

- A. As manufactured by McKinney, five knuckle design.
- B. Provide three hinges on all doors up to and including 90 inches in height. Add one hinge for each additional 30 inches in height.
- C. All exterior doors to have non-removable pins.
- D. Types and sizes as noted in Hardware Groups.
- E. Where doors are oversized, non-standard thickness and/or have applied trims, furnish hinge size to satisfy clearance requirements.
- F. Provide shims and instructions for proper door adjustment
- G. Acceptable manufacturers: Bommer

2.04 LOCKSETS, LATCHSETS, DEADBOLTS:

A. CYLINDRICAL LOCKSETS (HEAVY DUTY)

- a. All locksets shall exceed the requirements of ANSI 156.2 Series 4000, Grade 1 with all standard trim. Locks shall comply with UL10C and UBC 7-2 positive pressure requirements. Furnished with standard 2 3/4" backset. Lock housing shall be fabricated of steel zinc dichromate and stainless steel. Latchbolt shall be brass or stainless steel with a minimum 1/2" throw. Locks shall be non-handed and fully field reversible.
 - 1) Specified Manufacturer: Sargent 10 Line x LL Levers
 - 2) Accepted Substitutes: Yale 5400LN Series x AU Levers

B. CYLINDRICAL LOCKSETS – (MEDIUM DUTY)

- a. All locksets shall exceed the requirements of ANSI 156.2 Series 4000, Grade 2 with all standard trim. Locks shall comply with UL10C and UBC 7-2 positive pressure requirements. Furnished with standard 2 3/4" backset. Lock housing shall be fabricated of steel zinc dichromate and stainless steel. Latchbolt shall be brass or stainless steel with a minimum 1/2" throw. Locks shall be non-handed and fully field reversible.
 - 1) Specified Manufacturer: Sargent 6500 Series x KL Levers
 - 2) Accepted Substitutes: Yale 5300LN Series x AU Levers

C. COMBINATION LOCKSETS – STANDARD DUTY (Unit Entry)

- a. Locks shall be non-handed with ability of being field reversible.
- b. Locks shall mount in a standard ANSI 161 door prep (2-1/8 inch dia.) with additional prep for integrated deadbolt.
- c. Lockset levers shall be made of solid material with no plastic fillers.
- d. Locks shall have a 2-3/4 inch (70mm) backset standard, with 2-3/8 inch (60mm) offered as an option.
- e. Strikes shall be non-handed with a curved lip.
- f. Locks shall have a one year limited warranty.
 - 1) Specified Manufacturer: Sargent 7500 series x KL lever
 - 2) Accepted Substitutes: Yale 4800LN series x AU

D. CYLINDRICAL LOCKSETS – STANDARD DUTY

- a. All locksets shall exceed the requirements of ANSI 156.2 Series 4000, Grade 3 with all standard trim. Locks shall mount in a standard ANSI 161 Door Prep (2-1/8" inch dia.). Locks shall be non-handed and fully field reversible.
 - 1) Specified Manufacturer: Sargent GX Series – 3Line x OL
 - 2) Accepted Substitutes: Yale Residential Series – YH x Citadel

2.05 KEYING:

- a. Provide cylinders and keys protected from unauthorized manufacture and distribution by manufacturer's United States patents. The key design and tolerances shall permit the cutting of keys with standard code or duplicating machines. The requirement for a single-purpose or keyway-specific cutting or duplicating machine shall not be allowed. The key design and tolerances shall permit the use of keys and cylinders in existing key systems having similar keyways and sections.
 - 1) Specified Manufacturer: Sargent
 - 2) Accepted Substitutes: Yale

- A. Final keying to be determined by the owner and architect.
- B. Keys required:
 - 1. 2 keys ea. individually keyed cylinder.
 - 2. 6 Masterkeys.
- C. Provide Key Cabinet for storage of 150% capacity of keys required for this project, as manufactured by Lund or equal.

2.06 EXIT DEVICES:

- A. Functions as noted in hardware Groups.
- B. Doors with glass lites and/or applied moldings will require spacers to accommodate installation.
- C. All exit devices and trim, including electrified items, to be of one manufacturer as hereafter listed and in the hardware sets for continuity of design and consideration of warranty; electrified devices and trim to be the same series and design as mechanical devices and trim.
- D. Exit Devices to be "UL" listed for life safety. All exit devices for labeled doors shall have "UL" label for "Fire Exit Hardware". All devices mounted on labeled wood doors are to be thru-bolted or per the manufacturer's listing requirements. All devices to conform to NFPA 80 and NFPA 101 requirements.
- E. All exit devices to be of a heavy duty, chassis mounted design, with one piece removable covers, eliminating necessity of removing the device from the door for standard maintenance and keying requirements.
- F. All trim to be thru-bolted to the lock stile case. Lever design to be the same as specified with locksets.
- G. All Exit device lever operating trim to be rated for a minimum of 1,000 inch pounds of pressure without allowing access.
- H. Rail assemblies of all exit devices to be solid stainless steel, brass or bronze base material, plated to standard architectural finishes as required in the hardware sets. Painted or anodized aluminum finishes will not be considered acceptable for the heavy duty usage required on this project.
- I. All metal end caps to be standard with all exit devices.
- J. All exit devices are to be by the same manufacturer.
- K. Accepted Manufacturer: Sargent 30 Series
Yale 2100 Series

2.07 CLOSERS:

A. SURFACE MOUNTED CLOSERS – STANDARD DUTY

- a. All closers shall have non-ferrous covers, aluminum alloy bodies, forged steel arms, and separate valves for adjusting backcheck, closing and latching cycles and adjustable spring to provide up to 50% increase in spring power. Closers shall be constructed with a one-piece body. Closers shall be furnished with parallel arms mounting on all doors opening into corridors or other public spaces and shall be mounted to permit 180 degrees door swing wherever wall conditions permit. Furnish with non-hold open arms unless otherwise

indicated. Closers shall not be installed on exterior or corridor side of doors; where possible install closers on door for optimum aesthetics.

1. Specified Manufacturer: Sargent 1431 Series
2. Accepted Substitutes: Yale 3501 Series

2.08 WALL AND FLOOR STOPS:

- A. Types as noted in Hardware Groups
- B. Contractor to provide solid blocking within stud space to receive wall stop attachment.
- C. Acceptable manufacturers: McKinney, Trimco

2.09 FLUSH AND SURFACE BOLTS;

- A. As noted in Hardware Groups.
- B. Acceptable manufacturers: McKinney, Trimco

2.10 THRESHOLDS AND WEATHERSTRIPPING:

- A. As noted in Hardware Groups.
- B. Provide McKinney type MCK-S88D on all exterior doors unless otherwise specified.
- C. Acceptable manufacturers: McKinney, Pemko

2.11 SILENCERS:

- A. As noted in Hardware Groups.

PART 3 EXECUTION:

3.01 INSPECTION:

- A. Verify that doors and frames are ready to receive work and dimensions are as indicated on shop drawings.
- B. Beginning of installation means acceptance of existing conditions.

3.02 INSTALLATION:

- A. Utilize instructions and templates provided with each item of hardware.
- B. Set all thresholds in a full bed of butyl-rubber.

3.03 ADJUST AND CLEAN:

- A. Check and adjust the operation of each door and item of hardware to ensure their proper function.
- B. Final adjustments are to be made after all ventilating systems are in operation.
- C. Clean all hardware and adjacent surfaces after installation.
Instruct Owners personnel in adjustment and maintenance of hardware and hardware finishes.

3.04 HARDWARE SETS:

- A. The following schedule is furnished for whatever assistance it may afford the Contractor; do not consider it as entirely inclusive. Should any particular door or item be omitted in any scheduled hardware group, provide door or item with hardware same as required for similar purposes. Provide proper hardware for fire rated openings. Quantities listed are for each pair of doors, or for each single door. Examine Drawings and Specifications and furnish proper hardware for door openings.

Residential Building Types 1, 2, 3, 4, and 5.

Hardware Set #01 – Unit Entry

Opening Number: U 01, 02

Each to have:

1	Set Spring Hinges	1522 4.5 x 4.5	US26D	MCK
1	Entry Lockset	75G05-KL	US26D	SAR
1	Door Guard	DG03 x Edge Guard	US26D	MCK
1	Door Viewer	DV3	US26D	MCK
1	Stop	FS02	US26D	MCK
1	Set Door Seals	MCK S88D x LAR		MCK
1	Door Sweep	MCK 315CN-36"	AL	MCK
1	Threshold	MCK 171A x LAR	AL	MCK

Hardware Set #02 – Exterior Patio

Opening Number: U 10

Each to have:

3	Hinges	TA2314 4.5 x 4.5 NRP	US32D	MCK
1	Latchset	65U15-KL	US26D	SAR
1	Deadlock	465	US26D	SAR
1	Door Sweep	MCK 315 CN-36	AL	MCK
1	Set Door Seals	MCK S88D x LAR		MCK
1	Threshold	MCK 2005AV x LAR	AL	MCK
1	Spring Retaining Chain	Pamex	DD09-10	PAM

Hardware Set #03 – Bedroom/Bathroom

Opening Number: U 03

Each door to have:

3	Hinges	By Prehung Door Supplier		
1	Privacy	3U65-OL	US26D	SAR
1	Door Stop	DS36 or DS37 (as required)	US26D	MCK
3	Silencers	S1M		MCK

Hardware Set #04 – Closet

Opening Number: U 04, U08, U09, U11

Each door to have:

3	Hinges	By Prehung Door Supplier		
1	Latchset	3U15-OL	US26D	SAR

Hardware Set #05 - Utility

Opening Number: U 02, U05

Each door opening to have:

6	Hinges	By Prehung Supplier		
2	Dummy Trim	3U93-OL	US26D	SAR
2	Roller Latch	RL1	US26D	MCK
2	Silencers	S1M		MCK

Hardware Set #06 – Not Used

Hardware Set #07 – Bypass Closet Door

Opening Number: U 06

Each door to have:

1	Bypass Hardware	ED624DE		LAW

Hardware Set #08 - Not Used

Hardware Set #09 – Utility, Storage Closet, Garage Entry

Opening Number: 01, 03, 04

Provide Knox Box for Fire Riser Room Door access as accepted and located by authorities having jurisdiction.

Each to have:

1	Set Spring Hinges	1522 4.5 x 4.5	US26D	MCK
1	Latchset	65U15-KL	US26D	SAR
1	Deadlock	465	US26D	SAR
1	Door Sweep	MCK 315 CN-36	AL	MCK
1	Set Door Seals	MCK S88D x LAR		MCK
1	Threshold	MCK 2005AV x LAR	AL	MCK
1	Spring Retaining Chain	Pamex	DD09-10	PAM

CLUBHOUSE, MAIL KIOSK, TRASH ENCLOSURE

Hardware Set #C 1 – Pair Exterior Opening - Clubhouse

Opening Number: C 03

Each door to have:

8	Hinges	By Door Provider		
2	Exit Devices	By Door Provider		
2	Door Closers	By Door Provider		
2	Door Stops	FS02	US32D	MCK
1	Threshold	By Door Provider		
1	Set Gasket	By Door Provider		
1	Astragal	By Door Provider		

Hardware Set #C2 – Single Exterior Opening - Clubhouse

Opening Number: C 01, C 16

Each door to have:

4	Hinges	By Door Provider		
1	Exit Device	By Door Provider		
1	Door Closer	By Door Provider		
1	Door Stop	FS02	US32D	MCK
1	Threshold	By Door Provider		

1	Set Gasket	By Door Provider		

Hardware Set #C3 – Single Interior Opening - Clubhouse

Opening Numbers: C 04, C 10, C 13.

Each door to have:

4	Hinges	By Door Provider		
1	Door Closer	1431-PS	EN	SAR
1	Push / Pull	By Door Provider		
1	Deadlock set	Keyed outside	US26D	SAR
1	Stop	WS02	US32D	MCK
3	Silencers	S1M		

Hardware Set #C4 – Single Interior Opening - Clubhouse

Opening Numbers: C 06

Each door to have:

4	Hinges	By Door Provider		
1	Lockset	10G05 – LL	US26D	SAR
1	Stop	WS02	US32D	MCK
3	Silencers	S1M		

Hardware Set #C5 – Pair Bifold - Clubhouse

Opening Number: C 08

Each door pair to have:

6	Bifold Hardware	Carton Packed Mfr Std		

Hardware Set #C6 – Pair – Maintenance Building

Each door pair to have:

8	Hinges	By Door Provider		
1	Lockset (active leaf)	10G05 – LL	US26D	SAR
1	Door Closer (active leaf)	1431-PS	EN	SAR
1	set Flush bolts (inactive leaf)			
1	Set Gaskets	By Door Provider		
1	Threshold	By Door Provider		
1	Spring Retaining Chain (inactive leaf)	Pamex	DD09-10	PAM

Hardware Set #C7 – Single Exterior Opening – Mail Kiosk

Opening Number: C 09

Each door to have:

3	Hinges	By Door Provider		
1	Deadlock w/ dummy interior trim	10G04 – LL	US26D	SAR
1	Set Gasket	By Door Provider		
1	Spring Retaining Chain	Pamex	DD09-10	PAM

End of Clubhouse, Mail Kiosk & Trash Enclosure

END OF SECTION 087100

SECTION 088000 - GLAZING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes glazing for the following products and applications, including those specified in other Sections where glazing requirements are specified by reference to this Section:
 - 1. Windows.
 - 2. Doors.
 - 3. Glazed entrances.
 - 4. Interior borrowed lites.
- B. Related Sections include the following:
 - 1. Division 08 Section "Mirrors."

1.3 PERFORMANCE REQUIREMENTS

- A. General: Provide glazing systems capable of withstanding normal thermal movement and wind and impact loads (where applicable) without failure, including loss or glass breakage attributable to the following: defective manufacture, fabrication, and installation; failure of sealants or gaskets to remain watertight and airtight; deterioration of glazing materials; or other defects in construction.
- B. Glass Design: Glass thickness designations indicated are minimums and are for detailing only. Confirm glass thicknesses by analyzing Project loads and in-service conditions. Provide glass lites in the thickness designations indicated for various size openings, but not less than thicknesses and in strengths (annealed or heat treated) required to meet or exceed the following criteria:
 - 1. Glass Thicknesses: Select minimum glass thicknesses to comply with ASTM E 1300, according to the following requirements:
 - a. Design Wind Loads: Determine design wind loads applicable to Project from basic wind speed indicated in miles per hour at 33 feet above grade, according to ASCE 7, "Minimum Design Loads for Buildings and Other

Structures": Section 6.5, "Method 2-Analytical Procedure," based on mean roof heights above grade indicated on Drawings.

- b. Probability of Breakage for Sloped Glazing: 1 lite per 1000 for lites set more than 15 degrees off vertical and under wind and snow action.

- 1) Load Duration: 30 days.

- c. Maximum Lateral Deflection: For the following types of glass supported on all 4 edges, provide thickness required that limits center deflection at design wind pressure to 1/50 times the short side length or 1 inch, whichever is less.

- 1) For monolithic-glass lites heat treated to resist wind loads.

- d. Minimum Glass Thickness for Exterior Lites: Not less than 6.0 mm.

- C. Thermal Movements: Provide glazing that allows for thermal movements resulting from the following maximum change (range) in ambient and surface temperatures acting on glass framing members and glazing components. Base engineering calculation on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.

- 1. Temperature Change (Range): 120 deg F, ambient; 180 deg F, material surfaces.

- D. Thermal and Optical Performance Properties: Provide glass with performance properties specified based on manufacturer's published test data, as determined according to procedures indicated below:

- 1. For monolithic-glass lites, properties are based on units with lites 6.0 mm thick.
 - 2. Center-of-Glass Values: Based on using LBL-44789 WINDOW 5.0 computer program for the following methodologies:
 - a. U-Factors: NFRC 100 expressed as Btu/ sq. ft. x h x deg F.
 - b. Solar Heat Gain Coefficient: NFRC 200.
 - c. Solar Optical Properties: NFRC 300.

1.4 SUBMITTALS

- A. Product Data: For each glass product and glazing material indicated.
- B. Samples: For the following products, in the form of 12-inch- square Samples for glass and of 12-inch- long Samples for sealants. Install sealant Samples between two strips of material representative in color of the adjoining framing system.

- C. Glazing Schedule: Use same designations indicated on Drawings for glazed openings in preparing a schedule listing glass types and thicknesses for each size opening and location.
- D. Product Certificates: Signed by manufacturers of glass and glazing products certifying that products furnished comply with requirements.
- E. Qualification Data: For installers.
- F. Preconstruction Adhesion and Compatibility Test Report: From glazing sealant manufacturer indicating glazing sealants were tested for adhesion to glass and glazing channel substrates and for compatibility with glass and other glazing materials.
- G. Product Test Reports: For each of the following types of glazing products:
 - 1. Glazing sealants.
 - 2. Glazing gaskets.
- H. Warranties: Special warranties specified in this Section.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: An experienced installer who has completed glazing similar in material, design, and extent to that indicated for this Project; whose work has resulted in glass installations with a record of successful in-service performance; and who employs glass installers for this Project who are certified under the National Glass Association's Certified Glass Installer Program.
- B. Source Limitations for Glass: Obtain glass through one source from a single manufacturer for each type of glass.
- C. Source Limitations for Glazing Accessories: Obtain glazing accessories through one source from a single manufacturer for each product and installation method indicated.
- D. Glass Product Testing: Obtain glass test results for product test reports in "Submittals" Article from a qualified testing agency based on testing glass products.
 - 1. Glass Testing Agency Qualifications: An independent testing agency with the experience and capability to conduct the testing indicated, as documented according to ASTM E 548.
- E. Elastomeric Glazing Sealant Product Testing: Obtain sealant test results for product test reports in "Submittals" Article from a qualified testing agency based on testing current sealant formulations within a 36-month period.

1. Sealant Testing Agency Qualifications: An independent testing agency qualified according to ASTM C 1021 to conduct the testing indicated, as documented according to ASTM E 548.
 2. Test elastomeric glazing sealants for compliance with requirements specified by reference to ASTM C 920, and where applicable, to other standard test methods.
- F. Preconstruction Adhesion and Compatibility Testing: Submit to elastomeric glazing sealant manufacturers, for testing indicated below, samples of each glazing material type, tape sealant, gasket, glazing accessory, and glass-framing member that will contact or affect elastomeric glazing sealants:
1. Use ASTM C 1087 to determine whether priming and other specific joint preparation techniques are required to obtain rapid, optimum adhesion of glazing sealants to glass, tape sealants, gaskets, and glazing channel substrates.
 2. Submit not fewer than eight pieces of each type of material, including joint substrates, shims, joint-sealant backings, secondary seals, and miscellaneous materials.
 3. Schedule sufficient time for testing and analyzing results to prevent delaying the Work.
 4. For materials failing tests, obtain sealant manufacturer's written instructions for corrective measures, including the use of specially formulated primers.
 5. Testing will not be required if elastomeric glazing sealant manufacturers submit data based on previous testing of current sealant products for adhesion to, and compatibility with, glazing materials matching those submitted.
- G. Safety Glazing Products: Comply with testing requirements in 16 CFR 1201 and, for wired glass, ANSI Z97.1.
1. Subject to compliance with requirements, obtain safety glazing products permanently marked with certification label of the Safety Glazing Certification Council or another certification agency or manufacturer acceptable to authorities having jurisdiction.
 2. Where glazing units, including Kind FT glass, are specified in Part 2 articles for glazing lites more than 9 sq. ft. in exposed surface area of one side, provide glazing products that comply with Category II materials, for lites 9 sq. ft. or less in exposed surface area of one side, provide glazing products that comply with Category I or II materials, except for hazardous locations where Category II materials are required by 16 CFR 1201 and regulations of authorities having jurisdiction.
- H. Glazing Publications: Comply with published recommendations of glass product manufacturers and organizations below, unless more stringent requirements are indicated. Refer to these publications for glazing terms not otherwise defined in this Section or in referenced standards.
1. GANA Publications: GANA's "Glazing Manual."

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Protect glazing materials according to manufacturer's written instructions and as needed to prevent damage to glass and glazing materials from condensation, temperature changes, direct exposure to sun, or other causes.

1.7 PROJECT CONDITIONS

- A. Environmental Limitations: Do not proceed with glazing when ambient and substrate temperature conditions are outside limits permitted by glazing material manufacturers and when glazing channel substrates are wet from rain, frost, condensation, or other causes.
 - 1. Do not install liquid glazing sealants when ambient and substrate temperature conditions are outside limits permitted by glazing sealant manufacturer or below 40 deg F.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Subject to compliance with requirements, manufacturers offering products that may be incorporated in the project include, but are not limited to those specified:
 - 1. Glass Products:
 - a. Guardian Industries Corp.
 - b. PPG Industries, Inc.
 - c. Spectrum Glass Products, Inc.
 - d. Visteon.
 - e. Viracon, Inc.

2.2 MONOLITHIC GLASS PRODUCTS

- A. Clear Float Glass: ASTM C 1036, Type I (transparent glass, flat), Quality Q3 (glazing select); Class 1.
 - 1. Thickness: 6.0 mm minimum.
- B. Heat-Treated Float Glass: ASTM C 1048; Type I (transparent flat glass); Quality-Q3; of class, kind, and condition indicated.
 - 1. Fabrication Process: By horizontal (roller-hearth) process with roll-wave distortion parallel to bottom edge of glass as installed, unless otherwise indicated.
 - 2. Provide Kind FT (fully tempered) float glass in place of annealed or Kind HS (heat-strengthened) float glass where safety glass is indicated.

C. Insulating-Glass Units, General: Factory-assembled units consisting of sealed lites of glass separated by a dehydrated interspace, and complying with ASTM E 774 for Class CBA units and with requirements specified in this Article and in Part 2 "Insulating-Glass Units" Article.

1. Provide Kind HS (heat-strengthened) float glass in place of annealed glass where needed to resist thermal stresses induced by differential shading of individual glass lites and to comply with glass design requirements specified in Part 1 "Performance Requirements" Article.
2. Provide Kind FT (fully tempered) glass lites where safety glass is indicated.
3. Overall Unit Thickness and Thickness of Each Lite: Dimensions indicated for insulating-glass units are nominal and the overall thicknesses of units are measured perpendicularly from outer surfaces of glass lites at unit's edge.
4. Interspace Content: Argon.
5. Sealing System: Dual seal, with primary and secondary sealants as follows:
 - a. Polyisobutylene and silicone.
6. Spacer Specifications: Manufacturer's standard spacer material and construction complying with the following requirements:
 - a. Spacer Material: Aluminum with mill or clear anodic finish.
 - b. Desiccant: Molecular sieve or silica gel, or blend of both.
 - c. Corner Construction: Manufacturer's standard corner construction.

2.3 GLAZING GASKETS

A. Dense Compression Gaskets: Molded or extruded gaskets of material indicated below, complying with standards referenced with name of elastomer indicated below, and of profile and hardness required to maintain watertight seal:

1. Neoprene, ASTM C 864.

B. Soft Compression Gaskets: Extruded or molded, closed-cell, integral-skinned gaskets of material indicated below; complying with ASTM C 509, Type II, black; and of profile and hardness required to maintain watertight seal:

1. Neoprene.

C. Lock-Strip Gaskets: Neoprene extrusions in size and shape indicated, fabricated into frames with molded corner units and zipper lock-strips, complying with ASTM C 542, black.

2.4 GLAZING SEALANTS

A. General: Provide products of type indicated, complying with the following requirements:

1. Compatibility: Select glazing sealants that are compatible with one another and with other materials they will contact, including glass products, seals of insulating-glass units, and glazing channel substrates, under conditions of service and application, as demonstrated by sealant manufacturer based on testing and field experience.
 2. Suitability: Comply with sealant and glass manufacturers' written instructions for selecting glazing sealants suitable for applications indicated and for conditions existing at time of installation.
 3. Colors of Exposed Glazing Sealants: As selected by Architect from manufacturer's full range.
- B. Elastomeric Glazing Sealants: Comply with ASTM C 920 and other requirements indicated in Section 07920 for each liquid-applied chemically curing sealant specified, including those referencing ASTM C 920 classifications for type, grade, class, and uses related to exposure and joint substrates.

2.5 GLAZING TAPES

- A. Back-Bedding Mastic Glazing Tapes: Preformed, butyl-based elastomeric tape with a solids content of 100 percent; nonstaining and nonmigrating in contact with nonporous surfaces; with or without spacer rod as recommended in writing by tape and glass manufacturers for application indicated; packaged on rolls with a release paper backing; and complying with ASTM C 1281 and AAMA 800 for products indicated below:
1. AAMA 806.3 tape, for glazing applications in which tape is subject to continuous pressure.
 2. AAMA 807.3 tape, for glazing applications in which tape is not subject to continuous pressure.

2.6 MISCELLANEOUS GLAZING MATERIALS

- A. General: Provide products of material, size, and shape complying with referenced glazing standard, requirements of manufacturers of glass and other glazing materials for application indicated, and with a proven record of compatibility with surfaces contacted in installation.
- B. Cleaners, Primers, and Sealers: Types recommended by sealant or gasket manufacturer.
- C. Setting Blocks: Elastomeric material with a Shore, Type A durometer hardness of 85, plus or minus 5.
- D. Spacers: Elastomeric blocks or continuous extrusions with a Shore, Type A durometer hardness required by glass manufacturer to maintain glass lites in place for installation indicated.
- E. Edge Blocks: Elastomeric material of hardness needed to limit glass lateral movement (side walking).

- F. Cylindrical Glazing Sealant Backing: ASTM C 1330, Type O (open-cell material), of size and density to control glazing sealant depth and otherwise produce optimum glazing sealant performance.

2.7 FABRICATION OF GLAZING UNITS

- A. Fabricate glazing units in sizes required to glaze openings indicated for Project, with edge and face clearances, edge and surface conditions, and bite complying with written instructions of product manufacturer and referenced glazing publications, to comply with system performance requirements.
- B. Clean-cut or flat-grind vertical edges of butt-glazed monolithic lites in a manner that produces square edges with slight kerfs at junctions with outdoor and indoor faces.
- C. Grind smooth and polish exposed glass edges and corners.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine framing glazing, with Installer present, for compliance with the following:
 - 1. Manufacturing and installation tolerances, including those for size, squareness, and offsets at corners.
 - 2. Presence and functioning of weep system.
 - 3. Minimum required face or edge clearances.
 - 4. Effective sealing between joints of glass-framing members.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Clean glazing channels and other framing members receiving glass immediately before glazing. Remove coatings not firmly bonded to substrates.

3.3 GLAZING, GENERAL

- A. Comply with combined written instructions of manufacturers of glass, sealants, gaskets, and other glazing materials, unless more stringent requirements are indicated, including those in referenced glazing publications.
- B. Glazing channel dimensions, as indicated on Drawings, provide necessary bite on glass, minimum edge and face clearances, and adequate sealant thicknesses, with reasonable tolerances. Adjust as required by Project conditions during installation.

- C. Protect glass edges from damage during handling and installation. Remove damaged glass from Project site and legally dispose of off Project site. Damaged glass is glass with edge damage or other imperfections that, when installed, could weaken glass and impair performance and appearance.
- D. Apply primers to joint surfaces where required for adhesion of sealants, as determined by preconstruction sealant-substrate testing.
- E. Install setting blocks in sill rabbets, sized and located to comply with referenced glazing publications, unless otherwise required by glass manufacturer. Set blocks in thin course of compatible sealant suitable for heel bead.
- F. Do not exceed edge pressures stipulated by glass manufacturers for installing glass lites.
- G. Provide spacers for glass lites where length plus width is larger than 50 inches as follows:
 - 1. Locate spacers directly opposite each other on both inside and outside faces of glass. Install correct size and spacing to preserve required face clearances, unless gaskets and glazing tapes are used that have demonstrated ability to maintain required face clearances and to comply with system performance requirements.
 - 2. Provide 1/8-inch minimum bite of spacers on glass and use thickness equal to sealant width. With glazing tape, use thickness slightly less than final compressed thickness of tape.
- H. Provide edge blocking where indicated or needed to prevent glass lites from moving sideways in glazing channel, as recommended in writing by glass manufacturer and according to requirements in referenced glazing publications.
- I. Set glass lites in each series with uniform pattern, draw, bow, and similar characteristics.
- J. Where wedge-shaped gaskets are driven into one side of channel to pressurize sealant or gasket on opposite side, provide adequate anchorage so gasket cannot walk out when installation is subjected to movement.
- K. Square cut wedge-shaped gaskets at corners and install gaskets in a manner recommended by gasket manufacturer to prevent corners from pulling away; seal corner joints and butt joints with sealant recommended by gasket manufacturer.

3.4 TAPE GLAZING

- A. Position tapes on fixed stops so that, when compressed by glass, their exposed edges are flush with or protrude slightly above sightline of stops.
- B. Install tapes continuously, but not necessarily in one continuous length. Do not stretch tapes to make them fit opening.

- C. Cover vertical framing joints by applying tapes to heads and sills first and then to jambs. Cover horizontal framing joints by applying tapes to jambs and then to heads and sills.
- D. Place joints in tapes at corners of opening with adjoining lengths butted together, not lapped. Seal joints in tapes with compatible sealant approved by tape manufacturer.
- E. Do not remove release paper from tape until just before each glazing unit is installed.
- F. Apply heel bead of elastomeric sealant.
- G. Center glass lites in openings on setting blocks and press firmly against tape by inserting dense compression gaskets formed and installed to lock in place against faces of removable stops. Start gasket applications at corners and work toward centers of openings.
- H. Apply cap bead of elastomeric sealant over exposed edge of tape.

3.5 GASKET GLAZING (DRY)

- A. Fabricate compression gaskets in lengths recommended by gasket manufacturer to fit openings exactly, with allowance for stretch during installation.
- B. Insert soft compression gasket between glass and frame or fixed stop so it is securely in place with joints miter cut and bonded together at corners.
- C. Center glass lites in openings on setting blocks and press firmly against soft compression gasket by inserting dense compression gaskets formed and installed to lock in place against faces of removable stops. Start gasket applications at corners and work toward centers of openings. Compress gaskets to produce a weathertight seal without developing bending stresses in glass. Seal gasket joints with sealant recommended by gasket manufacturer.
- D. Install gaskets so they protrude past face of glazing stops.

3.6 SEALANT GLAZING (WET)

- A. Install continuous spacers, or spacers combined with cylindrical sealant backing, between glass lites and glazing stops to maintain glass face clearances and to prevent sealant from extruding into glass channel and blocking weep systems until sealants cure. Secure spacers or spacers and backings in place and in position to control depth of installed sealant relative to edge clearance for optimum sealant performance.

- B. Force sealants into glazing channels to eliminate voids and to ensure complete wetting or bond of sealant to glass and channel surfaces.
- C. Tool exposed surfaces of sealants to provide a substantial wash away from glass.

3.7 LOCK-STRIP GASKET GLAZING

- A. Comply with ASTM C 716 and gasket manufacturer's written instructions. Provide supplementary wet seal and weep system, unless otherwise indicated.

3.8 CLEANING AND PROTECTION

- A. Protect exterior glass from damage immediately after installation by attaching crossed streamers to framing held away from glass. Do not apply markers to glass surface. Remove nonpermanent labels, and clean surfaces.
- B. Protect glass from contact with contaminating substances resulting from construction operations, including weld splatter. If, despite such protection, contaminating substances do come into contact with glass, remove substances immediately as recommended by glass manufacturer.
- C. Examine glass surfaces adjacent to or below exterior concrete and other masonry surfaces at frequent intervals during construction, but not less than once a month, for buildup of dirt, scum, alkaline deposits, or stains; remove as recommended in writing by glass manufacturer.
- D. Remove and replace glass that is broken, chipped, cracked, or abraded or that is damaged from natural causes, accidents, and vandalism, during construction period.
- E. Wash glass on both exposed surfaces in each area of Project not more than four days before date scheduled for inspections that establish date of Substantial Completion. Wash glass as recommended in writing by glass manufacturer.

3.9 MONOLITHIC GLASS SCHEDULE

- A. Glass Type - GL-1: Clear fully tempered float glass.
 - 1. Minimum Thickness: 6 mm. – thickness determined by storefront framing system for panel size and loading conditions.
 - 2. Safety glazing required.

3.10 INSULATING GLASS SCHEDULE

- A. Glass Type - GL-2: Low-E-coated, clear insulating glass.

1. Basis-of-Design Product: Manufacturer sourced by storefront glazing system manufacturer and installer.
2. Overall Unit Thickness: 1 inch (25 mm).
3. Minimum Thickness of Each Glass Lite: Insulating glass unit manufacturer's standard for glazed panel size and site loading conditions.
4. Outdoor Lite: Fully tempered float glass.
5. Interspace Content: Argon.
6. Indoor Lite: Fully tempered float glass.
7. Low-E Coating: Manufacturer's standard placement pyrolytic or sputtered on second or third surface.
8. U-Factor: 0.50 minimum.
9. Solar Heat Gain Coefficient: 0.25 minimum.
10. Safety glazing required.

END OF SECTION 088000

SECTION 088300 - MIRRORS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following types of silvered flat glass mirrors.
 - 1. Tempered glass mirrors qualifying as safety glazing.
- B. Related Sections include the following:
 - 1. Division 06 Section "Interior Finish Carpentry" for wood trim applied around mirrors.

1.3 DEFINITIONS

- A. Deterioration of Mirrors: Defects developed from normal use that are attributable to the manufacturing process and not to causes other than glass breakage and practices for maintaining and cleaning mirrors contrary to mirror manufacturer's written instructions. Defects include discoloration, black spots, and clouding of the silver film.

1.4 PERFORMANCE REQUIREMENTS

- A. Provide mirrors that will not fail under normal usage. Failure includes glass breakage and deterioration attributable to defective manufacture, fabrication, and installation.

1.5 SUBMITTALS

- A. Product Data: For the following:
 - 1. Mirrors. Include description of materials and process used to produce each type of silvered flat glass mirror specified that indicates sources of glass, glass coating components, edge sealer, and quality-control provisions.
 - 2. Mirror mastic.
 - 3. Mirror hardware.
- B. Shop Drawings: Include mirror elevations, edge details, mirror hardware, and attachments to other work.
- C. Product Certificates: For each type of mirror and mirror mastic, signed by product manufacturer.

- D. Qualification Data: For Installer.
- E. Mirror Mastic Compatibility Test Reports: From mirror manufacturer indicating that mirror mastic was tested for compatibility and adhesion with mirror backing and substrates on which mirrors are installed.
- F. Warranty: Special warranty specified in this Section.

1.6 QUALITY ASSURANCE

- A. Installer Qualifications: An experienced installer who has completed mirror glazing similar in material, design, and extent to that indicated for this Project; whose work has resulted in mirror installations with a record of successful in-service performance; and who employs glass installers for this Project who are certified under NGA's Glazier Certification Program as Level 2 (Senior Glaziers) or Level 3 (Master Glaziers).
- B. Source Limitations for Mirrors: Obtain mirrors from one source for each type of mirror indicated.
- C. Source Limitations for Mirror Glazing Accessories: Obtain mirror glazing accessories from one source for each type of accessory indicated.
- D. Glazing Publications: Comply with the following published recommendations:
 - 1. GANA's "Glazing Manual" unless more stringent requirements are indicated. Refer to this publication for definitions of glass and glazing terms not otherwise defined in this Section or in referenced standards.
 - 2. GANA Mirror Division's "Mirrors, Handle with Extreme Care: Tips for the Professional on the Care and Handling of Mirrors."
- E. Safety Glazing Products: For tempered mirrors, provide products complying with testing requirements in 16 CFR 1201 for Category II materials.
- F. Preconstruction Mirror Mastic Compatibility Test: Submit mirror mastic products to mirror manufacturer for testing to determine compatibility of mastic with mirror backing and substrates on which mirrors are installed.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Protect mirrors according to mirror manufacturer's written instructions and as needed to prevent damage to mirrors from condensation, temperature changes, direct exposure to sun, or other causes.
- B. Comply with mirror manufacturer's written instructions for shipping, storing, and handling mirrors as needed to prevent deterioration of silvering, damage to edges, and abrasion of glass surfaces and applied coatings. Store indoors, protected from moisture including condensation.

1.8 PROJECT CONDITIONS

- A. Environmental Limitations: Do not install mirrors until ambient temperature and humidity conditions are maintained at levels indicated for final occupancy.

1.9 WARRANTY

- A. Special Warranty: Manufacturer's standard form, made out to Owner and signed by mirror manufacturer agreeing to replace mirrors that deteriorate as defined in "Definitions" Article, f.o.b. the nearest shipping point to Project site, within specified warranty period indicated below:

- 1. Warranty Period: Five years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering mirrors that may be incorporated into the Work include, but are not limited to, the following:

- 1. Arch Aluminum & Glass Co., Inc.
 - 2. Gardner Glass Products.
 - 3. Gilded Mirrors, Inc.
 - 4. Guardian Industries Corp.
 - 5. Independent Mirror Industries, Inc.
 - 6. Lenoir Mirror Company.
 - 7. Messer Industries, Inc.
 - 8. Stroupe Mirror Co., Inc.
 - 9. Sunshine Mirror.
 - 10. Virginia Mirror Company, Inc.
 - 11. VVP America, Inc.; Binswanger Mirror Products.
 - 12. Walker Glass Co., Ltd.

2.2 SILVERED FLAT GLASS MIRROR MATERIALS

- A. Tempered Clear Glass Mirrors: Comply with ASTM C 1503, Mirror Glazing Quality, for blemish requirements in annealed float glass before silver coating is applied, for coating requirements, and with other requirements not affected by tempering process; and comply with ASTM C 1048 for Kind FT, Condition A, tempered float glass before silver coating is applied.

- 1. Nominal Thickness: 6.0 mm.

2.3 MISCELLANEOUS MATERIALS

- A. Edge Sealer: Coating compatible with glass coating and approved by mirror manufacturer for use in protecting against silver deterioration at mirrored glass edges.
- B. Mirror Mastic: An adhesive setting compound, produced specifically for setting mirrors and certified by both mirror manufacturer and mastic manufacturer as compatible with glass coating and substrates on which mirrors will be installed.
 - 1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Gunther Mirror Mastics.
 - b. Palmer Products Corporation.

2.4 MIRROR HARDWARE

- A. Fasteners: Fabricated of same basic metal and alloy as fastened metal and matching it in finished color and texture where fasteners are exposed.
- B. Anchors and Inserts: Provide devices as required for mirror hardware installation. Provide toothed or lead-shield expansion-bolt devices for drilled-in-place anchors. Provide galvanized anchors and inserts for applications on inside face of exterior walls and where indicated.

2.5 FABRICATION

- A. Mirror Sizes: To suit Project conditions, and before tempering, cut mirrors to final sizes and shapes.
- B. Cutouts: Fabricate cutouts before tempering for notches and holes in mirrors without marring visible surfaces. Locate and size cutouts so they fit closely around penetrations in mirrors.
- C. Mirror Edge Treatment: Flat polished edge.
 - 1. Seal edges of mirrors after edge treatment to prevent chemical or atmospheric penetration of glass coating.
 - 2. Require mirror manufacturer to perform edge treatment and sealing in factory immediately after cutting to final sizes.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, over which mirrors are to be mounted, with Installer present, for compliance with installation tolerances, substrate preparation, and other conditions affecting performance.
 - 1. Verify compatibility with and suitability of substrates, including compatibility of mirror mastic with existing finishes or primers.
 - 2. Proceed with mirror installation only after unsatisfactory conditions have been corrected and surfaces are dry.

3.2 PREPARATION

- A. Comply with mastic manufacturer's written installation instructions for preparation of substrates, including coating surfaces with mastic manufacturer's special bond coating where applicable.

3.3 INSTALLATION

- A. General: Install mirrors to comply with mirror manufacturer's written instructions and with referenced GANA publications. Mount mirrors accurately in place in a manner that avoids distorting reflected images.
- B. Provide a minimum air space of 1/8 inch between back of mirrors and mounting surface for air circulation between back of mirrors and face of mounting surface.
- C. For wall-mounted mirrors, install mirrors with mastic and mirror hardware.
 - 1. Attach mirror hardware securely to mounting surfaces with mechanical fasteners installed with anchors or inserts as applicable. Install fasteners so heads do not impose point loads on backs of mirrors.
 - 2. For metal or plastic clips, place a felt or plastic pad between mirror and each clip to prevent spalling of mirror edges.
 - 3. Where indicated, install bottom and top clips. Locate clips so they are symmetrically placed and evenly spaced.
 - 4. Install mastic as follows:
 - a. Apply barrier coat to mirror backing where approved in writing by manufacturers of mirrors and backing material.
 - b. Apply mastic to comply with mastic manufacturer's written instructions for coverage and to allow air circulation between back of mirrors and face of mounting surface.
 - c. After mastic is applied, align mirrors and press into place while maintaining a minimum air space of 1/8 inch between back of mirrors and mounting surface.

3.4 CLEANING AND PROTECTION

- A. Protect mirrors from breakage and contaminating substances resulting from construction operations.
- B. Do not permit edges of mirrors to be exposed to standing water.
- C. Maintain environmental conditions that will prevent mirrors from being exposed to moisture from condensation or other sources for continuous periods of time.

END OF SECTION 088300

SECTION 092216 - NON-STRUCTURAL METAL FRAMING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Non-load-bearing steel framing systems for interior gypsum board assemblies.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.

PART 2 - PRODUCTS

2.1 DESCRIPTION

- A. Fire-Test-Response Characteristics: For fire-resistance-rated assemblies that incorporate non-load-bearing steel framing, provide materials and construction identical to those tested in assembly indicated according to ASTM E 119 by an independent testing agency.
- B. STC-Rated Assemblies: For STC-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 90 and classified according to ASTM E 413 by an independent testing agency.
- C. Fire-Rated Assemblies: For fire – rated assemblies: provide products listed by designated and referenced tested assemblies.

2.2 FRAMING SYSTEMS

- A. Resilient Furring Channels: 1/2-inch- (13-mm-) deep, steel sheet members designed to reduce sound transmission.
 - 1. Configuration: Asymmetrical.

- a. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following;
 - 1) Dietrich Metal Framing; RC Series, RCSD resilient channel (Reference Product).
 - 2) PAC International, Inc.
 - 3) Kinetics Noise Control, Inc.

2.3 SUSPENSION SYSTEMS.

A. Furring Channels (Furring Members):

- 1. Resilient Furring Channels: 1/2-inch- (13-mm-) deep members designed to reduce sound transmission.
 - a. Configuration: Asymmetrical or hat shaped.
 - b. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following;
 - 1) Dietrich Metal Framing; RC Series, RCSD resilient channel (Reference Product).
 - 2) PAC International, Inc.
 - 3) Kinetics Noise Control, Inc.

2.4 AUXILIARY MATERIALS

A. General: Provide auxiliary materials that comply with referenced installation standards.

- 1. Fasteners for Metal Framing: Of type, material, size, corrosion resistance, holding power, and other properties required to fasten steel members to substrates.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas and substrates, with Installer present, and including welded hollow-metal frames, cast-in anchors, and structural framing, for compliance with requirements and other conditions affecting performance of the Work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION, GENERAL

- A. Installation Standard: ASTM C 754, except comply with framing sizes and spacing indicated.
 - 1. Gypsum Board Assemblies: Also comply with requirements in ASTM C 840 that apply to framing installation.
- B. Install supplementary framing, and blocking to support fixtures, equipment services, heavy trim, grab bars, toilet accessories, furnishings, or similar construction.
- C. Install bracing at terminations in assemblies.
- D. Do not bridge building control and expansion joints with non-load-bearing steel framing members. Frame both sides of joints independently.

3.3 INSTALLING FRAMED ASSEMBLIES

- A. Comply with requirements of indicated and tested assemblies for fire resistance and acoustic performance.
 - 1. Fire-Resistance-Rated Partitions: Install framing to comply with fire-resistance-rated assembly indicated and support closures and to make partitions continuous from floor to underside of solid structure.
 - 2. Sound-Rated Partitions: Install framing to comply with sound-rated assembly indicated.
- B. Resilient Channels:
 - 1. Screw to wood framing.
- C. Installation Tolerance: Install each framing member so fastening surfaces vary not more than 1/8 inch (3 mm) from the plane formed by faces of adjacent framing.

END OF SECTION 092216

SECTION 092900 - GYPSUM BOARD

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

- 1. Interior gypsum board.
 - 2. Exterior gypsum board for ceilings and soffits.
 - 3. Tile backing panels.
 - 4. Texture finishes.

- B. Related Requirements:

- 1. Division 06 Section "Sheathing" for gypsum sheathing for exterior walls.
 - 2. Division 09 Section "Non-Structural Metal Framing" for non-structural framing and suspension systems that support gypsum board panels.

1.3 SUBMITTALS

- A. Product Data: For each type of product.
- B. Certification: Certificate of Origin for each type of product.
- C. Samples: For the following products:
 - 1. Trim Accessories: Full-size Sample in 12-inch- (300-mm-) long length for each trim accessory indicated.

1.4 QUALITY ASSURANCE

- A. Mockups: Before beginning gypsum board installation, install mockups of at least 100 sq. ft. (9 sq. m) in surface area to demonstrate aesthetic effects and set quality standards for materials and execution.
 - 1. Install mockups for the following:
 - a. Each level of gypsum board finish indicated for use in exposed locations.
 - b. Each texture finish indicated.

2. Apply or install final decoration indicated, including painting on exposed surfaces for review of mockups.
3. Simulate finished lighting conditions for review of mockups.
4. Subject to compliance with requirements, accepted mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Store materials inside under cover and keep them dry and protected against weather, condensation, direct sunlight, construction traffic, and other potential causes of damage. Stack panels flat and supported on risers on a flat platform to prevent sagging.

1.6 FIELD CONDITIONS

- A. Environmental Limitations: Comply with ASTM C 840 requirements or gypsum board manufacturer's written recommendations, whichever are more stringent.
- B. Do not install paper-faced gypsum panels until installation areas are enclosed and conditioned.
- C. Do not install panels that are wet, those that are moisture damaged, and those that are mold damaged.
 1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
 2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Fire-Resistance-Rated Assemblies: For fire-resistance-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 119 by an independent testing agency.
- B. STC-Rated Assemblies: For STC-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 90 and classified according to ASTM E 413 by an independent testing agency.
- C. Low Emitting Materials: For ceiling and wall assemblies, provide materials and construction identical to those tested in assembly and complying with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."

2.2 GYPSUM BOARD, GENERAL

- A. Size: Provide maximum lengths and widths available that will minimize joints in each area and that correspond with support system indicated.

2.3 INTERIOR GYPSUM BOARD

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. American Gypsum Company.
 - 2. CertainTeed Corp.
 - 3. Canadian Gypsum Corp.
 - 4. Georgia-Pacific Gypsum LLC.
 - 5. Lafarge North America Inc.
 - 6. National Gypsum Company.
 - 7. Temple-Inland.
 - 8. USG Corporation.
- B. Gypsum Wallboard: ASTM C 1396/C 1396M.
 - 1. Thickness: 5/8 inch (15.9 mm),
 - 2. Long Edges: Tapered and featured (rounded or beveled) for prefilling.
- C. Gypsum Board, Type X: ASTM C 1396/C 1396M.
 - 1. Thickness: 5/8 inch (15.9 mm).
 - 2. Long Edges: Tapered and featured (rounded or beveled) for prefilling.
- D. Gypsum Ceiling Board: ASTM C 1396/C 1396M.
 - 1. Thickness: 5/8 inch (15.9 mm), Type X.
 - 2. Long Edges: Tapered.
- E. Moisture- and Mold-Resistant Gypsum Board: ASTM C 1396/C 1396M. With moisture- and mold-resistant core and paper surfaces.
 - 1. Core: 5/8 inch (15.9 mm).
 - 2. Long Edges: Tapered.
 - 3. Mold Resistance: ASTM D 3273, score of 10.

2.4 TILE BACKING PANELS

- A. Cementitious Backer Units: ANSI A118.9 and ASTM C 1288 or 1325, with manufacturer's standard edges.

1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - a. C-Cure; C-Cure Board 990.
 - b. CertainTeed Corp.; FiberCement BackerBoard.
 - c. FinPan, Inc.; Util-A-Crete Concrete Backer Board
 - d. National Gypsum Company; Permabase Cement Board.
 - e. USG Corporation; DUROCK Cement Board.
2. Thickness: 5/8 inch (15.9 mm).
3. Mold Resistance: ASTM D 3273, score of 10.

2.5 EXTERIOR GYPSUM BOARD FOR CEILINGS AND SOFFITS

- A. Glass-Mat Gypsum Sheathing Board: ASTM C 1177/C 1177M, with fiberglass mat laminated to both sides and with manufacturer's standard edges.
 1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - a. CertainTeed Corp.; GlasRoc Sheathing.
 - b. Georgia-Pacific Gypsum LLC; Dens-Glass Gold.
 - c. National Gypsum Company; Gold Bond, e(2)XP.
 - d. USG Corporation; Securock Glass Mat Sheathing.
 2. Core: 5/8 inch (15.9 mm), Type X.

2.6 TRIM ACCESSORIES

- A. Interior Trim: ASTM C 1047.
 1. Material: Galvanized or aluminum-coated steel sheet, rolled zinc, plastic, or paper-faced galvanized steel sheet
 2. Shapes:
 - a. Cornerbead.
 - b. Bullnose bead.
 - c. LC-Bead: J-shaped; exposed long flange receives joint compound.
 - d. L-Bead: L-shaped; exposed long flange receives joint compound.
 - e. U-Bead: J-shaped; exposed short flange does not receive joint compound.
 - f. Curved-Edge Cornerbead: With notched or flexible flanges.
- B. Exterior Trim: ASTM C 1047.
 1. Material: Hot-dip galvanized steel sheet, plastic, or rolled zinc.
 2. Shapes:
 - a. Cornerbead.

- b. LC-Bead: J-shaped; exposed long flange receives joint compound.
- c. Expansion (Control) Joint: One-piece, rolled zinc with V-shaped slot and removable strip covering slot opening.

2.7 JOINT TREATMENT MATERIALS

- A. General: Comply with ASTM C 475/C 475M.
- B. Joint Tape:
 - 1. Interior Gypsum Board: Paper.
 - 2. Exterior Gypsum Soffit Board: Paper or as recommended by panel manufacturer.
 - 3. Glass-Mat Gypsum Sheathing Board: 10-by-10 glass mesh or as recommended by panel manufacturer.
- C. Joint Compound for Interior Gypsum Board: For each coat use formulation that is compatible with other compounds applied on previous or for successive coats.
 - 1. Prefilling: At open joints, rounded or beveled panel edges, and damaged surface areas, use setting-type taping compound.
 - 2. Embedding and First Coat: For embedding tape and first coat on joints, fasteners, and trim flanges, use setting-type taping compound.
 - a. Use setting-type compound for installing paper-faced metal trim accessories.
 - 3. Fill Coat: For second coat, use drying-type, all-purpose compound.
 - 4. Finish Coat: For third coat, use setting-type, sandable topping compound.
- D. Joint Compound for Exterior Applications:
 - 1. Exterior Gypsum Soffit Board: Use setting-type taping compound and setting-type, sandable topping compound.
 - 2. Glass-Mat Gypsum Sheathing Board: As recommended by sheathing board manufacturer.

2.8 AUXILIARY MATERIALS

- A. General: Provide auxiliary materials that comply with referenced installation standards and manufacturer's written recommendations.
- B. Sound Attenuation Blankets: ASTM C 665, Type I (blankets without membrane facing) produced by combining thermosetting resins with mineral fibers manufactured from glass, slag wool, or rock wool.
 - 1. Fire-Resistance-Rated Assemblies: Comply with mineral-fiber requirements of assembly.

- C. Acoustical Joint Sealant: Manufacturer's standard nonsag, paintable, nonstaining latex sealant complying with ASTM C 834. Product effectively reduces airborne sound transmission through perimeter joints and openings in building construction as demonstrated by testing representative assemblies according to ASTM E 90.
 - 1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Accumetric LLC; BOSS 824 Acoustical Sound Sealant.
 - b. Grabber Construction Products; Acoustical Sealant GSC.
 - c. Pecora Corporation; AC-20 FTR or AIS-919.
 - d. Specified Technologies, Inc.; Smoke N Sound Acoustical Sealant.
 - e. USG Corporation; SHEETROCK Acoustical Sealant.
 - 2. Acoustical joint sealant shall have a VOC content of 250g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
- D. Thermal Insulation: As specified in Division 07 Section "Thermal Insulation."

2.9 TEXTURE FINISHES

- A. Primer: As recommended by textured finish manufacturer.
- B. Non-Aggregate Finish: Pre-mixed, vinyl texture finish for spray application.
 - 1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - a. CertainTeed Corp.; ProRoc Easi-Tex Spray Texture.
 - b. USG Corporation; BEADEX FasTex Wall and Ceiling Spray Texture.
 - 2. Texture: Orange Peel or Light Knock-down as selected by Owner.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas and substrates including welded hollow-metal frames and framing, with Installer present, for compliance with requirements and other conditions affecting performance.
- B. Examine panels before installation. Reject panels that are wet, moisture damaged, and mold damaged.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 APPLYING AND FINISHING PANELS, GENERAL

- A. Comply with ASTM C 840.
- B. Install ceiling panels across framing to minimize the number of abutting end joints and to avoid abutting end joints in central area of each ceiling. Stagger abutting end joints of adjacent panels not less than one framing member.
- C. Install panels with face side out. Butt panels together for a light contact at edges and ends with not more than 1/16 inch (1.5 mm) of open space between panels. Do not force into place.
- D. Locate edge and end joints over supports, except in ceiling applications where intermediate supports or gypsum board back-blocking is provided behind end joints. Do not place tapered edges against cut edges or ends. Stagger vertical joints on opposite sides of partitions. Do not make joints other than control joints at corners of framed openings.
- E. Form control and expansion joints with space between edges of adjoining gypsum panels.
- F. Isolate perimeter of gypsum board applied to non-load-bearing partitions at structural abutments, except floors. Provide 1/4- to 1/2-inch- (6.4- to 12.7-mm-) wide spaces at these locations and trim edges with edge trim where edges of panels are exposed. Seal joints between edges and abutting structural surfaces with acoustical sealant.
- G. Wood Framing: Install gypsum panels over wood framing, with floating internal corner construction. Do not attach gypsum panels across the flat grain of wide-dimension lumber, including floor joists and headers. Float gypsum panels over these members or provide control joints to counteract wood shrinkage.
- H. STC-Rated Assemblies: Seal construction at perimeters, behind control joints, and at openings and penetrations with a continuous bead of acoustical sealant. Install acoustical sealant at both faces of partitions at perimeters and through penetrations. Comply with ASTM C 919 and with manufacturer's written recommendations for locating edge trim and closing off sound-flanking paths around or through assemblies, including sealing partitions above acoustical ceilings.
- I. Install sound attenuation blankets before installing gypsum panels unless blankets are readily installed after panels have been installed on one side.

3.3 APPLYING INTERIOR GYPSUM BOARD

- A. Install interior gypsum board in the following locations:
 - 1. Wallboard Type: As indicated on Drawings.
 - 2. Type X: As indicated on Drawings and where required for fire-resistance-rated assembly.
 - 3. Moisture- and Mold-Resistant Type: As indicated on Drawings and at all wet location walls.
- B. Single-Layer Application:

1. On ceilings, apply gypsum panels before wall/partition board application to greatest extent possible and at right angles to framing unless otherwise indicated.
2. On partitions/walls, apply gypsum panels as indicated or required by fire-resistance-rated assembly, and minimize end joints.
 - a. Stagger abutting end joints not less than one framing member in alternate courses of panels.
 - b. At high walls, install panels horizontally unless otherwise indicated or required by fire-resistance-rated assembly.
3. On Z-furring members, apply gypsum panels vertically (parallel to framing) with no end joints. Locate edge joints over furring members.
4. Fastening Methods: Apply gypsum panels to supports with steel drill screws or as indicated.

3.4 APPLYING EXTERIOR GYPSUM PANELS FOR CEILINGS AND SOFFITS

- A. Apply panels perpendicular to supports, with end joints staggered and located over supports unless otherwise indicated.
 1. Install with 1/4-inch (6.4-mm) open space where panels abut other construction or structural penetrations.
 2. Fasten with corrosion-resistant fasteners and as indicated.

3.5 INSTALLING TRIM ACCESSORIES

- A. General: For trim with back flanges intended for fasteners, attach to framing with same fasteners used for panels. Otherwise, attach trim according to manufacturer's written instructions.
- B. Control Joints: Install control joints according to ASTM C 840 and in specific locations acceptable to Architect for visual effect.
- C. Interior Trim: Install in the following locations:
 1. Cornerbead: Use at outside corners.
 2. LC-Bead: Use at exposed panel edges.
 3. L-Bead: Use where indicated.
 4. U-Bead: Use where indicated.
- D. Exterior Trim: Install in the following locations:
 1. Cornerbead: Use at outside corners.
 2. LC-Bead: Use at exposed panel edges.

3.6 FINISHING GYPSUM BOARD

- A. General: Treat gypsum board joints, interior angles, edge trim, control joints, penetrations, fastener heads, surface defects, and elsewhere as required to prepare gypsum board surfaces for decoration. Promptly remove residual joint compound from adjacent surfaces.
- B. Prefill open joints, rounded or beveled edges, and damaged surface areas.
- C. Apply joint tape over gypsum board joints, except for trim products specifically indicated as not intended to receive tape.
- D. Gypsum Board Finish Levels: Finish panels to levels indicated below and according to ASTM C 840:
 - 1. Level 1: Ceiling plenum areas, concealed areas, and where indicated.
 - 2. Level 4: At panel surfaces that will be exposed to view unless otherwise indicated.
 - a. Primer and its application to surfaces are specified in other Division 09 Sections.
- E. Glass-Mat Gypsum Sheathing Board: Finish according to manufacturer's written instructions for use as exposed soffit board.

3.7 APPLYING TEXTURE FINISHES

- A. Surface Preparation and Primer: Prepare and apply primer to gypsum panels and other surfaces receiving texture finishes. Apply primer to surfaces that are clean, dry, and smooth.
- B. Texture Finish Application: Mix and apply finish using powered spray equipment, to produce a uniform texture matching accepted mockup and free of starved spots or other evidence of thin application or of application patterns.
- C. Prevent texture finishes from coming into contact with surfaces not indicated to receive texture finish by covering them with masking agents, polyethylene film, or other means. If, despite these precautions, texture finishes contact these surfaces, immediately remove droppings and overspray to prevent damage according to texture-finish manufacturer's written recommendations.

3.8 PROTECTION

- A. Protect adjacent surfaces from drywall compound and promptly remove from floors and other non-drywall surfaces. Repair surfaces stained, marred, or otherwise damaged during drywall application.
- B. Protect installed products from damage from weather, condensation, direct sunlight, construction, and other causes during remainder of the construction period.
- C. Remove and replace panels that are wet, moisture damaged, and mold damaged.

1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

END OF SECTION 092900

SECTION 093000 - TILING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Ceramic tile.
 - 2. Stone thresholds.
 - 3. Waterproof membrane.
 - 4. Crack isolation membrane.
- B. Related Sections:
 - 1. Division 07 Section "Joint Sealants" for sealing of expansion, contraction, control, and isolation joints in tile surfaces.
 - 2. Division 09 Section "Gypsum Board" for cementitious, water-resistant backer board.

1.3 DEFINITIONS

- A. General: Definitions in the ANSI A108 series of tile installation standards and in ANSI A137.1 apply to Work of this Section unless otherwise specified.
- B. ANSI A108 Series: ANSI A108.01, ANSI A108.02, ANSI A108.1A, ANSI A108.1B, ANSI A108.1C, ANSI A108.4, ANSI A108.5, ANSI A108.6, ANSI A108.8, ANSI A108.9, ANSI A108.10, ANSI A108.11, ANSI A108.12, ANSI A108.13, ANSI A108.14, ANSI A108.15, ANSI A108.16, and ANSI A108.17, which are contained in "American National Standard Specifications for Installation of Ceramic Tile."
- C. Module Size: Actual tile size plus joint width indicated.
- D. Face Size: Actual tile size, excluding spacer lugs.

1.4 PERFORMANCE REQUIREMENTS

- A. Static Coefficient of Friction: For tile installed on horizontal surfaces, provide products with the following values as determined by testing identical products per ASTM C 1028:
 - 1. Level Surfaces: Minimum .60 wet.

1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Shop Drawings: Show locations of each type of tile and tile pattern. Show widths, details, and locations of expansion, contraction, control, and isolation joints in tile substrates and finished tile surfaces.
- C. Samples for Initial Selection: For each type of tile and grout indicated. Include Samples of accessories involving color selection.
- D. Samples for Verification:
 - 1. Full-size units of each type and composition of tile and for each color and finish required.
 - 2. Full-size units of each type of trim and accessory for each color and finish required.
 - 3. Stone thresholds in 6-inch (150-mm) lengths.
 - 4. Metal edge strips in 6-inch (150-mm) lengths.

1.6 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For qualified Installer.
- B. Master Grade Certificates: For each shipment, type, and composition of tile, signed by tile manufacturer and Installer.
- C. Product Certificates: For each type of product, signed by product manufacturer.
- D. Material Test Reports: For each tile-setting and -grouting product.

1.7 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials that match and are from same production runs as products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 - 1. Tile and Trim Units: Furnish quantity of full-size units equal to 3 percent of amount installed for each type, composition, color, pattern, and size indicated.
 - 2. Grout: Furnish quantity of grout equal to 3 percent of amount installed for each type, composition, and color indicated.

1.8 QUALITY ASSURANCE

- A. Source Limitations for Tile: Obtain tile of each type and color or finish from one source or producer.
 - 1. Obtain tile of each type and color or finish from same production run and of consistent quality in appearance and physical properties for each contiguous area.

- B. Source Limitations for Setting and Grouting Materials: Obtain ingredients of a uniform quality for each mortar, adhesive, and grout component from one manufacturer and each aggregate from one source or producer.
- C. Source Limitations for Other Products: Obtain each of the following products specified in this Section from a single manufacturer for each product:
 - 1. Stone thresholds.
 - 2. Waterproof membrane.
 - 3. Crack isolation membrane.
 - 4. Joint sealants.
 - 5. Metal edge strips.

1.9 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store packaged materials in original containers with seals unbroken and labels intact until time of use. Comply with requirements in ANSI A137.1 for labeling tile packages.
- B. Store tile and cementitious materials on elevated platforms, under cover, and in a dry location.
- C. Store aggregates where grading and other required characteristics can be maintained and contamination can be avoided.
- D. Store liquid materials in unopened containers and protected from freezing.
- E. Handle tile that has temporary protective coating on exposed surfaces to prevent coated surfaces from contacting backs or edges of other units. If coating does contact bonding surfaces of tile, remove coating from bonding surfaces before setting tile.

1.10 PROJECT CONDITIONS

- A. Environmental Limitations: Do not install tile until construction in spaces is complete and ambient temperature and humidity conditions are maintained at the levels indicated in referenced standards and manufacturer's written instructions.

PART 2 - PRODUCTS

2.1 PRODUCTS, GENERAL

- A. ANSI Ceramic Tile Standard: Provide tile that complies with ANSI A137.1 for types, compositions, and other characteristics indicated.
- B. ANSI Standards for Tile Installation Materials: Provide materials complying with ANSI A108.02, ANSI standards referenced in other Part 2 articles, ANSI standards referenced

by TCNA installation methods specified in tile installation schedules, and other requirements specified.

- C. Low-Emitting Materials: Tile flooring systems shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."
- D. Factory Blending: For tile exhibiting color variations within ranges, blend tile in factory and package so tile units taken from one package show same range in colors as those taken from other packages and match approved Samples.
- E. Mounting: For factory-mounted tile, provide back- or edge-mounted tile assemblies as standard with manufacturer unless otherwise indicated.
 - 1. Where tile is indicated for installation in wet areas, do not use back- or edge-mounted tile assemblies unless tile manufacturer specifies in writing that this type of mounting is suitable for installation indicated and has a record of successful in-service performance.
- F. Factory-Applied Temporary Protective Coating: Where indicated under tile type, protect exposed surfaces of tile against adherence of mortar and grout by precoating with continuous film of petroleum paraffin wax, applied hot. Do not coat unexposed tile surfaces.

2.2 TILE PRODUCTS

- A. Tile Type - Glazed paver tile.
 - 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. American Olean; Division of Dal-Tile International Inc.
 - b. Crossville, Inc.
 - c. Daltile; Division of Dal-Tile International Inc.
 - d. GranitiFiandre; c/o Trans Ceramica, Ltd.
 - e. Interceramic.
 - f. United States Ceramic Tile Company.
 - 2. Composition: Vitreous or impervious natural clay or porcelain.
 - 3. Face Size: 11-13/16 by 11-13/16 inches (300 by 300 mm).
 - 4. Thickness: 3/8 inch (9.5 mm).
 - 5. Face: Plain with square or cushion edges.
 - 6. Finish: Mat, opaque glaze.
 - 7. Tile Color and Pattern: As selected by the Owner from manufacturer's full range.
 - 8. Grout Color: As selected by the Owner from manufacturer's full range.
- B. Tile Type Glazed wall tile.
 - 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. American Olean; Division of Dal-Tile International Inc.

- b. Daltile; Division of Dal-Tile International Inc. – “Brixton” series – 6 x 6 – shower stall walls (Reference Product).
 - c. Seneca Tiles, Inc.
 - d. United States Ceramic Tile Company.
 - 2. Face Size: 6 by 6 inches (150 by 150 mm) nominal.
 - 3. Thickness: 3/8 inch (9.5 mm).
 - 4. Face: Plain with cushion edges.
 - 5. Finish: Semimat, clear glaze.
 - 6. Tile Color and Pattern: As selected by the Owner from manufacturer's full range
 - 7. Grout Color: As selected by the Owner from manufacturer's full range.
 - 8. Mounting: Factory, back mounted.
 - 9. Trim Units: Coordinated with sizes and coursing of adjoining flat tile where applicable and matching characteristics of adjoining flat tile. Provide shapes as follows, selected from manufacturer's standard shapes:
 - a. Base for Thin-Set Mortar Installations: Coved, module size 4-1/4 by 4-1/4 inches (108 by 108 mm).
- C. Tile Type Glazed wall subway tile backsplash.
- 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. American Olean; Division of Dal-Tile International Inc.
 - b. Daltile; Division of Dal-Tile International Inc. – “Brixton” series – 6 x 6 – shower stall walls (Reference Product).
 - c. Seneca Tiles, Inc.
 - d. United States Ceramic Tile Company.
 - 2. Face Size: 3 by 6 inches (75 by 150 mm) nominal.
 - 3. Thickness: 3/8 inch (9.5 mm).
 - 4. Face: Plain with cushion edges.
 - 5. Finish: Semimat, clear glaze.
 - 6. Tile Color and Pattern: As selected by the Owner from manufacturer's full range
 - 7. Grout Color: As selected by the Owner from manufacturer's full range.
 - 8. Mounting: Factory, back mounted.
 - 9. Trim Units: Coordinated with sizes and coursing of adjoining flat tile where applicable and matching characteristics of adjoining flat tile. Provide shapes as follows, selected from manufacturer's standard shapes:
 - a. Base for Thin-Set Mortar Installations: Coved, module size 4-1/4 by 4-1/4 inches (108 by 108 mm).

2.3 THRESHOLDS

- A. General: Fabricate to sizes and profiles indicated or required to provide transition between adjacent floor finishes.
 - 1. Bevel edges at 1:2 slope, with lower edge of bevel aligned with or up to 1/16 inch (1.5 mm) above adjacent floor surface. Finish bevel to match top surface of threshold. Limit height of threshold to 1/2 inch (12.7 mm) or less above adjacent floor surface.

- B. Marble Thresholds: ASTM C 503, with a minimum abrasion resistance of 12 per ASTM C 1353 or ASTM C 241 and with honed finish.

1. Description: Uniform, fine- to medium-grained white stone with gray veining.
2. Description: Match submitted sample accepted by Owner.

2.4 WATERPROOFING, CRACK-SUPPRESSION MEMBRANE.

- A. General: Manufacturer's standard product, selected from the following, that complies with ANSI A118.10 and is recommended by the manufacturer for the application indicated. Include reinforcement and accessories recommended by manufacturer.
- B. Self-adhering membrane with woven reinforcement facing for adhering to latex Portland cement mortar; manufacturer's standard roll width by minimum 0.040 inch nominal thickness.

2.5 SETTING MATERIALS

- A. Dry-Set Portland Cement Mortar (Thin Set): ANSI A118.1.
1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Boiardi Products; a QEP company.
 - b. Bonsal American; an Oldcastle company.
 - c. Bostik, Inc.
 - d. C-Cure.
 - e. Custom Building Products.
 - f. Jamo Inc.
 - g. Laticrete International, Inc.
 - h. MAPEI Corporation.
 - i. Southern Grouts & Mortars, Inc.
 - j. Summitville Tiles, Inc.
 - k. TEC; a subsidiary of H. B. Fuller Company.
 2. For wall applications, provide mortar that complies with requirements for nonsagging mortar in addition to the other requirements in ANSI A118.1.
- B. Latex-Portland Cement Mortar (Thin Set): ANSI A118.4.
1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Bonsal American; an Oldcastle company.
 - b. Bostik, Inc.
 - c. Laticrete International, Inc.
 - d. MAPEI Corporation.
 - e. Mer-Kote Products, Inc.
 - f. Southern Grouts & Mortars, Inc.

g. Summitville Tiles, Inc.

2. Provide prepackaged, dry-mortar mix containing dry, redispersible, vinyl acetate or acrylic additive to which only water must be added at Project site.
3. Provide prepackaged, dry-mortar mix combined with acrylic resinliquid-latex additive at Project site.
4. For wall applications, provide mortar that complies with requirements for nonsagging mortar in addition to the other requirements in ANSI A118.4.

2.6 GROUT MATERIALS

A. Polymer-Modified Tile Grout: ANSI A118.7.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Boiardi Products; a QEP company.
 - b. Bonsal American; an Oldcastle company.
 - c. Bostik, Inc.
 - d. Laticrete International, Inc.
 - e. MAPEI Corporation.
 - f. Southern Grouts & Mortars, Inc.
 - g. Summitville Tiles, Inc.
2. Polymer Type: Ethylene vinyl acetate or acrylic additive, in dry, redispersible form, prepackaged with other dry ingredients.

2.7 ELASTOMERIC SEALANTS

- A. General: Provide sealants, primers, backer rods, and other sealant accessories that comply with the following requirements and with the applicable requirements in Division 07 Section "Joint Sealants."
- B. Colors: Provide colors of exposed sealants to match colors of grout in tile adjoining sealed joints unless otherwise indicated.

2.8 MISCELLANEOUS MATERIALS

- A. Trowelable Underlayments and Patching Compounds: Latex-modified, portland cement-based formulation provided or approved by manufacturer of tile-setting materials for installations indicated.
- B. Temporary Protective Coating: Either product indicated below that is formulated to protect exposed surfaces of tile against adherence of mortar and grout; compatible with tile, mortar, and grout products; and easily removable after grouting is completed without damaging grout or tile.

1. Petroleum paraffin wax, fully refined and odorless, containing at least 0.5 percent oil with a melting point of 120 to 140 deg F (49 to 60 deg C) per ASTM D 87.
 2. Grout release in form of manufacturer's standard proprietary liquid coating that is specially formulated and recommended for use as temporary protective coating for tile.
- C. Tile Cleaner: A neutral cleaner capable of removing soil and residue without harming tile and grout surfaces, specifically approved for materials and installations indicated by tile and grout manufacturers.
- D. Grout Sealer: Manufacturer's standard product for sealing grout joints and that does not change color or appearance of grout.

2.9 MIXING MORTARS AND GROUT

- A. Mix mortars and grouts to comply with referenced standards and mortar and grout manufacturers' written instructions.
- B. Add materials, water, and additives in accurate proportions.
- C. Obtain and use type of mixing equipment, mixer speeds, mixing containers, mixing time, and other procedures to produce mortars and grouts of uniform quality with optimum performance characteristics for installations indicated.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions where tile will be installed, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of installed tile.
 1. Verify that substrates for setting tile are firm, dry, clean, free of coatings that are incompatible with tile-setting materials including curing compounds and other substances that contain soap, wax, oil, or silicone; and comply with flatness tolerances required by ANSI A108.01 for installations indicated.
 2. Verify that concrete substrates for tile floors installed with thin-set mortar comply with surface finish requirements in ANSI A108.01 for installations indicated.
 - a. Verify that surfaces that received a steel trowel finish have been mechanically scarified.
 - b. Verify that protrusions, bumps, and ridges have been removed by sanding or grinding.
 3. Verify that installation of grounds, anchors, recessed frames, electrical and mechanical units of work, and similar items located in or behind tile has been completed.
 4. Verify that joints and cracks in tile substrates are coordinated with tile joint locations; if not coordinated, adjust joint locations in consultation with Architect.

- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Fill cracks, holes, and depressions in concrete substrates for tile floors installed with thin-set mortar with trowelable leveling and patching compound specifically recommended by tile-setting material manufacturer.
- B. Where indicated, prepare substrates to receive waterproofing by applying a reinforced mortar bed that complies with ANSI A108.1A and is sloped 1/4 inch per foot (1:50) toward drains.
- C. Blending: For tile exhibiting color variations, verify that tile has been factory blended and packaged so tile units taken from one package show same range of colors as those taken from other packages and match approved Samples. If not factory blended, either return to manufacturer or blend tiles at Project site before installing.
- D. Field-Applied Temporary Protective Coating: If indicated under tile type or needed to prevent grout from staining or adhering to exposed tile surfaces, precoat them with continuous film of temporary protective coating, taking care not to coat unexposed tile surfaces.

3.3 TILE INSTALLATION

- A. Comply with TCNA's "Handbook for Ceramic Tile Installation" for TCNA installation methods. Comply with parts of the ANSI A108 Series "Specifications for Installation of Ceramic Tile" that are referenced in TCNA installation methods and apply to types of setting and grouting materials used.
 - 1. For the following installations, follow procedures in the ANSI A108 Series of tile installation standards for providing 95 percent mortar coverage:
 - a. Tile floors in wet areas.
 - b. Tile floors composed of tiles 8 by 8 inches (200 by 200 mm) or larger.
 - c. Tile floors composed of rib-backed tiles.
- B. Extend tile work into recesses and under or behind equipment and fixtures, including kitchen and bathroom base cabinets designated to be removable on drawings, to form complete covering without interruptions unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments.
- C. Accurately form intersections and returns. Perform cutting and drilling of tile without marring visible surfaces. Carefully grind cut edges of tile abutting trim, finish, or built-in items for straight aligned joints. Fit tile closely to electrical outlets, piping, fixtures, and other penetrations so plates, collars, or covers overlap tile.
- D. Provide manufacturer's standard trim shapes where necessary to eliminate exposed tile edges.
- E. Jointing Pattern: Lay tile in grid pattern unless otherwise indicated. Lay out tile work and center tile fields in both directions in each space or on each wall area. Lay out tile work to

minimize the use of pieces that are less than half of a tile. Provide uniform joint widths unless otherwise indicated.

1. Where adjoining tiles on floor, base, walls, or trim are specified or indicated to be same size, align joints.
2. Where tiles are specified or indicated to be whole integer multiples of adjoining tiles on floor, base, walls, or trim, align joints unless otherwise indicated.

F. Joint Widths: Unless otherwise indicated, install tile with the following joint widths:

1. Paver Tile: 1/4 inch (6.35 mm).
2. Glazed Wall Tile: 1/16 inch (1.6 mm).

G. Lay out tile wainscots to dimensions indicated or to next full tile beyond dimensions indicated.

H. Expansion Joints: Provide expansion joints and other sealant-filled joints, including control, contraction, and isolation joints, where required by installation method employed. Form joints during installation of setting materials, mortar beds, and tile. Do not saw-cut joints after installing tiles.

1. Where joints occur in concrete substrates, locate joints in tile surfaces directly above them.
2. Prepare joints and apply sealants to comply with requirements in Division 07 Section "Joint Sealants."

I. Stone Thresholds: Install stone thresholds in same type of setting bed as adjacent floor unless otherwise indicated.

1. At locations where mortar bed (thickset) would otherwise be exposed above adjacent floor finishes, set thresholds in latex-portland cement mortar (thin set).
2. Do not extend waterproofing, sound isolation or crack isolation membrane under thresholds set in latex-portland cement mortar. Fill joints between such thresholds and adjoining tile set on membrane materials with elastomeric sealant.

J. Metal Edge Strips: Install where exposed edge of tile flooring meets carpet, wood, or other flooring that finishes flush with top of tile and where threshold is not indicated.

K. Grout Sealer: Apply grout sealer to cementitious grout joints in tile floors according to grout-sealer manufacturer's written instructions. As soon as grout sealer has penetrated grout joints, remove excess sealer and sealer from tile faces by wiping with soft cloth.

3.4 WATERPROOFING, CRACK-SUPPRESSION MEMBRANES.

A. Install membrane to comply with ANSI A108.13 and manufacturer's written instructions to produce waterproof membrane of uniform thickness and bonded securely to substrate.

B. Do not install tile or setting materials over membrane until membrane has cured and been tested to determine that it is watertight.

3.5 CLEANING AND PROTECTING

- A. Cleaning: On completion of placement and grouting, clean all ceramic tile surfaces so they are free of foreign matter.
 - 1. Remove latex-portland cement grout residue from tile as soon as possible.
 - 2. Clean grout smears and haze from tile according to tile and grout manufacturer's written instructions but no sooner than 10 days after installation. Use only cleaners recommended by tile and grout manufacturers and only after determining that cleaners are safe to use by testing on samples of tile and other surfaces to be cleaned. Protect metal surfaces and plumbing fixtures from effects of cleaning. Flush surfaces with clean water before and after cleaning.
 - 3. Remove temporary protective coating by method recommended by coating manufacturer and that is acceptable to tile and grout manufacturer. Trap and remove coating to prevent drain clogging.
- B. Protect installed tile work with kraft paper or other heavy covering during construction period to prevent staining, damage, and wear. If recommended by tile manufacturer, apply coat of neutral protective cleaner to completed tile walls and floors.
- C. Prohibit foot and wheel traffic from tiled floors for at least seven days after grouting is completed.
- D. Before final inspection, remove protective coverings and rinse neutral protective cleaner from tile surfaces.

3.6 INTERIOR TILE INSTALLATION SCHEDULE

- A. Interior Floor Installation, Concrete Slab.
 - 1. Tile Installation F113-11: Thin-set mortar on waterproof membrane; TCNA F113-11.
 - a. Tile Type: paver tile.
 - b. Thin-Set Mortar: Latex-portland cement mortar.
 - c. Grout: Polymer-modified grout.
- B. Interior Wall installations: Bathtub surrounds.
 - 1. Tile Installation B412-11: Waterproof membrane on cement backer board; TCNA B412-11
 - a. Tile Type: ceramic.
 - b. Thin-Set Mortar: Latex- portland cement mortar.
 - c. Bonded waterproof membrane
 - d. Grout: Polymer-modified grout.
- C. Interior Wall Installations, Wood Studs or Furring:

1. Tile Installation W247-11: Thin-set mortar on coated glass-mat, water-resistant gypsum backer board: TCNA W247-11.
 - a. Tile Type: ceramic tile.
 - b. Thin-Set Mortar: Latex- portland cement mortar.
 - c. Grout: Polymer-modified grout.

END OF SECTION 093000

SECTION 096513 - RESILIENT BASE AND ACCESSORIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Resilient base.
- B. Related Sections:
 - 1. Division 09 Section "Resilient Tile Flooring" for resilient floor tile.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Samples for Initial Selection: For each type of product indicated.

1.4 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 - 1. Furnish not less than 10 linear feet (3 linear m) for every or fraction thereof, of each type, color, pattern, and size of resilient product installed.

1.5 QUALITY ASSURANCE

- A. Fire-Test-Response Characteristics: As determined by testing identical products according to ASTM E 648 or NFPA 253 by a qualified testing agency.
 - 1. Critical Radiant Flux Classification: Class I, not less than 0.45 W/sq. cm.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store resilient products and installation materials in dry spaces protected from the weather, with ambient temperatures maintained within range recommended by manufacturer, but not less than 50 deg F (10 deg C) or more than 90 deg F (32 deg C).

1.7 PROJECT CONDITIONS

- A. Maintain ambient temperatures within range recommended by manufacturer, but not less than 70 deg F (21 deg C) or more than 95 deg F (35 deg C) in spaces to receive resilient products during the following time periods:
 - 1. 48 hours before installation.
 - 2. During installation.
 - 3. 48 hours after installation.
- B. Until Substantial Completion, maintain ambient temperatures within range recommended by manufacturer, but not less than 55 deg F (13 deg C) or more than 95 deg F (35 deg C).
- C. Install resilient products after other finishing operations, including painting, have been completed.

PART 2 - PRODUCTS

2.1 RESILIENT BASE

- A. Resilient Base:
 - 1. Manufacturers: Subject to compliance with requirements available manufacturers offering products that may be incorporated into the Work include but are not limited to, the following:
 - a. Armstrong World Industries, Inc. Color Integrated Vinyl Base (Reference Product).
 - b. Flexco, Inc.
 - c. Johnsonite.
 - d. Roppe Corporation, USA.
- B. Resilient Base Standard: ASTM F 1861.
 - 1. Material Requirement: Type TV (vinyl, thermoplastic).
 - 2. Manufacturing Method: Group I (solid, homogeneous).
 - 3. Style: Cove (base with toe).
- C. Minimum Thickness: 0.080 inch (2.0 mm).
- D. Height: 4 inches (102 mm).
- E. Lengths: Coils in manufacturer's standard length.

- F. Outside Corners: Preformed.
- G. Inside Corners: Preformed.
- H. Finish: As selected by Owner from manufacturer's full range.
- I. Colors and Patterns: As selected by Owner from full range of industry colors.
- J. Description: Transition strips.
- K. Material: Vinyl.
- L. Profile and Dimensions: As indicated.
- M. Colors and Patterns: As selected by Owner from full range of industry colors.

2.2 INSTALLATION MATERIALS

- A. Trowelable Leveling and Patching Compounds: Latex-modified, portland cement based or blended hydraulic-cement-based formulation provided or approved by manufacturer for applications indicated.
- B. Adhesives: Water-resistant type recommended by manufacturer to suit resilient products and substrate conditions indicated.
 - 1. Adhesives shall have a VOC content of 50 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
 - 2. Adhesives shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."
- C. Metal Edge Strips: Extruded aluminum with mill finish of width shown, of height required to protect exposed edges of tiles, and in maximum available lengths to minimize running joints.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, with Installer present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.
- B. Verify that finishes of substrates comply with tolerances and other requirements specified in other Sections and that substrates are free of cracks, ridges, depressions, scale, and foreign deposits that might interfere with adhesion of resilient products.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Prepare substrates according to manufacturer's written instructions to ensure adhesion of resilient products.
- B. Fill cracks, holes, and depressions in substrates with trowelable leveling and patching compound and remove bumps and ridges to produce a uniform and smooth substrate.
- C. Do not install resilient products until they are same temperature as the space where they are to be installed.
 - 1. Move resilient products and installation materials into spaces where they will be installed at least 48 hours in advance of installation.
- D. Sweep and vacuum clean substrates to be covered by resilient products immediately before installation.

3.3 RESILIENT BASE INSTALLATION

- A. Comply with manufacturer's written instructions for installing resilient base.
- B. Apply resilient base to walls, columns, pilasters, casework and cabinets in toe spaces, and other permanent fixtures in rooms and areas where base is required.
- C. Install resilient base in lengths as long as practicable without gaps at seams and with tops of adjacent pieces aligned.
- D. Tightly adhere resilient base to substrate throughout length of each piece, with base in continuous contact with horizontal and vertical substrates.
- E. Do not stretch resilient base during installation.
- F. On masonry surfaces or other similar irregular substrates, fill voids along top edge of resilient base with manufacturer's recommended adhesive filler material.
- G. Preformed Corners: Install preformed corners before installing straight pieces.

3.4 RESILIENT ACCESSORY INSTALLATION

- A. Comply with manufacturer's written instructions for installing resilient accessories.
- B. Resilient Molding Accessories: Butt to adjacent materials and tightly adhere to substrates throughout length of each piece. Install reducer strips at edges of carpet and resilient floor covering that would otherwise be exposed.

3.5 CLEANING AND PROTECTION

- A. Comply with manufacturer's written instructions for cleaning and protection of resilient products.
- B. Perform the following operations immediately after completing resilient product installation:
 - 1. Remove adhesive and other blemishes from exposed surfaces.
 - 2. Sweep and vacuum surfaces thoroughly.
 - 3. Damp-mop surfaces to remove marks and soil.
- C. Protect resilient products from mars, marks, indentations, and other damage from construction operations and placement of equipment and fixtures during remainder of construction period.
- D. Floor Polish: Remove soil, visible adhesive, and surface blemishes from resilient stair treads before applying liquid floor polish.
 - 1. Apply one coat(s).
- E. Cover resilient products until Substantial Completion.

END OF SECTION 096513

SECTION 096519 - RESILIENT TILE AND STRIP FLOORING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Vinyl composition floor tile (VCT).
 - 2. Vinyl composition strip flooring (LVT).
- B. Related Sections:
 - 1. Division 09 Section "Resilient Base and Accessories" for resilient base, reducer strips, and other accessories installed with resilient floor tile coverings.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Samples for Initial Selection: For each type of floor tile and strip flooring indicated.
- C. Samples for Verification: Full-size units of each color and pattern of floor tile required.
 - 1. For heat-welding bead, manufacturer's standard-size Samples of each color required.
- D. Product Schedule: For floor tile and strip flooring.

1.4 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For qualified Installer.

1.5 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For each type of floor tile and strip flooring product to include in maintenance manuals.

1.6 MATERIALS MAINTENANCE SUBMITTALS

- A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 - 1. Flooring Products: Furnish 1 box for every (50) fifty boxes or fraction thereof, of each type, color, and pattern of floor tile and strip flooring installed.

1.7 QUALITY ASSURANCE

- A. Installer Qualifications: A qualified installer who employs workers for this Project who are competent in techniques required by manufacturer for flooring products and installations indicated.
- B. Fire-Test-Response Characteristics: Provide products identical to those tested for fire exposure performance and behavior by test method indicated and acceptable to the authorities having jurisdiction.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Store flooring products and installation materials in dry spaces protected from the weather, with ambient temperatures maintained within range recommended by manufacturer, but not less than 50 deg F (10 deg C) or more than 90 deg F (32 deg C). Store flooring products on flat surfaces.

1.9 PROJECT CONDITIONS

- A. Maintain ambient temperatures within range recommended by manufacturer, but not less than 65 deg F or more than 85 deg F in spaces to receive floor tile and strip flooring products during the following time periods:
 - 1. 48 hours before installation.
 - 2. During installation.
 - 3. 48 hours after installation.
- B. Until Substantial Completion, maintain ambient temperatures within range recommended by manufacturer, but not less than 65 deg F or more than 85 deg F.
- C. Close spaces to traffic during floor product installation.
- D. Close spaces to traffic for 48 hours after floor product installation.
- E. Install floor products after other finishing operations, including painting, have been completed.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Low-Emitting Materials: Flooring system shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."

2.2 VINYL COMPOSITION STRIP FLOORING (LVT)

- A. Products: As selected by the Owner and subject to compliance with requirements available products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. Konecto Strip Flooring
 - 2. Floor folio: Enviro Quiet series (Reference Product).
 - 3. Mannington Mills Commercial
 - 4. Armstrong World Industries, Inc.
 - 5. Congoleum Corp.
 - 6. Tarkett, Inc.
- B. Tile Standard: ASTM F 1700 – 99 with backing in units.
 - 1. Class: Class II, surface-decorated vinyl tile.
 - 2. Type: Type A, wood grain textured surface.
- C. Thickness: 0.080 inch (2.0 mm minimum).
- D. Size: 6” x 48” strip – manufacturer’s standard.
- E. Colors and Patterns: As selected by the Owner from full range of industry colors.

2.3 VINYL COMPOSITION FLOOR TILE (VCT)

- A. Products: As selected by the Owner and subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. Armstrong World Industries, Inc.; - Standard Excelon Multi-Color (Reference Product)
 - 2. Congoleum Corporation.
 - 3. Mannington Mills, Inc.
 - 4. Tarkett, Inc.
- B. Tile Standard: ASTM F 1066, Class 3, surface-pattern tile.
- C. Wearing Surface: Smooth.
- D. Thickness: 0.125 inch (3.2 mm).

- E. Size: 12 by 12 inches (305 by 305 mm).
- F. Colors and Patterns: As selected by the Owner from full range of industry colors.

2.4 INSTALLATION MATERIALS

- A. Trowelable Leveling and Patching Compounds: Latex-modified, portland cement based or blended hydraulic-cement-based formulation provided or approved by resilient floor product manufacturer for applications indicated.
- B. Adhesives: Water-resistant type recommended by manufacturer to suit floor tile and substrate conditions indicated.
 - 1. Adhesives shall comply with the following limits for VOC content when calculated according to 40 CFR 59, Subpart D (EPA Method 24):
 - a. VCT and VP Adhesives: Not more than 50 g/L.
 - 2. Adhesives shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."
- C. Metal Edge Strips; Extruded aluminum with mill finish of height required to protect exposed edges of resilient flooring products and in maximum available lengths to minimize running joints.
- D. Transition strips; Manufacturer's standard accessory products for VP edge and direction transitions in the same finish color, texture and grain as the selected VP product.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, with Installer present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.
- B. Verify that finishes of substrates comply with tolerances and other requirements specified in other Sections and that substrates are free of cracks, ridges, depressions, scale, and foreign deposits that might interfere with adhesion of resilient floor products.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Prepare substrates according to manufacturer's written instructions to ensure adhesion of resilient flooring products.

- B. Concrete Substrates: Prepare according to ASTM F 710.
 - 1. Verify that substrates are dry and free of curing compounds, sealers, and hardeners.
 - 2. Remove substrate coatings and other substances that are incompatible with adhesives and that contain soap, wax, oil, or silicone, using mechanical methods recommended by manufacturer. Do not use solvents.
 - 3. Alkalinity and Adhesion Testing: Perform tests recommended by manufacturer. Proceed with installation only after substrates pass testing.
 - 4. Moisture Testing: Perform tests recommended by manufacturer. Proceed with installation only after substrates pass testing.
- C. Fill cracks, holes, and depressions in substrates with trowelable leveling and patching compound and remove bumps and ridges to produce a uniform and smooth substrate.
- D. Do not install floor products until they are same temperature as space where they are to be installed.
 - 1. Move resilient products and installation materials into spaces where they will be installed at least 48 hours in advance of installation.
- E. Sweep and vacuum clean substrates to be covered by resilient products immediately before installation.

3.3 FLOOR PRODUCT INSTALLATION

- A. Comply with manufacturer's written instructions for installing floor product.
- B. Lay out flooring from center marks established with principal walls, discounting minor offsets, so product at opposite edges of room are of equal width. Adjust as necessary to avoid using cut widths that equal less than one-half tile at perimeter.
 - 1. Lay flooring products square with room axis unless otherwise indicated.
- C. Match flooring products for color and pattern by selecting products from cartons in the same sequence as manufactured and packaged, if so numbered. Discard broken, cracked, chipped, or deformed products.
 - 1. Lay VCT with grain direction alternating in adjacent tiles (basket-weave pattern).
- D. Scribe, cut, and fit floor products according to manufacturer's written instructions and to butt neatly and tightly to vertical surfaces and permanent fixtures including built-in furniture, cabinets, pipes, outlets, and door frames.
- E. Extend floor products into toe spaces, door reveals, closets, and similar openings. Extend floor products to center of door openings.
- F. Maintain reference markers, holes, and openings that are in place or marked for future cutting by repeating on floor products as marked on substrates. Use chalk or other nonpermanent, nonstaining marking device.

- G. Install floor products on covers for telephone and electrical ducts, building expansion-joint covers, and similar items in finished floor areas. Maintain overall continuity of color and pattern between pieces of floor product installed on covers and adjoining tiles. Tightly adhere product edges to substrates that abut covers and to cover perimeters.
- H. Adhere floor products to flooring substrates according to manufacturer's written instruction and using a full spread of adhesive applied to substrate to produce a completed installation without open cracks, voids, raising and puckering at joints, telegraphing of adhesive spreader marks, and other surface imperfections.

3.4 CLEANING AND PROTECTION

- A. Comply with manufacturer's written instructions for cleaning and protection of floor products.
- B. Perform the following operations immediately after completing floor product installation:
 - 1. Remove adhesive and other blemishes from exposed surfaces.
 - 2. Sweep and vacuum surfaces thoroughly.
 - 3. Damp-mop surfaces to remove marks and soil.
- C. Protect floor products from mars, marks, indentations, and other damage from construction operations and placement of equipment and fixtures during remainder of construction period.
- D. Floor Polish: Remove soil, visible adhesive, and surface blemishes from floor tile surfaces following manufacturer's written instructions and before applying liquid floor polish acceptable to floor product manufacturer.
- E. Joint Sealant: Apply sealant to floor product installed perimeter and around columns, at door frames, and at other joints and penetrations.
- F. Cover floor products until Substantial Completion.

END OF SECTION 096519

SECTION 096816 – SHEET CARPETING

PART 1 - GENERAL

1.2 SUMMARY

- A. This Section includes the following:
1. Purchase Owner selected carpet, carpet cushion and accessories.
 2. Store carpet, carpet cushion and accessories in facility and under conditions as approved by Owner.
 3. Installation of carpet and accessories in locations and as scheduled by Owner.

1.3 SUBMITTALS

- A. Product Data for each type of installation accessory specified. Submit methods of installation for each type of substrate.
- B. Shop Drawings showing columns, doorways, enclosing walls or partitions, built-in cabinets, and locations where cutouts are required in carpet. Indicate the following:
1. Carpet type, color, and dye lot.
 2. Locations where dye lot changes occur.
 3. Seam locations, types, and methods.
 4. Type of subfloor.
 5. Type of installation.
 6. Pattern type, repeat size, location, direction, and starting point.
 7. Pile direction.
 8. Type of cushion.
 9. Type, color, and location of edge, transition, and other accessory strips.
 10. Transition details to other flooring materials.
- C. Samples for verification of the following products, in manufacturer's standard sizes, showing the full range of color, texture, and pattern variations expected. Prepare Samples from the same material to be used for the Work. Label each sample with manufacturer's name, material type, color, pattern, and designation indicated on Drawings and carpet schedule. Submit the following:
1. 12-inch square Samples of each type of carpet material required.
 2. 12-inch Samples of each type of exposed edge stripping and accessory item.
- D. Schedule of carpet using same room designations indicated on Drawings.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: Engage an experienced Installer who is certified by the Floor Covering Installation Board (FCIB), Dalton, Georgia, or who can demonstrate compliance with FCIB certification program requirements.
- B. Single-Source Responsibility: Obtain each type of carpet from one source and by a single manufacturer.
- C. Carpet Fire-Test-Response Characteristics: Provide carpet with the following fire-test-response characteristics as determined by testing identical products per test method indicated below by UL or another testing and inspecting agency acceptable to authorities having jurisdiction. Identify carpet with appropriate markings of applicable testing and inspecting agency.
 - 1. Surface Flammability: Passes CPSC 16 CFR, Part 1630.
 - 2. Flame Spread: 25 or less per ASTM E 84.
 - 3. Smoke Developed: 450 or less per ASTM E 84.
- D. Carpet Cushion Fire-Test-Response Characteristics: Provide carpet cushion with the following fire-test-response characteristics as determined by testing identical products per test method indicated below by UL or another testing and inspecting agency acceptable to authorities having jurisdiction. Identify carpet cushion with appropriate markings of applicable testing and inspecting agency.
 - 1. Surface Flammability: Passes CPSC 16 CFR, Part 1630.
 - 2. Flame Spread: 25 or less per ASTM E 84.
 - 3. Smoke Developed: 450 or less per ASTM E 84.
- E. Mockups: Prior to installing carpet, construct mockups for each type of carpet and installation method required to verify selections made under Sample submittals and to demonstrate aesthetic effects as well as qualities of materials and execution. Install mockups to comply with the following requirements, using materials indicated;
 - 1. Locate mockups on-site in the location and of the size indicated or, if not indicated, as directed by Owner.
 - 2. Notify Owner one week in advance of the dates and times when mockups will be constructed.
 - 3. Demonstrate the proposed range of aesthetic effects and workmanship.
 - 4. Obtain Owner's approval of mockups before start of final unit of Work.
 - 5. Retain and maintain mockups during construction in an undisturbed condition as a standard for judging the completed Work.
 - a. When directed, demolish and remove mockups from Project site.
 - b. Owner approved mockups in an undisturbed condition at the time of Substantial Completion may become part of the completed Work.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. General: Comply with the Carpet and Rug Institute's CRI 104, Section 5: "Storage and Handling."
- B. Store materials in facility approved by Owner. Store materials in original undamaged packages, inside well-ventilated area protected from weather, moisture, soilage, extreme temperatures, and humidity. Lay flat, with continuous blocking off ground. Do not exceed manufacturer's recommendations for number of rolls to be stacked on top of each other.
- C. Deliver materials to Project site in original factory wrappings and containers, labeled with identification of manufacturer, brand name, and lot number. Do not store materials on site for more than one week. Comply with all storage requirements indicated.

1.6 PROJECT CONDITIONS

- A. General: Comply with CRI 104, Section 6: "Site Conditions."
- B. Space Enclosure and Environmental Limitations: Do not install carpet until space is enclosed and weatherproof, wet-work in space is completed and nominally dry, work above ceilings is complete, and ambient temperature and humidity conditions are and will be continuously maintained at values near those indicated for final occupancy.
- C. Subfloor Moisture Conditions: Moisture emission rate of not more than 3 lb/1000 sq. ft./24 hours when tested by calcium chloride moisture test in compliance with CRI 104, 6.2.1, with subfloor temperatures not less than 55 deg F.

1.7 WARRANTY

- A. Special Carpet Warranty: Submit a written warranty executed by carpet manufacturer and Installer agreeing to repair or replace carpet that does not meet requirements or that fails in materials or workmanship within the specified warranty period. Failures include, but are not limited to, more than 10 percent loss of face fiber, edge raveling, snags, runs, and delamination.
- B. Warranty Period: 5 years from date of Substantial Completion.
- C. Special Carpet Cushion Warranty: Submit a written warranty executed by carpet cushion manufacturer and Installer agreeing to repair or replace carpet cushion that does not meet requirements or that fails in materials or workmanship within the specified warranty period. Failures include, but are not limited to, permanent indentation or compression.
- D. Warranty Period: 5 years.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. Shaw Contract Carpet. – “Criteria” series 25 oz. nylon – (Reference Product).
2. Armstrong Industries
3. Dupont Stainmaster
4. Mohawk

2.2 CARPET

- A. Products: Subject to compliance with requirements, provide products indicated as Basis of Design:

1. Style: To be selected by the Owner.
2. Color: To be selected by the Owner.
3. Static Control: Life-of-the Carpet Static Protection
4. Flame Resistance: Passes Methenamine Pill Test (DOC-FF-1-70), Class 1.
5. Radiant Panel: Passes Class 1 (ASTM-E648) Critical Radiant Flux $\geq 0.45.W/cm^2$ -Direct Glue.
6. Smoke Density: Dm corrected < 450 (ASTM E662)
7. Warranties: 10 year Abrasive Wear Warranty

- B. Resilient Carpet Accessories: To be selected by the Owner.

2.3 CARPET CUSHION

- A. Products: Subject to compliance with requirements, provide minimum 5 lb rated rebound pad materials recommended by selected carpet manufacturer.

2.4 INSTALLATION ACCESSORIES

- A. Concrete-Slab Primer: Nonstaining type as recommended by the following:

1. Carpet manufacturer.
2. Carpet cushion manufacturer.

- B. Trowelable Underlayments and Patching Compounds: As recommended by the following:

1. Carpet manufacturer.
2. Carpet cushion manufacturer.

- C. Adhesives: Water-resistant, mildew-resistant, nonstaining type to suit products and subfloor conditions indicated and to comply with flammability requirements for installed carpet as recommended by the following:

1. Carpet manufacturer.
2. Carpet cushion manufacturer.

- D. Tackless Carpet Stripping: Water-resistant plywood in strips as required to match cushion thickness and in compliance with CRI 104, 11.3.
- E. Seaming Cement: Hot-melt adhesive tape or similar product recommended by carpet manufacturer for taping seams and butting cut edges at backing to form secure seams and to prevent pile loss at seams.
 - 1. Provide adhesive tape in minimum width of six (6) inches.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine subfloors and conditions, with Installer present, for compliance with requirements for maximum moisture content, alkalinity range, installation tolerances, and other conditions affecting performance of carpet. Do not proceed with installation until unsatisfactory conditions have been corrected.
- B. Verify that subfloors and conditions are satisfactory for carpet installation and comply with requirements specified in this Section and those of the following:
 - 1. Carpet manufacturer.
 - 2. Carpet cushion manufacturer.

3.2 PREPARATION

- A. General: Comply with carpet manufacturer's installation recommendations to prepare substrates indicated to receive carpet installation.
- B. Level subfloor within 1/8 inch in 10 feet, noncumulative, in all directions. Sand or grind protrusions, bumps, and ridges. Patch and repair cracks and rough areas. Fill depressions.
 - 1. Use leveling and patching compounds to fill cracks, holes, and depressions in subfloor as recommended by the following:
 - a. Carpet manufacturer.
 - b. Carpet cushion manufacturer.
- C. Remove subfloor coatings, including curing compounds, and other substances that are incompatible with adhesives and that contain soap, wax, oil, or silicone.
- D. Broom or vacuum clean subfloors to be covered with carpet. Following cleaning, examine subfloors for moisture, alkaline salts, carbonation, or dust.
- E. Concrete-Subfloor Preparation: Apply concrete-slab primer, according to manufacturer's directions, where recommended by the following:
 - 1. Carpet manufacturer.

2. Carpet cushion manufacturer.

3.3 INSTALLATION

- A. Provide installation methods listed below as appropriate for carpet and cushion types selected for project.
 1. Direct Glue-Down Installation: Comply with CRI 104, Section 8: "Direct Glue-Down."
 2. Preapplied Adhesive Installation (Double Stick Down): Comply with CRI 104, Section 10.4, "Pre-Applied Adhesive Systems (Peel and Stick)."
 3. Carpet with Attached-Cushion Installation: Comply with CRI 104, Section 10: "Attached Cushion."
 4. Stretch-in Installation: Comply with CRI 104, Section 11: "Stretch-in Utilizing Tackless Strip."
- C. Comply with carpet manufacturer's recommendations for seam locations and direction of carpet; maintain uniformity of carpet direction and lay of pile. At doorways, center seams under door in closed position. Do not bridge building expansion joints with continuous carpet.
- D. Cut and fit carpet to butt tightly to vertical surfaces, permanent fixtures, and built-in furniture including cabinets, pipes, outlets, edgings, thresholds, and nosings. Bind or seal cut edges as recommended by carpet manufacturer.
- E. Extend carpet into toe spaces, door reveals, closets, open-bottomed obstructions, removable flanges, alcoves, and similar openings.
- F. Install pattern parallel to walls and borders.
- G. Install carpet cushion seams at 90-degree angle with carpet seams.

3.4 CLEANING

- A. Perform the following operations immediately after completing installation.
 1. Remove visible adhesive, seam sealer, and other surface blemishes using cleaner recommended by carpet manufacturer.
 2. Remove protruding yarns from carpet surface.
 3. Vacuum carpet using commercial machine with face-beater element.

3.5 PROTECTION

- A. General: Comply with CRI 104, Section 15: "Protection of Indoor Installation."
- B. Provide instructions for final protection and maintainance.

GRAND OAKS APARTMENTS
LEE COUNTY, FL
FK PROJECT No. 5331

ISSUE DATE: 08/31/16
PRICING SET

END OF SECTION 096816

SECTION 099113 - EXTERIOR PAINTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes surface preparation and the application of paint systems on exterior substrates.
 - 1. Steel.
 - 2. Plastic trim fabrications.
 - 3. Aluminum (not factory finished).
 - 4. Cementitious siding and trim.
- B. Related Requirements:
 - 1. Division 05 Sections for shop priming of metal substrates with primers specified in this Section.
 - 2. Division 08 Sections for factory priming doors with primers specified in this Section.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product. Include preparation requirements and application instructions.
- B. Samples for Initial Selection: For each type of topcoat product.
- C. Samples for Verification: For each type of paint system and each color and gloss of topcoat.
 - 1. Submit Samples on rigid backing, 8 inches (200 mm) square.
 - 2. Step coats on Samples to show each coat required for system.
 - 3. Label each coat of each Sample.
 - 4. Label each Sample for location and application area.
- D. Product List: For each product indicated, include the following:
 - 1. Cross-reference to paint system and locations of application areas. Use same designations indicated on Drawings and in schedules.
 - 2. VOC content.

1.4 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 - 1. Paint: Five percent, but not less than 1 gal. (3.8 L) of each material and color applied.

1.5 QUALITY ASSURANCE

- A. Mockups: Apply mockups of each paint system indicated and each color and finish selected to verify preliminary selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
 - 1. Architect will select one surface to represent surfaces and conditions for application of each paint system specified in Part 3.
 - a. Vertical and Horizontal Surfaces: Provide samples of at least 100 sq. ft. (9 sq. m).
 - b. Other Items: Architect will designate items or areas required.
 - 2. Final acceptance of color selections will be based on mockups.
 - a. If preliminary color selections are not acceptable, apply additional mockups of additional colors selected by Architect at no added cost to Owner.
 - 3. Review of mockups does not constitute acceptance of deviations from the Contract Documents contained in mockups unless Architect specifically accepts such deviations in writing.
 - 4. Subject to compliance with requirements, accepted mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained at not less than 45 deg F (7 deg C).
 - 1. Maintain containers in clean condition, free of foreign materials and residue.
 - 2. Remove rags and waste from storage areas daily.

1.7 FIELD CONDITIONS

- A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F (10 and 35 deg C).
- B. Do not apply paints in snow, rain, fog, or mist; when relative humidity exceeds 85 percent; at temperatures less than 5 deg F (3 deg C) above the dew point; or to damp or wet surfaces.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Basis of Design manufacturer, Subject to compliance with requirements, provide products manufactured by listed manufacturer or comparable products by one of the following:
 - 1. Benjamin Moore & Co.
 - 2. Color Wheel Paints & Coatings.
 - 3. Dunn-Edwards Corporation.
 - 4. Duron, Inc.
 - 5. ICI Paints.
 - 6. Pittsburg Paints (PPG).
 - 7. Sherwin-Williams Company (Basis of Design).
- B. Products: Subject to compliance with requirements, provide Basis of Design product listed in other Part 3 articles for the paint category indicated or equivalent product by manufacturer listed in Article 2.1.A.

2.2 PAINT, GENERAL

- A. MPI Standards: Provide products that comply with MPI standards indicated and that are listed in its "MPI Approved Products List."
- B. Material Compatibility:
 - 1. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
 - 2. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.
- C. VOC Content: Provide materials that comply with VOC limits of authorities having jurisdiction.
- D. Colors: As selected by Architect from manufacturer's full range.

2.3 SOURCE QUALITY CONTROL

- A. Testing of Paint Materials: Owner reserves the right to invoke the following procedure:
 - 1. Owner may engage the services of a qualified testing agency to sample paint materials. Contractor will be notified in advance and may be present when samples are taken. If paint materials have already been delivered to Project site, samples may be taken at Project site. Samples will be identified, sealed, and certified by testing agency.
 - 2. Testing agency will perform tests for compliance with product requirements.

3. Owner may direct Contractor to stop applying paints if test results show materials being used do not comply with product requirements. Contractor shall remove noncomplying paint materials from Project site, pay for testing, and repaint surfaces painted with rejected materials. Contractor will be required to remove rejected materials from previously painted surfaces if, on repainting with complying materials, the two paints are incompatible.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.
- B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:
 1. 12 percent.
- C. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.
- D. Proceed with coating application only after unsatisfactory conditions have been corrected.
 1. Application of coating indicates acceptance of surfaces and conditions.

3.2 PREPARATION

- A. Comply with manufacturer's written instructions and recommendations in "MPI Manual" applicable to substrates and paint systems indicated.
- B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.
 1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection.
- C. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, and incompatible paints and encapsulants.
 1. Remove incompatible primers and reprime substrate with compatible primers or apply tie coat as required to produce paint systems indicated.

- D. Shop-Primed Steel Substrates: Clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with the same material as used for shop priming to comply with SSPC-PA 1 for touching up shop-primed surfaces.
- E. Aluminum Substrates: Remove loose surface oxidation.
- F. Plastic Trim Fabrication Substrates: Remove dust, dirt, and other foreign material that might impair bond of paints to substrates.

3.3 APPLICATION

- A. Apply paints according to manufacturer's written instructions and recommendations in "MPI Manual."
 - 1. Use applicators and techniques suited for paint and substrate indicated.
 - 2. Paint surfaces behind movable items same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed items with prime coat only.
 - 3. Paint both sides and edges of exterior doors and entire exposed surface of exterior door frames.
 - 4. Paint entire exposed surface of window frames and sashes.
 - 5. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.
 - 6. Primers specified in painting schedules may be omitted on items that are factory primed or factory finished if acceptable to topcoat manufacturers.
- B. Tint undercoats same color as topcoat, but tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of same material are to be applied. Provide sufficient difference in shade of undercoats to distinguish each separate coat.
- C. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.
- D. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.
- E. Painting Fire Suppression, Plumbing, HVAC, Electrical, Communication, and Electronic Safety and Security Work:
 - 1. Paint the following work where exposed to view:
 - a. Equipment, including panelboards and switch gear.
 - b. Uninsulated metal piping.
 - c. Uninsulated plastic piping.
 - d. Pipe hangers and supports.
 - e. Metal conduit.
 - f. Plastic conduit.

3.4 FIELD QUALITY CONTROL

- A. Dry Film Thickness Testing: Owner may engage the services of a qualified testing and inspecting agency to inspect and test paint for dry film thickness.
 - 1. Contractor shall touch up and restore painted surfaces damaged by testing.
 - 2. If test results show that dry film thickness of applied paint does not comply with paint manufacturer's written recommendations, Contractor shall pay for testing and apply additional coats as needed to provide dry film thickness that complies with paint manufacturer's written recommendations.

3.5 CLEANING AND PROTECTION

- A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.
- B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.
- C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.
- D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.6 PAINT SCHEDULE

- A. General: Provide the following paint systems for the various substrates indicated.
- B. Cementitious Siding and Trim, plastic trim fabrications:
 - 1. Satin Latex Finish: 2 Finish Coats over Primer
 - a. 1st Coat: S-W Loxon Acrylic Primer applied at a minimum 5.0 mils DFT.
 - b. 2nd Coat: S-W SuperPaint Latex, A89 Series applied at a minimum 2 mils DFT.
 - c. 3rd Coat: S-W SuperPaint Latex, A89 Series applied at a minimum 2 mils DFT.
- C. Ferrous Metal:
 - 1. Gloss Alkyd Finish: 2 Finish Coats over Primer
 - a. 1st Coat: S-W Epoxy Primer as recommended for substrate applied at a minimum 4 mils DFT.
 - b. 2nd Coat: S-W Centurion WB Urethane applied at minimum 2.5 mils DFT.
 - c. 3rd Coat: S-W Centurion WB Urethane applied at minimum 2.5 mils DFT.
- D. Zinc-Coated Metal:
 - 1. Gloss Alkyd Finish: 2 Finish Coats over Primer

- a. 1st Coat: S-W Epoxy Primer as recommended for substrate applied at a minimum 4 mils DFT.
- b. 2nd Coat: S-W Centurion WB Urethane applied at minimum 2.5 mils DFT.
- c. 3rd Coat: S-W Centurion WB Urethane applied at minimum 2.5 mils DFT.

E. Aluminum

1. Gloss Alkyd Finish: 2 Finish Coats over Primer

- a. 1st Coat: S-W DTM Wash Primer, B71 Y1 applied at minimum 0.7 mils DFT.
- b. 2nd Coat: S-W SWP Gloss House and Trim, A2 Series applied at minimum 2.0 mils DFT.
- c. 3rd Coat: S-W SWP Gloss House and Trim, A2 Series applied at minimum 2.0 mils DFT.

G. Exposed Foundation Insulation Board

1 Pre-mixed Acrylic Coating: 1 Coat – Concrete Grey

- a 1st Coat: Styro Industries, Inc. "Flexcoat" Brush applied with 'stipple' texture.

END OF SECTION 099113

SECTION 099123 - INTERIOR PAINTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes surface preparation and the application of paint systems on interior substrates.

- 1. Wood.
- 2. Gypsum board.
- 3. Plaster.
- 4. Spray-textured ceilings.

- B. Related Requirements:

- 1. Division 06 Sections for shop priming carpentry with primers specified in this Section.
- 2. Division 08 Sections for factory priming doors with primers specified in this Section.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product. Include preparation requirements and application instructions.

1.4 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.

- 1. Paint: Five percent, but not less than 1 gal. (3.8 L) of each material and color applied.

1.5 QUALITY ASSURANCE

- A. Mockups: Apply mockups of each paint system indicated and each color and finish selected to verify preliminary selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.

1. Architect will select one surface to represent surfaces and conditions for application of each paint system specified in Part 2.
 - a. Vertical and Horizontal Surfaces: Provide samples of at least 100 sq. ft. (9 sq. m).
 - b. Other Items: Architect will designate items or areas required.
2. Final acceptance of color selections will be based on mockups.
 - a. If preliminary color selections are not acceptable, apply additional mockups of additional colors selected by Architect at no added cost to Owner.
3. Review of mockups does not constitute acceptance of deviations from the Contract Documents contained in mockups unless Architect specifically accepts such deviations in writing.
4. Subject to compliance with requirements, accepted mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained at not less than 45 deg F (7 deg C).
 1. Maintain containers in clean condition, free of foreign materials and residue.
 2. Remove rags and waste from storage areas daily.

1.7 FIELD CONDITIONS

- A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F (10 and 35 deg C).
- B. Do not apply paints in snow, rain, fog, or mist; when relative humidity exceeds 85 percent; at temperatures less than 5 deg F (3 deg C) above the dew point; or to damp or wet surfaces.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Basis of Design manufacturer, Subject to compliance with requirements, provide products manufactured by listed manufacturer or comparable products by one of the following:
 1. Benjamin Moore & Co.
 2. Color Wheel Paints & Coatings.
 3. Dunn-Edwards Corporation.
 4. Duron, Inc.
 5. ICI Paints.
 6. Pittsburg Paints (PPG).

7. Sherwin-Williams Company (Basis of Design).

- B. Products: Subject to compliance with requirements, provide Basis of Design product listed in other Part 3 articles for the paint category indicated or equivalent product by manufacturer listed in Article 2.1.A.

2.2 PAINT, GENERAL

- A. MPI Standards: Provide products that comply with MPI standards indicated and that are listed in its "MPI Approved Products List."
- B. Material Compatibility:
1. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
 2. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.
- C. VOC Content: Products shall comply with VOC limits of authorities having jurisdiction and, for interior paints and coatings applied at Project site, the following VOC limits, exclusive of colorants added to a tint base, when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
1. Flat Paints and Coatings: 50 g/L.
 2. Nonflat Paints and Coatings: 150 g/L.
 3. Primers, Sealers, and Undercoaters: 200 g/L.
 4. Anticorrosive and Antirust Paints Applied to Ferrous Metals: 250 g/L.
 5. Zinc-Rich Industrial Maintenance Primers: 340 g/L.
 6. Floor Coatings: 100 g/L.
- D. Low-Emitting Materials: Interior paints and coatings shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."
- E. Colors: As selected by Architect from manufacturer's full range.

2.3 SOURCE QUALITY CONTROL

- A. Testing of Paint Materials: Owner reserves the right to invoke the following procedure:
1. Owner may engage the services of a qualified testing agency to sample paint materials. Contractor will be notified in advance and may be present when samples are taken. If paint materials have already been delivered to Project site, samples may be taken at Project site. Samples will be identified, sealed, and certified by testing agency.
 2. Testing agency will perform tests for compliance with product requirements.

3. Owner may direct Contractor to stop applying coatings if test results show materials being used do not comply with product requirements. Contractor shall remove noncomplying paint materials from Project site, pay for testing, and repaint surfaces painted with rejected materials. Contractor will be required to remove rejected materials from previously painted surfaces if, on repainting with complying materials, the two paints are incompatible.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.
- B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:
 1. Concrete: 12 percent.
 2. Wood: 15 percent.
 3. Gypsum Board: 12 percent.
- C. Gypsum Board Substrates: Verify that finishing compound is sanded smooth.
- D. Spray-Textured Substrates: Verify that surfaces are dry.
- E. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.
- F. Proceed with coating application only after unsatisfactory conditions have been corrected.
 1. Application of coating indicates acceptance of surfaces and conditions by contractors.

3.2 PREPARATION

- A. Comply with manufacturer's written instructions and recommendations in "MPI Manual" applicable to substrates indicated.
- B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.
 1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.
- C. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, and incompatible paints and encapsulants.

1. Remove incompatible primers and reprime substrate with compatible primers or apply tie coat as required to produce paint systems indicated.
- D. Concrete Substrates: Remove release agents, curing compounds, efflorescence, and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces to be painted exceeds that permitted in manufacturer's written instructions.
- E. Shop-Primed Steel Substrates: Clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with the same material as used for shop priming to comply with SSPC-PA 1 for touching up shop-primed surfaces.
- F. Aluminum Substrates: Remove loose surface oxidation.
- G. Wood Substrates:
 1. Scrape and clean knots, and apply coat of knot sealer before applying primer.
 2. Sand surfaces that will be exposed to view, and dust off.
 3. Prime edges, ends, faces, undersides, and backsides of wood.
 4. After priming, fill holes and imperfections in the finish surfaces with putty or plastic wood filler. Sand smooth when dried.

3.3 APPLICATION

- A. Apply paints according to manufacturer's written instructions and to recommendations in "MPI Manual."
 1. Use applicators and techniques suited for paint and substrate indicated.
 2. Paint surfaces behind movable equipment and furniture same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed equipment or furniture with prime coat only.
 3. Paint front and backsides of access panels, removable or hinged covers, and similar hinged items to match exposed surfaces.
 4. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.
 5. Primers specified in painting schedules may be omitted on items that are factory primed or factory finished if acceptable to topcoat manufacturers.
- B. Tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of same material are to be applied. Tint undercoats to match color of topcoat, but provide sufficient difference in shade of undercoats to distinguish each separate coat.
- C. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.
- D. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

- E. Painting Fire Suppression, Plumbing, HVAC, Electrical, Communication, and Electronic Safety and Security Work:
 - 1. Paint the following work where exposed in equipment rooms and occupied spaces:
 - a. Equipment, including panelboards and switch gear.
 - b. Uninsulated metal piping.
 - c. Uninsulated plastic piping.
 - d. Pipe hangers and supports.
 - e. Metal conduit.
 - f. Plastic conduit.
 - g. Tanks that do not have factory-applied final finishes.
 - h. Duct, equipment, and pipe insulation covering or other paintable jacket material.
 - i. Other items as indicated.
 - 2. Paint portions of internal surfaces of metal ducts, without liner, behind air inlets and outlets that are visible from occupied spaces.

3.4 FIELD QUALITY CONTROL

- A. Dry Film Thickness Testing: Owner may engage the services of a qualified testing and inspecting agency to inspect and test paint for dry film thickness.
 - 1. Contractor shall touch up and restore painted surfaces damaged by testing.
 - 2. If test results show that dry film thickness of applied paint does not comply with paint manufacturer's written recommendations, Contractor shall pay for testing and apply additional coats as needed to provide dry film thickness that complies with paint manufacturer's written recommendations.

3.5 CLEANING AND PROTECTION

- A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.
- B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.
- C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.
- D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.6 PAINT SCHEDULE

- A. General: Provide the following paint systems for the various substrates, as indicated.
- B. Concrete:
 - 1. Semi-Gloss Latex Finish: 2 Finish Coats over Primer
 - a. 1st Coat: S-W ProMar 200 Latex Wall Primer, B28W200 applied at minimum 1.2 mils DFT.
 - b. 2nd Coat: S-W ProMar 200 Latex Semi-Gloss Enamel, B31W200 applied at minimum 1.2 mils DFT.
 - c. 3rd Coat: S-W ProMar 200 Latex Semi-Gloss Enamel, B31W200 applied at minimum 1.2 mils DFT.
- C. Gypsum Drywall Systems:
 - 1. Flat Latex Finish: 1 Finish Coat minimum over Primer
 - a. 1st Coat: S-W ProMar 200 Latex Wall Primer, B28W200 applied at minimum 1.4 mils DFT.
 - b. 2nd Coat: S-W ProMar 200 Latex Flat Wall Paint, B30W200 applied at minimum 1.4 mils DFT minimum.
 - c. 3rd Coat: S-W ProMar 200 Latex Flat Wall Paint, B30W200 applied at minimum 1.4 mils DFT. If required to achieve coverage and finished appearance acceptable to Owner.
 - 2. Semi-Gloss Latex Finish: 1 Finish Coat minimum over Primer
 - a. 1st Coat: S-W ProMar 200 Latex Wall Primer, B28W200 applied at minimum 1.2 mils DFT.
 - b. 2nd Coat: S-W ProMar 200 Latex Semi-Gloss, B31W200 Series applied at minimum 1.3 mils DFT minimum.
 - c. 3rd Coat: S-W ProMar 200 Latex Semi-Gloss, B31W200 Series applied at minimum 1.3 mils DFT. If required to achieve coverage and finished appearance acceptable to Owner.
- D. Woodwork:
 - 1. Semi-Gloss Latex Finish: 1 Finish Coat minimum over Primer
 - a. 1st Coat: S-W ProMar 200 Alkyd Enamel Undercoater applied at minimum 1.0 mils DFT.
 - b. 2nd Coat: S-W ProMar 200 Latex Semi-Gloss B31W200 Series applied at minimum 1.5 mils DFT minimum.
 - c. 3rd Coat: S-W ProMar 200 Latex Semi-Gloss B31W200 Series applied at minimum 1.5 mils DFT. If required to achieve coverage and finished appearance acceptable to Owner.
- E. Ferrous Metal:
 - 1. Semi-Gloss Alkyd Finish: 2 Finish Coats over Primer

- a. 1st Coat: S-W Kem Kromik Metal Primer, B50 Series applied at minimum 3.0 mils DFT.
- b. 2nd Coat: S-W ProMar 200 Alkyd Semi-Gloss, B34W200 Series applied at minimum 1.7 mils DFT.
- c. 3rd Coat: S-W ProMar 200 Alkyd Semi-Gloss, B34W200 Series applied at minimum 1.7 mils DFT.

F. Zinc-Coated Material:

1. Semi-Gloss Alkyd Finish: 2 Finish Coats over Primer
 - a. 1st Coat: S-W Galvite Paint, B50W1 applied at minimum 2.0 mils DFT.
 - b. 2nd Coat: S-W ProMar 200 Alkyd Semi-Gloss B34W200 Series applied at minimum 1.7 mils DFT.
 - c. 3rd Coat: S-W ProMar 200 Alkyd Semi-Gloss B34W200 Series applied at minimum 1.7 mils DFT.

END OF SECTION 099123

SECTION 101400 - SIGNAGE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Panel signs for dwelling unit numbers adjacent to dwelling unit entries.
 - 2. Signage required by applicable codes and regulations.
- B. Related Sections include the following:
 - 1. Division 01 Section "Temporary Facilities and Controls" for temporary Project identification signs and for temporary information and directional signs.
 - 2. Division 26 Sections for electrical service and connections for illuminated signs.
 - 3. Division 26 Sections for illuminated Exit and Building Number signs.
 - 4. Division 32 Sections for signage not located on or within building improvements.

1.3 DEFINITIONS

- A. ADA-ABA Accessibility Guidelines: U.S. Architectural & Transportation Barriers Compliance Board's "Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities; Architectural Barriers Act (ABA) Accessibility Guidelines."

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Shop Drawings: Show fabrication and installation details for signs.
 - 1. Show sign mounting heights, locations of supplementary supports to be provided by others, and accessories.
 - 2. Provide message list, typestyles, graphic elements, including tactile characters and Braille, and layout for each sign.
- C. Samples for Initial Selection: Manufacturer's color charts consisting of actual units or sections of units showing the full range of colors available for the following:
 - 1. Acrylic sheet.
 - 2. Polycarbonate sheet.

3. Die-cut vinyl characters and graphic symbols. Include representative samples of available typestyles and graphic symbols.

- D. Sign Schedule: Provide schedule of signage and locations..

1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For fabricator.
- B. Warranty: Special warranty specified in this Section.

1.6 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For signs to include in maintenance manuals.

1.7 QUALITY ASSURANCE

- A. Installer Qualifications: Fabricator of products.
- B. Fabricator Qualifications: Shop that employs skilled workers who custom-fabricate products similar to those required for this Project and whose products have a record of successful in-service performance.
- C. Source Limitations for Signs: Obtain each sign type indicated from one source from a single manufacturer.
- D. Regulatory Requirements: Comply with applicable provisions in ADA-ABA Accessibility Guidelines and ICC/ANSI A117.1.

1.8 PROJECT CONDITIONS

- A. Weather Limitations: Proceed with installation only when weather conditions permit installation of signs in exterior locations to be performed according to manufacturers' written instructions and warranty requirements.

1.9 COORDINATION

- A. Coordinate placement of anchorage devices with templates for installing signs.

1.10 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of signs that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:
 - a. Deterioration of metal and polymer finishes beyond normal weathering.
 - b. Deterioration of embedded graphic image colors and sign lamination.
2. Warranty Period: Five years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Aluminum Sheet and Plate: ASTM B 209 (ASTM B 209M), alloy and temper recommended by aluminum producer and finisher for type of use and finish indicated, and with at least the strength and durability properties of Alloy 5005-H32.
- B. Acrylic Sheet: ASTM D 4802, Category A-1 (cell-cast sheet), Type UVA (UV absorbing).
- C. Polycarbonate Sheet: Of thickness indicated, manufactured by extrusion process, coated on both surfaces with abrasion-resistant coating:
 1. Impact Resistance: 16 ft-lbf/in. (854 J/m) per ASTM D 256, Method A.
 2. Tensile Strength: 9000 lbf/sq. in. (62 MPa) per ASTM D 638.
 3. Flexural Modulus of Elasticity: 340,000 lbf/sq. in. (2345 MPa) per ASTM D 790.
 4. Heat Deflection: 265 deg F (129 deg C) at 264 lbf/sq. in. (1.82 MPa) per ASTM D 648.
 5. Abrasion Resistance: 1.5 percent maximum haze increase for 100 revolutions of a Taber abraser with a load of 500 g per ASTM D 1044.
- D. Applied Vinyl: Die-cut characters from vinyl film of nominal thickness of 3 mils (0.076 mm) with pressure-sensitive adhesive backing, suitable for exterior applications.

2.2 PANEL SIGNS

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 1. ACE Sign Systems, Inc.
 2. Advance Corporation; Braille-Tac Division.
 3. Allen Industries Architectural Signage
 4. Allenite Signs; Allen Marking Products, Inc.
 5. APCO Graphics, Inc.
 6. ASI-Modulex, Inc.
 7. Best Sign Systems Inc.
 8. Gemini Incorporated.
 9. Grimco, Inc.
 10. Innerface Sign Systems, Inc.
 11. InPro Corporation
 12. Mohawk Sign Systems.

13. Seton Identification Products.
 14. Signature Signs, Incorporated.
- B. Interior Panel Signs: Provide smooth sign panel surfaces constructed to remain flat under installed conditions within a tolerance of plus or minus 1/16 inch (1.5 mm) measured diagonally from corner to corner, complying with the following requirements:
1. Laminated, Etched Photopolymer: Raised graphics with Braille 1/32 inch (0.8 mm) above surface with contrasting colors as selected by Architect from manufacturer's full range and laminated to acrylic back.
 2. Edge Condition: Beveled.
 3. Corner Condition: Square.
 4. Mounting: Unframed
 - a. Manufacturer's standard anchors for substrates encountered.
 5. Tactile Characters: Characters and Grade 2 Braille raised 1/32 inch (0.8 mm) above surface with contrasting colors.
- C. Laminated Exterior Signs: Solid phenolic panel core with graphic image covered with thermosetting resin face layer.
1. Surface Finish: UV resistant, outdoor.
 2. Edge Condition: Beveled.
 3. Corner Condition: Square.
 4. Thickness: 1/4 inch (6 mm).
- D. Tactile and Braille Sign: Manufacturer's standard process for producing text and symbols complying with ADA-ABA Accessibility Guidelines and with ICC/ANSI A117.1. Text shall be accompanied by Grade 2 Braille. Produce precisely formed characters with square-cut edges free from burrs and cut marks; Braille dots with domed or rounded shape.
1. Panel Material: Opaque acrylic sheet.
 2. Raised-Copy Thickness: Not less than 1/32 inch (0.8 mm).
- E. Engraved Copy: Machine engrave letters, numbers, symbols, and other graphic devices into panel sign on face indicated to produce precisely formed copy, incised to uniform depth.
1. Engraved Plastic Laminate: Engrave through exposed face ply of plastic-laminate sheet to expose contrasting core ply.
- F. Applied Vinyl: Die-cut characters from vinyl film of nominal thickness of 3 mils (0.076 mm) with pressure-sensitive adhesive backing. Apply copy doors or wall surfaces.

2.3 ACCESSORIES

- A. Anchors and Inserts: Provide nonferrous-metal or hot-dip galvanized anchors and inserts for exterior installations and elsewhere as required for corrosion resistance. Use toothed steel or lead expansion-bolt devices for drilled-in-place anchors. Furnish inserts, as required, to be set into concrete or masonry work.

2.4 FABRICATION

- A. General: Provide manufacturer's standard signs of configurations indicated.
 - 1. Mill joints to tight, hairline fit. Form joints exposed to weather to exclude water penetration.
 - 2. Preassemble signs in the shop to greatest extent possible. Disassemble signs only as necessary for shipping and handling limitations. Clearly mark units for reassembly and installation, in location not exposed to view after final assembly.
 - 3. Conceal fasteners if possible; otherwise, locate fasteners where they will be inconspicuous.

2.5 FINISHES, GENERAL

- A. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- B. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

2.6 ACRYLIC SHEET FINISHES

- A. Colored Coatings for Acrylic Sheet: For copy and background colors, provide colored coatings, including inks, dyes, and paints, that are recommended by acrylic manufacturers for optimum adherence to acrylic surface and that are UV and water resistant for five years for application intended.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of work.
- B. Verify that items, including anchor inserts, are sized and located to accommodate signs.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Locate signs and accessories using mounting methods of types described and complying with manufacturer's written instructions.

1. Install signs level, plumb, and at heights indicated, with sign surfaces free of distortion and other defects in appearance.
 2. Interior Wall Signs: Install signs on walls adjacent to latch side of door where applicable. Where not indicated or possible, such as double doors, install signs on nearest adjacent walls. Locate to allow approach within 3 inches (75 mm) of sign without encountering protruding objects or standing within swing of door.
- B. Wall-Mounted Signs: Comply with sign manufacturer's written instructions except where more stringent requirements apply.
1. Two-Face Tape: Mount signs to smooth, nonporous surfaces. Do not use this method for vinyl-covered or rough surfaces.
 2. Silicone-Adhesive Mounting: Attach signs to irregular, porous, or vinyl-covered surfaces.
 3. Mechanical Fasteners: Use nonremovable mechanical fasteners placed through predrilled holes. Attach signs with fasteners and anchors suitable for secure attachment to substrate as recommended in writing by sign manufacturer.

3.3 CLEANING AND PROTECTION

- A. After installation, clean soiled sign surfaces according to manufacturer's written instructions. Protect signs from damage until acceptance by Owner.

END OF SECTION 101400

SECTION 102801- BATH ACCESSORIES

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Grab bars.
- B. Shower rods.
- C. Towel bars and holders.
- D. Toilet paper holders.
- E. Toilet room accessories.

1.2 RELATED SECTIONS

- A. Section 088300 - Mirrors: Large unframed float glass mirrors adhered to substrates.

1.3 REFERENCES

- A. ASTM A 269 - Standard Specification for Seamless and Welded Austenitic Stainless Steel Tubing for General Service; 2001.
- B. ASTM A 653/A 653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2001a.
- C. ASTM A 666 - Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar; 2000.
- D. ASTM B 135 - Standard Specification for Seamless Brass Tube; 2000.
- E. ASTM B 135M - Standard Specification for Seamless Brass Tube (Metric); 2000.
- F. ASTM C 1036 - Standard Specification for Flat Glass; 2001.
- G. ASTM F 446 - Standard Consumer Safety Specification for Grab Bars and Accessories Installed in the Bathing Area; 1985 (Reapproved 1999).
- H. GSA CID A-A-3002 - Mirrors, Glass; U.S. General Services Administration; 1996.

1.4 SUBMITTALS

- A. Product Data: Manufacturer's data sheets on each product to be used, including dimensions, finish information, details of function, and mounting details.
- B. Selection Samples: Manufacturer's standard color chips for selection of colors and finishes.
- C. Shop Drawings:
 - 1. Locate each specified unit in project.
 - 2. Indicate mounting height of each unit.

3. Include anchoring and fastening details.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Provide factory-applied strippable vinyl coating to finished surfaces; leave in place until ready for final inspection.
- B. Store products in manufacturer's unopened packaging until ready for installation.

1.6 COORDINATION AND SEQUENCING

- A. Coordinate installation of bracing and backing to receive products of this section.
- B. Supply installation templates, required reinforcing, and recessed anchorage devices in timely fashion to installers of related work that will receive products of this section.

1.7 WARRANTY

- A. See Section 01780 - Closeout Submittals, for additional warranty requirements.
- B. Provide manufacturer's standard replacement warranty against defects in materials and workmanship.
- C. Provide manufacturer's 15-year warranty against silver spoilage of mirrors.
- D. Provide manufacturer's standard 10-year warranty on hand dryers.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Subject to compliance with requirements, manufacturers offering products that may be incorporated in the project include, but are not limited to those specified:
 1. Tubular Specialties Mfg. Inc. (TSM) – Basis of Design.

2.2 MATERIALS

- A. Stainless Steel Sheet: ASTM A 666, Type 304.
- B. Stainless Steel Tubing: ASTM A 269, Type 304.
- C. Galvanized Steel Sheet: ASTM A 653/A 653M, G60/Z180 zinc coating.
- D. Brass Tubing: ASTM B 135 (ASTM B 135M), Alloy C27400 yellow brass.

2.3 GRAB BARS

- A. Basic Requirements: Comply with ASTM F 446 and ADA guidelines to withstand 300 lbs (1335 N) of loading.
- B. Material: Stainless steel tubing.
 1. Diameter: 1-1/2 inch (38 mm).

2. Thickness: 18 gage; 0.049 inches (1.2 mm).
 - a. Flanges: Concealed screw type, and as follows:
 - b. Circular, 3 inch (75 mm) diameter, standard duty, tenon base plate and 0.109 inch (2.8 mm) cover flange.

C. Grab Bar Configurations and Dimensions:

1. Types: Provide multiple configurations in sizes as indicated on drawings.

2.4 SHOWER RODS

A. Stainless Steel Shower Rods:

1. Tubing Diameter: 1 inch (25 mm).
2. Tubing Thickness: 18 gage; 0.049 inch (1.2 mm).
3. Tubing Length and Configuration: Provide curved ~~corner and straight~~ shower rods in lengths as required **and indicated** to connect from wall to wall.
4. Flanges: Round, 3 inch (75 mm) diameter, concealed screws.
5. Finish: Bright.

2.5 CABINET-BASED TOILET ACCESSORIES

A. Recessed Medicine Cabinet: Size, type and construction, as selected by the Owner or Interior Designer.

1. Shelves: 4 adjustable stainless steel shelves.
2. Rough Opening Dimensions: 15-1/2 x 25-1/2 x 4 inch (394 x 648 x 102 mm).

B. Surface-Mounted Toilet Paper Dispenser: Size, type and construction, as selected by the Owner or Interior Designer.

1. Provide in locations as indicated on the drawings.

C. Towel Bar:

1. Construction: Round stainless steel tubing, 7/8 inch (22 mm) diameter, 0.035 inch (0.9 mm) thickness, with square, stainless steel snap-lock cover flanges and decorative black plastic end plugs.
2. Length: As indicated on drawings.
3. Provide in locations as indicated on the drawings.
4. Finish: Bright.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. Verify that prepared openings are sized and located in accordance with approved shop drawings. Verify that reinforcement and anchoring devices are the correct type, have been

located correctly, and have been installed properly.

- C. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 INSTALLATION

- A. Install toilet, bath, and laundry accessories plumb and level and in full accordance with manufacturer's instructions.
- B. Locate accessories as indicated on the drawings and at heights that are in accordance with Americans with Disabilities Act.

3.3 CLEANING

- A. Remove manufacturer's protective vinyl covering from exposed surfaces not more than 24 hours before final inspection.
- B. Clean surfaces as required, following procedures and employing cleaning materials as recommended by accessories manufacturer.

3.4 PROTECTION

- A. Protect installed products from damage by subsequent construction activities, until completion of project.
- B. Field repair of damaged product finishes is prohibited. Replace products that have been damaged by subsequent construction activities.

END OF SECTION 102801

SECTION 104413 - FIRE EXTINGUISHER CABINETS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

- 1. Fire extinguisher cabinets for the following:
 - a. Fire extinguisher cabinets for portable fire extinguishers.

- B. Related Sections:

- 1. Division 09 painting Sections for field painting fire extinguisher cabinets.
 - 2. Division 10 Section "Signage" for directional signage to out-of-sight fire extinguishers and cabinets.
 - 3. Division 10 Section "Fire Extinguishers."

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for fire extinguisher cabinets.

- 1. Fire Extinguisher Cabinets: Include roughing-in dimensions, details showing mounting methods, relationships of box and trim to surrounding construction, door hardware, cabinet type, trim style, and panel style.

- B. Product Schedule: For fire extinguisher cabinets. Coordinate final fire extinguisher cabinet schedule with fire extinguisher schedule to ensure proper fit and function.

- C. Maintenance Data: For fire extinguisher cabinets to include in maintenance manuals.

1.4 QUALITY ASSURANCE

- A. Fire-Rated, Fire Extinguisher Cabinets: Listed and labeled to comply with requirements in ASTM E 814 for fire-resistance rating of walls where they are installed.

1.5 COORDINATION

- A. Coordinate size of fire extinguisher cabinets to ensure that type and capacity of fire extinguishers indicated are accommodated.
- B. Coordinate sizes and locations of fire extinguisher cabinets with wall depths.

1.6 SEQUENCING

- A. Apply vinyl lettering on field-painted, fire extinguisher cabinets after painting is complete.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Cold-Rolled Steel Sheet: ASTM A 1008/A 1008M, Commercial Steel (CS), Type B.
- B. Tempered Break Glass: ASTM C 1048, Kind FT, Condition A, Type I, Quality q3, 1.5 mm thick.

2.2 FIRE extinguisher CABINET

- A. Cabinet Type: Suitable for fire extinguisher.
 - 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. J. L. Industries, Inc., a division of Activar Construction Products Group. – Ambassador FX Series – Basis of Design.
 - b. Larsen's Manufacturing Company.
 - c. Potter Roemer LLC.
- B. Cabinet Construction: Rated.
- C. Cabinet Material: Steel sheet.
 - 1. Shelf: Same metal and finish as cabinet.
- D. Semirecessed Cabinet: Cabinet box partially recessed in walls of sufficient depth to suit style of trim indicated; with one-piece combination trim and perimeter door frame overlapping surrounding wall surface with exposed trim face and wall return at outer edge (backbend). Provide where walls are of insufficient depth for recessed cabinets but are of sufficient depth to accommodate semirecessed cabinet installation.
 - 1. Rolled-Edge Trim: 2-1/2-inch (64-mm) backbend depth.
- E. Door Material: Steel sheet.

- F. Door Style: Fully glazed panel with frame.
- G. Door Glazing: Acrylic sheet.
 - 1. Acrylic Sheet Color: Clear transparent acrylic sheet.
- H. Door Hardware: Manufacturer's standard door-operating hardware of proper type for cabinet type, trim style, and door material and style indicated.
 - 1. Provide projecting door pull and friction latch with cylinder lock and pull pressure release as manufacturer's standard.
 - 2. Provide continuous hinge, of same material and finish as trim, permitting door to open 180 degrees.
- I. Accessories:
 - 1. Mounting Bracket: Manufacturer's standard steel, designed to secure fire extinguisher to fire extinguisher cabinet, of sizes required for types and capacities of fire extinguishers indicated, with plated or baked-enamel finish.
 - 2. Door Lock: Cam lock that allows door to be opened during emergency by pulling sharply on door handle.
 - 3. Identification: Lettering complying with authorities having jurisdiction for letter style, size, spacing, and location.
 - a. Identify fire extinguisher in fire extinguisher cabinet with the words "FIRE EXTINGUISHER."
 - 1) Location: Applied to cabinet glazing.
 - 2) Application Process: Pressure-sensitive vinyl letters.
 - 3) Lettering Color: Red.
 - 4) Orientation: Vertical.
- J. Finishes:
 - 1. Manufacturer's standard baked-enamel paint for the following:
 - a. Exterior of cabinet door, and trim except for those surfaces indicated to receive another finish.
 - 2. Steel: Factory powder coat..

2.3 FABRICATION

- A. Fire extinguisher Cabinets: Provide manufacturer's standard box (tub) with trim, frame, door, and hardware to suit cabinet type, trim style, and door style indicated.
 - 1. Weld joints and grind smooth.
 - 2. Provide factory-drilled mounting holes.
 - 3. Prepare doors and frames to receive locks.
 - 4. Install door locks at factory.

- B. Cabinet Doors: Fabricate doors according to manufacturer's standards, from materials indicated and coordinated with cabinet types and trim styles selected.
 - 1. Fabricate door frames of one-piece construction with edges flanged.
- C. Cabinet Trim: Fabricate cabinet trim in one piece with corners mitered, welded, and ground smooth.

2.4 GENERAL FINISH REQUIREMENTS

- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- B. Protect mechanical finishes on exposed surfaces of fire extinguisher cabinets from damage by applying a strippable, temporary protective covering before shipping.
- C. Finish fire extinguisher cabinets after assembly.
- D. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

2.5 STEEL FINISHES

- A. Surface Preparation: Remove mill scale and rust, if present, from uncoated steel, complying with SSPC-SP 5/NACE No. 1, "White Metal Blast Cleaning" After cleaning, apply a conversion coating suited to the organic coating to be applied over it.
- B. Factory Prime Finish: Apply manufacturer's standard, fast-curing, lead- and chromate-free, universal primer immediately after surface preparation and pretreatment.
- C. Powder-Coat Finish: Immediately after cleaning and pretreating, apply manufacturer's standard two-coat, baked-on finish consisting of prime coat and thermosetting topcoat. Comply with coating manufacturer's written instructions for applying and baking to achieve a minimum dry film thickness of 2 mils (0.05 mm).
 - 1. Color and Gloss: As selected by Architect from manufacturer's full range.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine walls and partitions for suitable framing depth and blocking where semirecessed cabinets will be installed.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Prepare recesses for semirecessed fire extinguisher cabinets as required by type and size of cabinet and trim style.

3.3 INSTALLATION

- A. General: Install fire extinguisher cabinets in locations and at mounting heights indicated or, if not indicated, at heights acceptable to authorities having jurisdiction.
 - 1. Fire Extinguisher Cabinets: 48 inches above finished floor to top of cabinet.
- B. Fire Extinguisher Cabinets: Fasten cabinets to structure, square and plumb.
 - 1. Unless otherwise indicated, provide semirecessed fire extinguisher cabinets.
- C. Identification: Apply vinyl lettering at locations indicated.

3.4 ADJUSTING AND CLEANING

- A. Remove temporary protective coverings and strippable films, if any, as fire extinguisher cabinets are installed unless otherwise indicated in manufacturer's written installation instructions.
- B. Adjust fire extinguisher cabinet doors to operate easily without binding. Verify that integral locking devices operate properly.
- C. On completion of fire extinguisher cabinet installation, clean interior and exterior surfaces as recommended by manufacturer.
- D. Touch up marred finishes, or replace fire extinguisher cabinets that cannot be restored to factory-finished appearance. Use only materials and procedures recommended or furnished by fire extinguisher cabinet and mounting bracket manufacturers.
- E. Replace fire extinguisher cabinets that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 104413

SECTION 104416 - FIRE EXTINGUISHERS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes portable, hand-carried fire extinguishers and mounting brackets for fire extinguishers.
- B. Related Sections:
 - 1. Division 10 Section "Fire Extinguisher Cabinets."
 - 2. Division 15 Section "Water-Based Fire-Suppression Systems" for hose systems, racks, and valves.

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated. Include rating and classification, material descriptions, dimensions of individual components and profiles, and finishes for fire extinguisher and mounting brackets.
- B. Operation and Maintenance Data: For fire extinguishers to include in maintenance manuals.
- C. Warranty: Sample of special warranty.

1.4 QUALITY ASSURANCE

- A. NFPA Compliance: Fabricate and label fire extinguishers to comply with NFPA 10, "Portable Fire Extinguishers."
- B. Fire Extinguishers: Listed and labeled for type, rating, and classification by an independent testing agency acceptable to authorities having jurisdiction.
 - 1. Provide fire extinguishers approved, listed, and labeled by FMG.

1.5 COORDINATION

- A. Coordinate type and capacity of fire extinguishers with fire protection cabinets to ensure fit and function.

1.6 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace fire extinguishers that fail in materials or workmanship within specified warranty period.
 - 1. Failures include, but are not limited to, the following:
 - a. Failure of hydrostatic test according to NFPA 10.
 - b. Faulty operation of valves or release levers.
 - 2. Warranty Period: Six (6) years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PORTABLE, HAND-CARRIED FIRE EXTINGUISHERS

- A. Fire Extinguishers: Type, size, and capacity for each fire protection cabinet and mounting bracket indicated.
 - 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. J. L. Industries, Inc.; a division of Activar Construction Products Group. Model Nos. Cosmic 10E (UL 4A-80BC) and 5E (UL 2A-10BC). – Basis of Design.
 - b. Kidde Residential and Commercial Division; Subsidiary of Kidde plc.
 - c. Larsen's Manufacturing Company.
 - d. Potter Roemer LLC.
 - e. Amerex Corporation.
 - 2. Valves: Manufacturer's standard.
 - 3. Handles and Levers: Manufacturer's standard.
 - 4. Instruction Labels: Include pictorial marking system complying with NFPA 10, Appendix B and bar coding for documenting fire extinguisher location, inspections, maintenance, and recharging.
- B. Multipurpose Dry-Chemical Type in Steel Container: UL-rated 3-A:40-B:C, 5-lb (2.3-kg) and 4-A:60-B:C, 10-lb (4.5-kg) nominal capacity, with monoammonium phosphate-based dry chemical in enameled-steel container.

2.2 MOUNTING BRACKETS

- A. Mounting Brackets: Manufacturer's standard galvanized steel, designed to secure fire extinguisher to wall or structure, of sizes required for types and capacities of fire extinguishers indicated, with plated or red baked-enamel finish.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine fire extinguishers for proper charging and tagging.
 - 1. Remove and replace damaged, defective, or undercharged fire extinguishers.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. General: Install fire extinguishers and mounting brackets in locations indicated and in compliance with requirements of authorities having jurisdiction.
- B. Mounting Brackets: Fasten mounting brackets to surfaces, square and plumb, at locations indicated.

END OF SECTION 104416

SECTION 105500 - POSTAL SPECIALTIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. USPS-approved horizontal mail receptacles.
 - 2. USPS-approved parcel lockers.
 - 3. USPS-approved collection boxes.
 - a. Letter drops.
 - b. Package depository.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for each type of postal specialty.
- B. Shop Drawings: For postal specialties. Include plans, elevations, sections, details, and attachments to other work.
 - 1. Include identification sequence for compartments.
 - 2. Include layout of identification text.
 - 3. Include setting drawings, templates, and installation instructions for anchor bolts and other anchorages installed as part of the work of other Sections.

1.4 INFORMATIONAL SUBMITTALS

- A. Product Certificates: For each type of postal specialty required to comply with USPS regulations, signed by product manufacturer. Include written approval by Postmaster General.
- B. Other Informational Submittals: Final USPS local postmaster approval for installed postal specialties to be served by USPS.

1.5 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For postal specialties and finishes to include in maintenance manuals.

1.6 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 - 1. Key Blanks: 10 for every 40 locks or fraction thereof, for each type of compartment-door lock installed.

1.7 QUALITY ASSURANCE

- A. Installer Qualifications: A firm experienced in installing postal specialties and whose installations have been given final approval by local postmasters authorizing use by USPS.
- B. Source Limitations for Each Type of Postal Specialty: Obtain from single source from single manufacturer. For USPS-approved products, use only those included on current lists of USPS manufacturers and models.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver lock keys to Owner by registered mail or overnight package service with a record of each corresponding lock and key number.
- B. Deliver combination-lock combinations to Owner by registered mail or overnight package service with a record of each corresponding lock and combination.

1.9 COORDINATION

- A. Coordinate layout and installation of mail chutes and attachments to structure with other construction that passes above ceilings, penetrates ceilings, or is supported by them in the vicinity of mail chutes; including light fixtures, HVAC ductwork and equipment, fire-suppression system and other piping, and partition assemblies.
- B. Coordinate layout and installation of recessed postal specialties with wall construction.
- C. Templates: Obtain templates for installing postal specialties and distribute to parties involved.

1.10 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of postal specialties that fail in materials or workmanship within specified warranty period.
 - 1. Failures include, but are not limited to, the following:
 - a. Structural failures.
 - b. Faulty operation of hardware.

- c. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
2. Warranty Period: Five years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Aluminum: Manufacturer's standard alloy and temper for type of use and finish indicated, and as follows:
 1. Sheet and Plate: ASTM B 209 (ASTM B 209M).
 2. Extruded Shapes: ASTM B 221 (ASTM B 221M).
- B. Steel Sheet: Cold rolled, ASTM A 1008/A 1008M, Commercial Steel (CS), Type B, exposed matte finish where exposed.
- C. Metallic-Coated Steel Sheet: Galvanized-steel sheet, ASTM A 653/A 653M, G60 (Z180) coating designation, extra smooth where exposed; or electrolytic zinc-coated steel sheet, ASTM A 879/A 879M, Coating Designation 08Z (24G).
- D. Stainless-Steel Sheet: ASTM A 666, Type 304.
- E. Brass Sheet: ASTM B 36/B 36M, manufacturer's standard copper alloy.
- F. Zinc Sheet or Plate: ASTM B 69, manufacturer's standard sheet or plate and zinc alloy.
- G. Die-Cast Aluminum: ASTM B 85, manufacturer's standard aluminum alloy.
- H. Die-Cast Brass: ASTM B 176, manufacturer's standard copper alloy.
- I. Die-Cast Zinc: ASTM B 86, manufacturer's standard zinc alloy.
- J. Steel Anchor Bolts, Nuts, and Washers: ASTM F 1554, Grade 36 or 55, hot-dip galvanized.
- K. Stainless-Steel Anchor Bolts, Nuts, and Washers: ASTM A 193/A 193M, Grade B8M, Type 316.
- L. Bituminous Coating: Cold-applied asphalt emulsion complying with ASTM D 1187.

2.2 USPS-APPROVED HORIZONTAL MAIL RECEPTACLES

- A. Front-Loading, USPS-Approved Horizontal Mail Receptacles as indicated and consisting of multiple compartments with fixed, solid compartment backs, enclosed within framed wall box. Provide access to compartments for distributing incoming mail from front of unit by unlocking master lock and swinging side-hinged master door to provide accessibility to entire group of

compartments. Provide access to each compartment for removing mail by swinging compartment door. Comply with USPS-STD-4C.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. American Eagle Mailboxes.
 - b. American Postal Manufacturing Co.; Division of Postal Products Unlimited, Inc.
 - c. Auth-Florence Manufacturing; a Florence company.
 - d. Bommer Industries, Inc.
 - e. Jensen Industries.
 - f. Security Manufacturing Corporation.
2. Mail Delivery: USPS.
3. Compartments: As indicated on Drawings.
4. Front-Loading Master Door: Fabricated from extruded aluminum and braced and framed to hold compartment doors; prepared to receive master-door lock.
 - a. Master-Door Lock: Door prepared to receive lock provided by local postmaster.
5. Compartment Doors: Fabricated from extruded aluminum. Equip each with lock and tenant identification as required by cited standard. Provide mail slot in the compartment with master-door lock.
 - a. Compartment-Door Locks: Comply with USPS-L-1172C, PSIN O910, for locks and keys, or equivalent as approved by USPS; with three keys for each compartment door. Key each compartment differently.
6. Frames: Fabricated from extruded aluminum or aluminum sheet; ganged and nested units, with cardholder and blank cards for tenant's identification within each compartment.
7. Snap-on Trim: Fabricated from same material and finish as compartment doors.
8. Concealed Components and Mounting Frames: Aluminum or steel sheet with manufacturer's standard finish.
9. Exposed Aluminum Finish: Finish surfaces exposed to view as follows:
 - a. Baked-Enamel or Powder-Coated Finish: Color as selected by Architect from manufacturer's full range.

2.3 USPS-APPROVED COLLECTION BOXES

- A. USPS-Approved, Front-Loading Collection Boxes as indicated and consisting of single compartment with fire-resistant cushion bottom, enclosed within wall box, with mail slot to receive mail. Provide access to compartment for collecting mail from front of unit. Comply with USPS Publication 16.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. American Eagle Mailboxes.
 - b. American Postal Manufacturing Co.; Division of Postal Products Unlimited, Inc.
 - c. Auth-Florence Manufacturing; a Florence company.
 - d. Bommer Industries, Inc.
 - e. Jensen Industries.
 - f. Security Manufacturing Corporation.
2. Mail Collection: USPS.
3. Mounting: Recessed
4. Type: Collection box.
5. Height: Sized to match height of four horizontal mail receptacles.
6. Compartment Door and Frame: Fabricated from minimum 1/8-inch- (3-mm-) thick aluminum, with opening not less than 12 by 20 inches (305 by 508 mm) and not more than 18 by 30 inches (457 by 762 mm). Equip door with lock and concealed, full-length, flush hinge on one side.
 - a. Door Lock: Door prepared to receive lock provided by local postmaster.
 - b. Identification: Engrave face of compartment door with 1-inch- (25-mm-) high letters as follows: "U.S. MAIL LETTER BOX" on two lines at top or bottom of unit.
 - c. Door Style: Set door within face frame.
7. Mail Slot: Fabricated from 1/4-inch- (6-mm-) thick aluminum, with 11-inch-wide by 1-1/4-inch- (279-mm-wide by 32-mm-) high opening, protected by inside hood and hinge flap, and with inside baffle to prevent removal of mail from box.
8. Exposed Materials: Fabricated from extruded or sheet aluminum.
9. Concealed Components and Mounting Frames: Aluminum or steel sheet with manufacturer's standard finish.

2.4 FABRICATION

- A. Form postal specialties to required shapes and sizes, with true lines and angles, square, rigid, and without warp, and with metal faces flat and free of dents or distortion. Make exposed metal edges and corners free of sharp edges and burrs and safe to touch. Fabricate doors of postal specialties to preclude binding, warping, or misalignment.
- B. Preassemble postal specialties in shop to greatest extent possible to minimize field assembly.
- C. Mill joints to a tight, hairline fit. Cope or miter corner joints. Form joints exposed to weather to exclude water penetration.
- D. Drill or punch holes required for fasteners and remove burrs. Use security fasteners where fasteners are exposed. If used, seal external rivets before finishing.

- E. Weld in concealed locations to greatest extent possible without distorting or discoloring exposed surfaces. Remove weld spatter and welding oxides from exposed surfaces.
- F. Fabricate tubular and channel frame assemblies with manufacturer's standard welded or mechanical joints. Provide subframes and reinforcement as required for a complete system to support loads.
- G. Fabricate rack ladders to support indicated number of units to form a column of units.
- H. Where dissimilar metals will contact each other, protect against galvanic action by painting contact surfaces with bituminous coating or by applying other permanent separation as recommended by manufacturers of dissimilar metals.

2.5 GENERAL FINISH REQUIREMENTS

- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- C. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions with Installer present, for compliance with requirements for roughing-in openings, clearances, and other conditions affecting performance of the Work.
- B. Examine walls and other adjacent construction for suitable conditions where units will be installed.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. General: Install postal specialties level and plumb, according to manufacturer's written instructions and roughing-in drawings.
 - 1. Where dissimilar metals will be in permanent contact with each other, protect against galvanic action by painting contact surfaces with bituminous coating or by applying other permanent separation as recommended by manufacturer for this purpose.

2. Where aluminum will contact grout, concrete, masonry, or wood, protect against corrosion by painting contact surfaces with bituminous coating.
 3. Final acceptance of postal specialties served by USPS depends on compliance with USPS requirements.
- B. Horizontal Mail Receptacles: Install horizontal mail receptacles with center of tenant-door lock cylinders and bottom of compartments at the maximum and minimum heights above finished floor established by USPS and manufacturer's written instructions.
1. Install removable-core and keyed-in door lock cylinders as required for each type of cylinder lock.
 2. Install and align two rack ladders for the first column of mail receptacles and one rack ladder for each additional adjacent column of mail receptacles.
- C. Collection Boxes: Install collection boxes with centerline of mail slots more than 48 inches (1219 mm) above finished floor.

3.3 FIELD QUALITY CONTROL

- A. Arrange for USPS personnel to examine and test postal specialties served by USPS after they have been installed according to USPS regulations.
- B. Obtain written final approval of postal specialties to be served by USPS. Obtain this approval from USPS postmaster that authorizes mail collection for the served installation.

3.4 ADJUSTING, CLEANING, AND PROTECTION

- A. Remove temporary protective coverings and strippable films, if any, as postal specialties are installed unless otherwise indicated in manufacturer's written installation instructions.
- B. Adjust doors, hardware, and moving parts to function smoothly, and lubricate as recommended by manufacturer. Verify that integral locking devices operate properly.
- C. Touch up marred finishes or replace postal specialties that cannot be restored to factory-finished appearance. Use only materials and procedures recommended or furnished by postal specialty manufacturer.
- D. Replace postal specialties that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.
- E. On completion of postal specialty installation, clean interior and exterior surfaces as recommended by manufacturer.

END OF SECTION 105500

SECTION 105610 - CLOSET SPECIALTIES

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This section includes vinyl coated wire shelving and steel coat rod produced by single manufacturer for entire project.

- 1. Closet shelving shall be vinyl coated wire shelving, unless noted otherwise.

1.3 SUBMITTALS

- A. Product data for each type of product specified.
- B. WARRANTY: Provide manufacturer's written 10 year warranty against any defects in material and workmanship.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. Clairson International
 - 2. Closet Maid
 - 3. Schulte
 - 4. Shelfco, Inc.

2.2 PRODUCTS

- A. MATERIALS: Vinyl coated wire shelving shall be constructed of C1008 cold drawn basic steel wire, 100,000 psi tensile strength. Deck wires .116 dia. shall be spaced on 1" centers and shall be resistance welded to main rib wires, .225 diameter (.225 dia. + .3125 dia. for closet rod) in accordance with RMWA welding standards.
 - 1. Provide in sizes as required for application indicated on the drawings.
- B. FINISH: Color: White vinyl.

- C. COATING: Wire shelving shall be thoroughly cleaned in detergent solutions, iron phosphated and then primed with a special primer for the purpose of insuring total adhesion of the vinyl material to the steel wire. Vinyl coating shall be of a non-exudating formula PVC, applied by fluidized, bed process to a thickness of 7-11 mills. Vinyl coating shall bridge intersections of the welded cross wires to provide a continuous coating. Elasticity of the protective coating shall be sufficient to prevent chipping, and cracking of the protective finish.
- D. LOAD CAPACITY: Shelves shall withstand a static load of 75 pounds per square foot. Installed as per manufacturers specification.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. GENERAL: Comply with manufacturer's instructions and recommendations.
- B. MOUNTING HARDWARE: Components shall provide for shelving installations to drywall without requiring mounting to concealed wall structure members.

Support brackets shall be made of 18 ga. sheet metal and polyester coated. They shall be used so that spans do not exceed 3'-6" on the shelf-closet/rod and 4'-0" on shelf-storage/linen.

Plastic hardware shall be manufactured of engineering plastic and shall comply with the shelf load capacity.

END OF SECTION 105610

SECTION 113100- RESIDENTIAL APPLIANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following types of residential appliances:
 - 1. Electric Ranges/Ovens.
 - 2. Range Hoods.
 - 3. Microwaves.
 - 4. Refrigerator/freezers.
 - 5. Dishwashers.
 - 6. Clothes washers and electric dryers, stacked units, combination units.
 - 7. Food waste disposers.
- B. Related Sections: The following sections contain requirements that relate to this Section:
 - 1. Kitchen sinks are specified in Division 15 Section "Plumbing Fixtures and Equipment".
 - 2. Plumbing connections for appliances are specified in Division 15.
 - 3. Electrical services and connections for appliances are specified in Division 16.

1.3 SUBMITTALS

- A. Product data for each appliance type required indicating compliance with requirements, including installation instructions. Provide complete operating and maintenance instructions for each appliance.

1.4 QUALITY ASSURANCE

- A. Energy Ratings: Provide residential appliances that carry labels indicating energy cost analysis (estimated annual operating costs) and efficiency information as required by Federal Trade Commission.
- B. UL and NEMA Compliance: Provide electrical components required as part of residential appliances that are listed and labeled by UL and comply with applicable NEMA standards.
- C. AHAM Standards: Provide appliances that conform to the following standards of the Association of Home Appliance Manufacturers:
 - D. Refrigerators and Freezers: Total volume and shelf area ratings certified according to ANSI/AHAM HRF-1.
- E. Provide products from the same manufacturer for each type of appliance required.

- F. To the greatest extent possible, provide appliances by a single manufacturer for entire Project.

1.5 DELIVERY AND STORAGE

- A. Deliver appliances to the Project site in the manufacturer's undamaged protective packaging.
- B. Delay delivery of appliances until utility rough-in is complete and construction in the spaces to receive appliances is substantially complete and ready for installation.

1.6 WARRANTIES

- A. Warranty: Each product specified comes with a one year full warranty on parts and labor against factory defects. Submit written warranties executed by the manufacturer of each appliance specified agreeing to repair or replace units or components that fail in materials or workmanship within the specified warranty period. Refer to written warranty packed with each appliance.
 - 1. Range: 1-year full warranty.
 - 2. Microwave Oven: 1-year full warranty and manufacturer's standard extended limited warranty on defects in the magnetron tube.
 - 3. Refrigerator/Freezer: 1-year full warranty and manufacturer's standard extended limited warranty on the sealed refrigeration system.
 - 4. Dishwasher: 1-year full warranty, manufacturer's standard extended limited warranty on tub and door liner.
 - 5. Clothes Washer: 1-year full warranty and manufacturer's standard extended limited warranty on gearcase assembly and on outer tub.
- B. Warranties specified above shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and will be in addition to and run concurrent with other warranties made by the Contractor under requirements of the Contract Documents.

PART 2 - PRODUCTS

2.1 APPLIANCES

- A. General: Residential Appliances provided under the Scope of Work are stipulated as "Basis of Design" selections. Alternate products which meet or exceed the Basis of Design selection specifications may be submitted for review and acceptance by the Owner.
- B. Manufacturer: As Listed by Schedule
- C. Color and finish: Stainless Steel or as listed below by Basis of Design. Alternative finish selections may be directed by the Owner or Owner's Interior Designer.
- D. Appliance Schedule: Basis of Design – Dwelling Units
 - 1. Range: Kenmore Model # 22-93003 – Stainless Steel
 - 2. Dishwasher: Kenmore Model # 22-14313 – Stainless Steel.
 - 3. Microwave: Kenmore Model # 22-80323 – Stainless Steel.

4. Disposal: Kenmore; Model # 6010.
- ~~5.~~ Refrigerator/Freezer: Kenmore Model # 46-60503 (18 cu. ft.) – Stainless Steel with Icemaker.
6. Clothes Washer/Dryer: Compact Unit – General Electric; Model # GTUP 270 EMWW.
7. Washer: Kenmore; Model # 26-5072.
8. Dryer: Kenmore; Model # 26-6192.

E. Accessible Dwelling Unit (ANSI Type 'A') Kitchen Appliances

1. Range: General Electric; Model # JD 630 SFSS.
2. Range Hood: General Electric; Model # JV 348 LSS w/ Remote Switching on wall.
3. Microwave: General Electric; Model # JES 11455 HSS – countertop.
4. Refrigerator/Freezer: General Electric; Model # GTE 181 SHSS (18.2 cu. ft.).
5. Dishwasher: General Electric; Model # GLDA 696 FSS.
6. Washer: Whirlpool; Model # WTW 4950 XW.
7. Dryer: Whirlpool; Model # WED 4900 XW.
8. Washer/Dryer: (all in one); LG Electronics; Model # WM 3431 HW.

F. Clubhouse Appliances

1. Compact Refrigerator: Summit Appliances: Model No. CT663BSSTBADA.
2. Compact Dishwasher: General Electric; Model # GLTDT696DSS
3. Full size Refrigerator: GE Model # GDE20GSHSS stainless steel.

2.2 FINISHES

- A. General: Provide the manufacturer's standard finish as accepted by Owner.

PART 3 - EXECUTION

3.1 DELIVERY:

- A. Deliver Crated: All Appliances.
- B. Uncrate, Set-in Place, Remove Trash: All Appliances.
- C. Anti-Tip Device: To be installed with uncrate service.
- D. General Contractor responsible for installation and final leveling.
- E. Freestanding Equipment: Place units in final locations after finishes have been completed in each area.
- F. Utilities: Refer to Divisions 15 and 16 for plumbing and electrical requirements.

END OF SECTION 113100

SECTION 122113 - HORIZONTAL LOUVER BLINDS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

- 1. Horizontal louver blinds with 2 inch nominal PVC slats.

- B. Related Requirements:

- 1. Division 06 Section "Rough Carpentry" for wood blocking and grounds for mounting horizontal louver blinds and accessories.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.

- B. Samples: For each exposed product and for each color and texture specified, 12 inches (300 mm) long.

- C. Samples for Initial Selection: For each type and color of horizontal louver blind.

- 1. Include similar Samples of accessories involving color selection.

- D. Window-Treatment Schedule: For horizontal louver blinds. Use same designations indicated on Drawings for dwelling unit and window types.

1.4 INFORMATIONAL SUBMITTALS

- A. Product Certificates: For each type of horizontal louver blind.

1.5 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For horizontal louver blinds to include in maintenance manuals.

1.6 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials, from the same product run, that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 - 1. Horizontal Louver Blinds: Full-size units equal to 5 percent of quantity installed for each size, color, texture, pattern, and gloss indicated, but no fewer than two (2) of each size unit.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Deliver horizontal louver blinds in factory packages, marked with manufacturer, product name, and location of installation using same designations indicated on Drawings.

1.8 FIELD CONDITIONS

- A. Environmental Limitations: Do not install horizontal louver blinds until construction and wet and finish work in spaces, including painting, is complete and dry and ambient temperature and humidity conditions are maintained at the levels indicated for Project when occupied for its intended use.
- B. Field Measurements: Where horizontal louver blinds are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication and indicate measurements on Shop Drawings. Allow clearances for operating hardware of operable glazed units through entire operating range. Notify Architect of installation conditions that vary from Drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Source Limitations: Obtain horizontal louver blinds from single source from single manufacturer.

2.2 HORIZONTAL LOUVER BLINDS, PVC SLATS

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. Comfortex Window Fashions.
 - 2. Hunter Douglas Contract.
 - 3. Levolor Contract; a Newell Rubbermaid company.
 - 4. Springs Window Fashions.

- B. Slats: PVC composite material recommended by producer for type of use and finish indicated; with flat profile and radiused edges corners.
 - 1. Width: 2 inch (25 mm).
 - 2. Thickness: .114 inch.
 - 3. Spacing: Manufacturer's standard.
 - 4. Finish: Manufacturer's standard.
 - 5. Features:
 - a. Lift-Cord Rout Holes: Minimum size required for lift cord and located near back (outside) edge of slat to maximize slat overlap and minimize light gaps between slats.
- C. Headrail: Formed steel or extruded aluminum; long edges returned or rolled. Headrails fully enclose operating mechanisms on three sides.
 - 1. Capacity: One blind per headrail unless otherwise indicated.
 - 2. Ends: Manufacturer's standard.
 - 3. Manual Lift Mechanism:
 - a. Lift-Cord Lock: Variable; stops lift cord at user-selected position within blind full operating range.
 - b. Operator: Extension of lift cord(s) through lift-cord lock mechanism to form cord pull.
 - 4. Manual Tilt Mechanism: Enclosed worm-gear mechanism and linkage rod that adjusts ladders.
 - a. Tilt: Full.
 - b. Operator: Manufacturer's standard
 - c. Over-Rotation Protection: Manufacturer's detachable operator or slip clutch to prevent over rotation of gear.
 - 5. Manual Lift-Operator and Tilt-Operator Lengths: Length required to extend to 46 inches above floor level when blind is fully closed.
 - 6. Manual Lift-Operator and Tilt-Operator Locations: Manufacturer's standard..
- D. Bottom Rail: Extruded PVC composite tube that secures and protects ends of ladders and lift cords and has plastic- or metal-capped ends.
 - 1. Type: Manufacturer's standard.
- E. Lift Cords: Manufacturer's standard braided cord.
- F. Ladders: Evenly spaced across headrail at spacing that prevents long-term slat sag.
 - 1. Type: Braided cord.
- G. Valance: Manufacturer's standard.

- H. Mounting Brackets: With spacers and shims required for blind placement and alignment indicated.
 - 1. Type: Overhead or End.
 - 2. Intermediate Support: Provide intermediate support brackets to produce support spacing recommended by blind manufacturer for weight and size of blind.
- I. Hold-Down Brackets and Hooks or Pins: Manufacturer's standard.
- J. Side Channels and Perimeter Light Gap Seals: Manufacturer's standard.
- K. Colors, Textures, Patterns, and Gloss:
 - 1. Slats: As selected by Architect from manufacturer's full range.
 - 2. Components: Provide rails, cords, ladders, and materials exposed to view matching or coordinating with slat color unless otherwise indicated.

2.3 HORIZONTAL LOUVER BLIND FABRICATION

- A. Product Safety Standard: Fabricate horizontal louver blinds to comply with WCMA A 100.1 including requirements for corded, flexible, looped devices; lead content of components; and warning labels.
- B. Unit Sizes: Fabricate units in sizes to fill window and other openings as follows, measured at 74 deg F (23 deg C):
 - 1. Between (Inside) Jamb Installation: Width equal to jamb-to-jamb dimension of opening in which blind is installed less 1/4 inch (6 mm) per side or 1/2 inch (13 mm) total, plus or minus 1/8 inch (3.1 mm). Length equal to head-to-sill dimension of opening in which blind is installed less 1/4 inch (6 mm), plus or minus 1/8 inch (3.1 mm).
 - 2. Outside of Jamb Installation: Width and length as indicated, with terminations between blinds of end-to-end installations at centerlines of mullion or other defined vertical separations between openings.
- C. Concealed Components: Noncorrodible or corrosion-resistant-coated materials.
 - 1. Lift-and-Tilt Mechanisms: With permanently lubricated moving parts.
- D. Mounting and Intermediate Brackets: Designed for removal and reinstallation of blind without damaging blind and adjacent surfaces, for supporting blind components, and for bracket positions and blind placement indicated.
- E. Installation Fasteners: No fewer than two fasteners per bracket, fabricated from metal noncorrosive to brackets and adjoining construction; type designed for securing to supporting substrate; and supporting blinds and accessories under conditions of normal use.
- F. Color-Coated Finish:

1. Metal: For components exposed to view, apply manufacturer's standard baked finish complying with manufacturer's written instructions for surface preparation including pretreatment, application, baking, and minimum dry film thickness.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances, operational clearances, and other conditions affecting performance.
 1. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Install horizontal louver blinds level and plumb, aligned and centered on openings, and aligned with adjacent units according to manufacturer's written instructions.
 1. Locate so exterior slat edges are not closer than 1 inch (25 mm) from interior faces of glass and not closer than 1/2 inch (13 mm) from interior faces of glazing frames through full operating ranges of blinds.
 2. Install mounting and intermediate brackets to prevent deflection of headrails.
 3. Install with clearances that prevent interference with adjacent blinds, adjacent construction, and operating hardware of glazed openings, other window treatments, and similar building components and furnishings.

3.3 ADJUSTING

- A. Adjust horizontal louver blinds to operate free of binding or malfunction through full operating ranges.

3.4 CLEANING AND PROTECTION

- A. Clean horizontal louver blind surfaces after installation according to manufacturer's written instructions.
- B. Provide final protection and maintain conditions in a manner acceptable to manufacturer and Installer and that ensures that horizontal louver blinds are without damage or deterioration at time of Substantial Completion.
- C. Replace damaged horizontal louver blinds that cannot be repaired in a manner approved by Architect before time of Substantial Completion.

END OF SECTION 122113

SECTION 123530 - RESIDENTIAL CASEWORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes:

- 1. Kitchen Cabinets.
- 2. Vanity Cabinets.
- 3. Plastic-laminate countertops.

- B. Related Sections:

- 1. Division 11 Section "Residential Appliances" for appliances.
- 2. Division 12 Section "Stone Countertops" for stone countertops.
- 3. Division 22 Section "Residential Plumbing Fixtures" for sinks and plumbing fittings.

1.3 DEFINITIONS

- A. MDF: Medium-density fiberboard.
- B. Exposed Surfaces of Cabinets: Surfaces visible when doors and drawers are closed, including visible surfaces in open cabinets or behind glass doors.
- C. Semiexposed Surfaces of Cabinets: Surfaces behind opaque doors or drawer fronts, including interior faces of doors, interiors and sides of drawers, and bottoms of wall cabinets.
- D. Concealed Surfaces of Cabinets: Surfaces not usually visible after installation, including sleepers, web frames, dust panels, bottoms of drawers, ends of cabinets installed directly against and completely concealed by walls or other cabinets, and tops of wall cabinets and utility cabinets.

1.4 ACTION SUBMITTALS

- A. Product Data: For the following:

1. Cabinets.
 2. Cabinet hardware.
 3. Plastic –lamine countertops.
- B. Shop Drawings: For cabinets and countertops. Include plans, elevations, details, and attachments to other work. Show materials, finishes, filler panels, and hardware, edge and backsplash profiles, methods of joining countertops and cutouts for plumbing fixtures..
- C. Samples for Initial Selection: For cabinet finishes.
- D. Samples for Verification: 8-by-10-inch (200-by-250-mm) Samples for each selected type of finish and the following:
1. Exposed hardware, for each type of item.
 2. Plastic laminate for countertops for each selected countertop finish laminated to manufacturer's standard substrate, 8 by 10 inches (200mm by 250mm).

1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For manufacturer.
- B. Product Certificates: For casework.

1.6 QUALITY ASSURANCE

- A. Source Limitations for Cabinets: Obtain cabinets from single source from single manufacturer.

1.7 FIELD CONDITIONS

- A. Environmental Limitations: Do not deliver or install casework until building is enclosed, wet work is complete and dry, and temporary HVAC system is operating and maintaining temperature and humidity conditions at occupancy levels during the remainder of the construction period.
- B. Established Dimensions: Where casework is indicated to fit to other construction, establish dimensions for areas where casework is to fit. Coordinate construction to ensure that actual dimensions correspond to established dimensions. Provide fillers and scribes to allow for trimming and fitting.
- C. Field Measurements: Where casework is indicated to fit to existing construction, verify dimensions of existing construction by field measurements before fabrication and indicate measurements on Shop Drawings. Provide fillers and scribes to allow for trimming and fitting.

1.8 COORDINATION

- A. Coordinate layout and installation of blocking and reinforcement in partitions for support of casework.

- B. Coordinate locations of utilities that will penetrate countertops or backsplashes.

PART 2 - PRODUCTS

2.1 CABINETS

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. Armstrong Cabinet Products.
 - 2. Carbide Industries, LLC.
 - 3. KraftMaid Cabinetry, Inc.
 - 4. Leedo Cabinetry.
 - 5. Mastercraft Cabinets, Inc.
 - 6. Mill's Pride.
 - 7. Saco Industries, Inc.
- B. Quality Standard: Provide cabinets that comply with KCMA A161.1.
 - 1. KCMA Certification: Provide cabinets with KCMA's "Certified Cabinet" seal affixed in a semiexposed location of each unit and showing compliance with the above standard.
- C. Face Style: Flush overlay; door and drawer faces cover cabinet fronts with only enough space between faces for operating clearance.
- D. Cabinet Style: Face frame.
- E. Door and Drawer Fronts: Manufacturer's standard solid-wood stiles and rails with solid-wood center panels.
- F. Face Frames: 3/4-by-1-5/8-inch (19-by-41-mm) solid wood with glued mortise and tenon or doweled joints.
- G. Exposed Cabinet End Finish: Manufacturer's standard finish to match cabinet face finish.
- H. Cabinet End Construction: Manufacturer's standard 3/8-inch- (9.5-mm) minimum thick furniture board or plywood.
- I. Cabinet Tops and Bottoms: Manufacturer's standard 3/8-inch- (9.5-mm) minimum thick furniture board or plywood., fully supported by and secured in rabbets in end panels, front frame, and back rail.
- J. Back, Top, and Bottom Rails: Manufacturer's standard 3/4-by-2-1/2-inch (19-by-63-mm) solid wood, interlocking with end panels and rabbeted to receive top and bottom panels. Back rails secured under pressure with glue and with mechanical fasteners.
- K. Wall-Hung-Unit Back Panels: Manufacturer's standard 3/8-inch- (9.5-mm) minimum thick furniture board or plywood.

- L. Base-Unit Back Panels: Manufacturer's standard 3/8-inch- (9.5-mm) minimum thick furniture board or plywood fastened to rear edge of end panels and to top and bottom rails.
- M. Front Frame Drawer Rails: Manufacturer's standard 3/4-by-1-1/4-inch (19-by-32-mm) solid wood mortised and fastened into face frame.
- N. Drawers: Fabricate with exposed fronts fastened to subfront with mounting screws from interior of body.
 - 1. Join subfronts, backs, and sides with glued rabbeted joints supplemented by mechanical fasteners or glued dovetail joints.
 - 2. Subfronts, Backs, and Sides: Manufacturer's standard 1/2-inch- (12.7-mm-) minimum thick furniture board, plywood or solid wood.
 - 3. Bottoms: Manufacturer's standard 1/2-inch- (12.7-mm) minimum thick furniture board or plywood.
- O. Shelves: Manufacturer's standard 3/4-inch- (19-mm) minimum thick furniture board or 1/2-inch- (12.7-mm) minimum thick plywood.
- P. Joinery: Rabbet backs flush into end panels and secure with concealed mechanical fasteners. Connect tops and bottoms of wall cabinets and bottoms and stretchers of base cabinets to ends and dividers with mechanical fasteners. Rabbet tops, bottoms, and backs into end panels.
- Q. Factory Finishing: Finish cabinets at factory. Defer only final touchup until after installation.

2.2 CABINET MATERIALS

- A. General:
 - 1. Adhesives shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers." including 2004 Addenda.
 - 2. Composite Wood and Agrifiber Products: Products shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers." Including 2004 Addenda.
 - 3. Hardwood Lumber: Kiln dried to 7 percent moisture content.
 - 4. Softwood Lumber: Kiln dried to 10 percent moisture content.
 - 5. Hardwood Plywood: HPVA HP-1; made with adhesive containing no urea formaldehyde.
 - 6. Particleboard: ANSI A208.1, Grade M-2; made with binder containing no urea formaldehyde.
 - 7. Particleboard: Straw-based particleboard complying with requirements in ANSI A208.1, Grade M-2, except for density.
 - 8. MDF: ANSI A208.2, Grade MD; made with binder containing no urea formaldehyde.
 - 9. Hardboard: ANSI A135.4, Class 1 Tempered.

B. Exposed Materials:

1. Exposed Wood Species: Manufacturer's standard domestic hardwood species.
 - a. Select materials for compatible color and grain. Do not use two adjacent exposed surfaces that are noticeably dissimilar in color, grain, figure, or natural character markings.
 - b. Staining and Finish: As selected by Architect from manufacturer's full range.
2. Solid Wood: Clear hardwood lumber of species indicated, free of defects.
3. Plywood: Hardwood plywood with face veneer of species indicated, with Grade A faces and Grade C backs of same species as faces.

C. Semiexposed Materials: Unless otherwise indicated by manufacturer's standards, provide the following:

1. Solid Wood: Sound hardwood lumber, selected to eliminate appearance defects. Same species as exposed surfaces or stained to be compatible with exposed surfaces.
2. Plywood: Hardwood plywood with Grade C faces and not less than Grade 3 backs of same species as faces. Face veneers of same species as exposed surfaces or stained to be compatible with exposed surfaces.
3. Plastic Laminate: Particleboard faced with high-pressure decorative laminate complying with NEMA LD 3, Grade CLS.
 - a. For backs of doors and drawer fronts faced with plastic laminate, provide same grade, pattern, color, and texture of plastic laminate as for faces.
 - b. For face frames faced with plastic laminate, provide plastic-laminate edges of same grade, pattern, color, and texture of plastic laminate as for faces.
 - c. For shelves faced with plastic laminate, provide plastic-laminate edges of same grade, pattern, color, and texture of plastic laminate as for faces.
 - d. Colors, Textures, and Patterns: As selected by Architect from cabinet manufacturer's full range.

D. Concealed Materials: Manufacturer's standard solid wood or plywood, of any hardwood or softwood species, with no defects affecting strength or utility; particleboard; MDF; or hardboard.

2.3 CABINET HARDWARE

- A. General: Manufacturer's standard units complying with BHMA A156.9, of type, size, style, material, and finish as selected by Architect from manufacturer's full range.
- B. Pulls: Back-mounted decorative pulls.
- C. Hinges: Manufacturer's standard configuration and finish.
- D. Drawer Guides: Manufacturer's standard epoxy-coated-metal, self-closing drawer guides; designed to prevent rebound when drawers are closed; with nylon-tired, ball-bearing rollers; and complying with BHMA A156.9, Type B05011 or Type B05091.

2.4 PLASTIC-LAMINATE COUNTERTOPS

- A. Quality Standard: KCMA A161.2.
- B. Configuration: Provide post-formed countertops with the following front, cove (intersection of top with backsplash), backsplash, and endsplash style:
 - 1. Front: Integral with top – double radius edge.
 - 2. Backsplash: Integral with top – rolled and cove.
 - 3. Endsplash: Square edge.
- C. Plastic-Laminate Substrate: Particleboard not less than 3/4 inch (19 mm) thick.
 - 1. For countertops at sinks and lavatories, use Grade M-2-Exterior-Glue particleboard or exterior-grade plywood.
 - 2. Build up countertop thickness to 1-1/2 inches (38 mm) at front, back, and ends with additional layers of particleboard laminated to top.
- D. Paper Backing: Provide paper backing on underside of countertop substrate.

2.5 COUNTERTOP MATERIALS

- A. Plastic Laminate: High-pressure decorative laminate complying with NEMA LD 3.
- B. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Formica Corp.
 - b. Pionite Decorative Surfaces.
 - c. Wilsonart International.
- 2. Grade: HGS
- 3. Colors, Textures, and Patterns: As selected by Architect from plastic-laminate manufacturer's full range.
- C. Composite Wood and Agrifiber Products: Provide products that comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers," including 2004 Addenda.
- D. Particleboard: ANSI A208.1, Grade M-2-Exterior Glue.
- E. Plywood: Exterior softwood plywood complying with DOC PS 1, Grade C-C Plugged, touch sanded.
- F. Adhesives: Do not use adhesives that contain urea formaldehyde.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas, with Installer present, for compliance with requirements for installation tolerances, location of framing and reinforcements, and other conditions affecting performance of casework.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Install cabinets with no variations in flushness of adjoining surfaces; use concealed shims. Where cabinets abut other finished work, scribe and cut for accurate fit. Provide filler strips, scribe strips, and moldings in finish to match cabinet face.
- B. Install cabinets without distortion so doors and drawers fit the openings, are aligned, and are uniformly spaced. Complete installation of hardware and accessories as indicated.
- C. Install cabinets level and plumb to a tolerance of 1/8 inch in 8 feet (3 mm in 2.4 m).
- D. Fasten cabinets to adjacent units and to backing.
 - 1. Fasten wall cabinets through back, near top and bottom, and at ends not more than 16 inches (400 mm) o.c. with No. 10 wafer-head screws sized for not less than 1-1/2-inch (38-mm) penetration into wood framing, blocking, or hanging strips.

3.3 ADJUSTING AND CLEANING

- A. Adjust cabinets and hardware so doors and drawers are centered in openings and operate smoothly without warp or bind. Lubricate operating hardware as recommended by manufacturer.
- B. Clean casework on exposed and semiexposed surfaces. Touch up factory-applied finishes to restore damaged or soiled areas.

END OF SECTION 123530

SECTION 123640 - STONE COUNTERTOPS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes stone countertops in Clubhouse as scheduled by Owner's Interior Design Consultant.

1.3 ACTION SUBMITTALS

- A. Product Data: For the following:
 - 1. Each variety of stone. Include data on physical properties required by referenced ASTM standards.
 - 2. Stone accessories and other manufactured products.
- B. Shop Drawings: Include plans, sections, details, and attachments to other work.
- C. Samples for Verification:
 - 1. For each stone type indicated, in sets of Samples not less than 12 inches (300 mm) square. Include two or more Samples in each set and show the full range of variations in appearance characteristics expected in completed Work.

1.4 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Installer and fabricator.
- B. Sealant Compatibility Test Report: From sealant manufacturer, complying with requirements in Division 07 Section "Joint Sealants" and indicating that sealants will not stain or damage stone.

1.5 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For stone countertops to include in maintenance manuals. Include Product Data for stone-care products used or recommended by Installer, and names, addresses, and telephone numbers of local sources for products.

1.6 QUALITY ASSURANCE

- A. Fabricator Qualifications: Shop that employs skilled workers who custom-fabricate stone countertops similar to that indicated for this Project and whose products have a record of successful in-service performance.
- B. Installer Qualifications: Fabricator of products.
- C. Source Limitations for Stone: Obtain each variety of stone from a single quarry with resources to provide materials of consistent quality in appearance and physical properties.
 - 1. Obtain each variety of stone from a single quarry, whether specified in this Section or in another Section of the Specifications.
 - 2. Make stone slabs available for Owner to examine for appearance characteristics.
 - a. Owner will select aesthetically acceptable slabs and will indicate aesthetically unacceptable portions of slabs.
 - b. Segregate slabs selected for use on Project and mark backs indicating approval.
 - c. Mark and photograph aesthetically unacceptable portions of slabs as directed by Architect.
- D. Mockup: Build mockup to demonstrate aesthetic effects and set quality standards for materials and execution.
 - 1. Build mockup of typical countertop as shown on Drawings.
 - 2. Approved mockup may become part of the completed Work if undisturbed at time of Substantial Completion.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Lift stone with wide-belt slings; do not use wire rope or ropes that might cause staining. Move stone, if required, using dollies with cushioned wood supports.
- B. Store stone on wood A-frames or pallets with nonstaining separators and nonstaining, waterproof covers. Ventilate under covers to prevent condensation.

1.8 PROJECT CONDITIONS

- A. Field Measurements: Verify dimensions of construction to receive stone countertops by field measurements before fabrication.

PART 2 - PRODUCTS

2.1 GRANITE

- A. Granite: Comply with ASTM C 615.

- B. Description: Uniform, medium-grained, stone without veining.
- C. Available Varieties and Sources: Subject to compliance with requirements, stone varieties that may be incorporated into the Work include, but are not limited to, the following:
- D. Variety and Source: Subject to compliance with requirements, provide the following:
 - 1. Stone products selected by Owner as Basis of Design.
- E. Cut stone from contiguous, matched slabs in which natural markings occur.
- F. Finish: Polished and Sealed.
- G. Match Owner's samples for color, finish, and other stone characteristics relating to aesthetic effects.

2.2 ADHESIVES, GROUT, SEALANTS, AND STONE ACCESSORIES

- A. General: Use only adhesives formulated for stone and ceramic tile and recommended by their manufacturer for the application indicated.
- B. Water-Cleanable Epoxy Adhesive: ANSI A118, with a VOC content of 65 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24) that complies with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."
 - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Bonsal, W. R. Company.
 - b. Bonstone Materials Corporation.
 - c. C-Cure.
 - d. Custom Building Products.
 - e. Laticrete International, Inc.
 - f. MAPEI Corp.
 - g. Summitville Tiles, Inc.
- C. Stone Adhesive: Two-part epoxy or polyester adhesive, formulated specifically for bonding stone to stone, with an initial set time of not more than two hours at 70 deg F (21 deg C), and with a VOC content of 65 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24), and that complies with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."
 - 1. Color: Clear
 - 2. Products: Subject to compliance with requirements, provide one of the following:

- a. Epoxy Adhesive: Akemi North America; Akepox.
 - b. Epoxy Adhesive: Axson North America, Inc., Wood & Stone Company; Akabond Epoxy.
 - c. Epoxy Adhesive: Bonstone Materials Corporation; Touchstone Ratio Pac Clear Gel Epoxy.
 - d. Epoxy Adhesive: Bonstone Materials Corporation; Touchstone Last Patch.
 - e. Polyester Adhesive: Akemi North America; Platinum Clear Polyester Adhesive.
 - f. Polyester Adhesive: Axson North America, Inc., Wood & Stone Company; Wood & Stone Polyester.
 - g. Polyester Adhesive: Bonstone Materials Corporation; Gripstone L-200KG.
- D. Sealant for Countertops: Manufacturer's standard sealant of characteristics indicated below that complies with applicable requirements in Division 07 Section "Joint Sealants" and will not stain the stone it is applied to.
- E. Stone Cleaner: Cleaner specifically formulated for stone types, finishes, and applications indicated, as recommended by stone producer and, if a sealer is specified, by sealer manufacturer. Do not use cleaning compounds containing acids, caustics, harsh fillers, or abrasives.
- F. Stone Sealer: Colorless, stain-resistant sealer that does not affect color or physical properties of stone surfaces, as recommended by stone producer for application indicated.
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
- a. Bostik Findley Inc.
 - b. Custom Building Products.
 - c. Hillyard, Inc.
 - d. HMK Stone Care System.
 - e. Miracle Sealants Company.
 - f. Stone Care International Inc.
 - g. Summitville Tiles, Inc.
 - h. Arizona Tile, Inc.

2.3 STONE FABRICATION, GENERAL

- A. Select stone for intended use to prevent fabricated units from containing cracks, seams, and starts that could impair structural integrity or function.
1. Repairs that are characteristic of the varieties specified are acceptable provided they do not impair structural integrity or function and are not aesthetically unpleasing, as judged by Architect.
- B. Grade and mark stone for final locations to produce assembled countertop units with an overall uniform appearance.

- C. Fabricate stone countertops in sizes and shapes required to comply with requirements indicated, including details on Drawings and Shop Drawings.
 - 1. For granite, comply with recommendations in NBGQA's "Specifications for Architectural Granite."
 - 2. Clean sawed backs of stones to remove rust stains and iron particles.
 - 3. Dress joints straight and at right angle to face, unless otherwise indicated.
 - 4. Cut and drill sinkages and holes in stone for anchors, supports, and attachments.
 - 5. Provide openings, reveals, and similar features as needed to accommodate adjacent work.
 - 6. Fabricate molded edges with machines having abrasive shaping wheels made to reverse contour of edge profile to produce uniform shape throughout entire length of edge and with precisely formed arris slightly eased to prevent snipping, and matched at joints between units. Form corners of molded edges as indicated with outside corners slightly eased, unless otherwise indicated.
 - 7. Finish exposed faces of stone to comply with requirements indicated for finish of each type of stone required and to match approved Samples and mockups. Provide matching finish on exposed edges of countertops, splashes, and cutouts.
- D. Carefully inspect finished stone units at fabrication plant for compliance with requirements for appearance, material, and fabrication. Replace defective units.

2.4 STONE COUNTERTOPS

- A. General: Comply with recommendations in MIA's "Dimension Stone - Design Manual."
- B. Nominal Thickness: Provide thickness indicated, but not less than 3/4 inch (20 mm). Gage backs to provide units of identical thickness.
- C. Edge Detail: 3/4-inch (20-mm) eased edge as accepted by Owner.
- D. Joints: Fabricate countertops without joints unless joint plan is approved by Owner.
- E. Joints: Fabricate countertops in sections for joining in field, with joints at locations indicated on accepted shop drawings and as follows:
 - 1. Bonded Joints: 1/32 inch (0.8 mm) or less in width.
 - 2. Sealant-Filled Joints: 1/16 inch (1.5 mm) in width.
- F. Cutouts and Holes:
 - 1. Counter-Mounted Fixtures: Prepare countertops in shop for field cutting openings for counter-mounted fixtures. Mark tops for cutouts and drill holes at corners of cutout locations. Make corner holes of largest radius practical.
 - 2. Fittings: Drill countertops in shop for plumbing fittings and similar items.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates indicated to receive stone countertops and conditions under which stone countertops will be installed, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance.
 - 1. For the record, prepare written report, endorsed by Installer, listing conditions detrimental to performance of stone countertops.
 - 2. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Advise installers of other work about specific requirements for placement of inserts and similar items to be used by stone countertop Installer for anchoring stone countertops. Furnish installers of other work with Drawings or templates showing locations of these items.
- B. Clean dirty or stained stone surfaces by removing soil, stains, and foreign materials before setting. Clean stone by thoroughly scrubbing with fiber brushes and then drenching with clear water. Use only mild cleaning compounds that contain no caustic or harsh materials or abrasives. Allow stone to dry before installing.

3.3 CONSTRUCTION TOLERANCES

- A. Variation from Plumb: For vertical lines and surfaces, do not exceed 1/16 inch in 48 inches (1.5 mm in 1200 mm).
- B. Variation from Level: Do not exceed 1/8 inch in 96 inches (3 mm in 2400 mm), 1/4 inch (6 mm) maximum.
- C. Variation in Joint Width: Do not vary joint thickness more than 1/4 of nominal joint width.
- D. Variation in Plane at Joints (Lipping): Do not exceed 1/64-inch (0.4-mm) difference between planes of adjacent units.
- E. Variation in Line of Edge at Joints (Lipping): Do not exceed 1/64-inch (0.4-mm) difference between edges of adjacent units, where edge line continues across joint.

3.4 INSTALLATION OF COUNTERTOPS

- A. General: Install countertops over plywood subtops with full spread of water-cleanable epoxy adhesive.
- B. Do not cut stone in field, unless otherwise indicated. If stone countertops or splashes require additional fabrication not specified to be performed at Project site, return to fabrication shop for adjustment.

- C. Do necessary field cutting as stone is set. Use power saws with diamond blades to cut stone. Cut lines straight, true, and at right angles to finished surfaces unless beveling is required for clearance. Ease edges slightly to prevent snipping.
- D. Set stone to comply with requirements indicated on accepted Shop Drawings. Shim and adjust stone to locations indicated, with uniform joints of widths indicated and with edges and faces aligned according to established relationships and indicated tolerances. Install anchors and other attachments indicated or necessary to secure stone countertops in place.
- E. Bond joints with stone adhesive and draw tight as countertops are set. Mask areas of countertops adjacent to joints to prevent adhesive smears.
- F. Space joints with 1/16-inch (1.5-mm) gap for filling with sealant. Use temporary shims to ensure uniform spacing.
 - 1. Clamp units to temporary bracing, supports, or each other to ensure that countertops are properly aligned and joints are of specified width.
- G. Complete cutouts not finished in shop. Mask areas of countertops adjacent to cutouts to prevent damage while cutting. Use power saws with diamond blades to cut stone. Make cutouts to accurately fit items to be installed, and at right angles to finished surfaces unless beveling is required for clearance. Ease edges slightly to prevent snipping.
- H. Install backsplash and end splash by adhering to wall with water-cleanable epoxy adhesive. Leave 1/16-inch (1.5-mm) gap between countertop and splash for filling with sealant. Use temporary shims to ensure uniform spacing.
- I. Apply sealant to joints and gaps specified for filling with sealant; comply with Division 07 Section "Joint Sealants." Remove temporary shims before applying sealant.

3.5 ADJUSTING AND CLEANING

- A. In-Progress Cleaning: Clean countertops as work progresses. Remove adhesive, grout, mortar, and sealant smears immediately.
- B. Remove and replace stone countertops of the following description:
 - 1. Broken, chipped, stained, or otherwise damaged stone. Stone may be repaired if methods and results are approved by Owner.
 - 2. Defective countertops.
 - 3. Defective joints, including misaligned joints.
 - 4. Interior stone countertops and joints not matching approved Samples and mockups.
 - 5. Interior stone countertops not complying with other requirements indicated.
- C. Replace in a manner that results in stone countertops matching approved Samples and mockups, complying with other requirements, and showing no evidence of replacement.
- D. Clean stone countertops not less than six days after completion of installation, using clean water and soft rags. Do not use wire brushes, acid-type cleaning agents, cleaning compounds with caustic or harsh fillers, or other materials or methods that could damage stone.

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- E. Sealer Application: Apply stone sealer to comply with stone producer's and sealer manufacturer's written instructions.

END OF SECTION 123640

SECTION 213100 – FIRE PROTECTION PIPING

PART 1 - GENERAL

1.1 REFERENCES

- A. NFPA 13R - Installation of Sprinkler Systems in Residential Occupancies Up To and Including Four Stories in Height

1.2 SUBMITTALS

- A. Shop Drawings: Indicate pipe materials used, joining methods, supports, and floor and wall penetration seals. Indicate installation, layout, weights, mounting and support details, and piping connections.
 - 1. Shop Drawings shall be fully coordinated with other disciplines for proper clearances.
- B. Product Data: Provide manufacturers catalogue information. Indicate valve data and ratings.
- C. Shop drawings shall indicate hanger locations, pipe lengths and other fabrication and installation details and requirements.

1.3 OPERATION AND MAINTENANCE DATA

- A. Maintenance Instructions: Include installation instructions, spare parts lists, procedures, and treatment programs.

1.4 QUALITY ASSURANCE

- A. Sprinkler Systems: Perform work to NFPA 13R.
- B. Valves: Bear UL and FM label or marking. Provide manufacturer's name and pressure rating marked on valve body.
- C. Maintain one copy of contract document on site.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store valves in shipping containers, with labeling in place.
- B. Provide temporary protective coating on cast iron and steel valves.

- C. Provide temporary end caps and closures on piping and fittings. Maintain in place until installation.

PART 2 - PRODUCTS

2.1 SPRINKLER PIPING

- A. CPVC Pipe: All piping shall be new for piping 2" or smaller: ASTM D1784, Type IV, Grade I chlorinated polyvinyl chloride (CPVC). Pipe shall be UL Listed for wet pipe systems, working pressure 175 psi. Pipe shall be manufactured in the United States.
 - 1. CPVC Fittings: ASTM D1784, Type IV, Grade I chlorinated polyvinyl chloride (CPVC). Pipe shall be UL Listed for wet pipe systems, working pressure 175 psi. Fittings shall be manufactured in the United States.

2.2 OS&Y VALVES

- A. Subject to compliance with requirements, manufacturers offering similar products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. Milwaukee Valve Company
 - 2. Pratt Valve Company
 - 3. Mueller
- B. Class 125 SWP, flanged end, cast iron body, bronze trim, OS & Y valve. Provide with tamper switch.

2.3 CHECK VALVES

- A. Rated class 250 SWP, ductile iron, stainless steel seat, stainless steel spring, replaceable EPDM facing.

2.4 TEST AND DRAIN VALVES

- A. Subject to compliance with requirements, manufacturers offering similar products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. G/L Innovations Model: Sure-test
 - 2. AGF Manufacturing, INC. Model: 1000
- B. Bronze construction, positive shut-off, ½" orifice, UL listed FM approved.

2.5 TAMPER SWITCHES

- A. Subject to compliance with requirements, manufacturers offering similar products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. Central
 - 2. GEM
 - 3. Potter

PART 3 - EXECUTION

3.1 PREPARATION

- A. Ream pipe and tube ends. Remove burrs. Bevel plain end ferrous pipe.
- B. Remove scale and foreign material, from inside and outside, before assembly.
- C. Prepare piping connections to equipment with flanges or unions.

3.2 INSTALLATION

- A. Install piping in accordance with NFPA 13R for sprinkler systems.
- B. Route piping in orderly manner, plumb and parallel to building structure. Maintain gradient.
- C. Install piping to conserve building space, and not interfere with use of space and other work.
- D. Group piping whenever practical at common elevations.
- E. Install piping to allow for expansion and contraction without stressing pipe, joints, or connected equipment.
- F. Slope piping and arrange systems to drain at low points. Use eccentric reducers to maintain top of pipe level.
- G. Prepare pipe, fittings, supports, and accessories for finish painting.
- H. Do not penetrate building structural members unless indicated.
- I. Provide sleeves when penetrating walls. Seal pipe and sleeve penetrations to achieve fire resistance equivalent to fire separation required.
- J. Install valves with stems upright or horizontal, not inverted. Remove protective coatings after installation.
- K. Provide OS & Y valves for shut-off or isolating service.

- L. Provide drain valves at main shut-off valves, low points of piping and apparatus.

3.3 EXCAVATION AND BACKFILL

- A. All trenches shall be dug to a line and the bottom cleaned and shaped to provide support of the pipe through its entire length.
- B. Bracing shall be provided as necessary to maintain excavations.
- C. As soon as underground work has been completely installed and tested, all excavations shall be backfilled with clean earth (free from bricks, rocks, cinders or any foreign matter) to grade.

END OF SECTION 213100

SECTION 213250 – SPRINKLER SYTEMS

PART 1 - GENERAL

1.1 REFERENCES

- A. NFPA 13R - Installation of Sprinkler Systems in Residential Occupancies Up To and Including Four Stores in Height

1.2 SUBMITTALS

- A. Shop Drawings: Indicate detailed pipe layout, hangers and supports, components and accessories. Indicate system controls.
 - 1. Shop Drawings shall be fully coordinated with other disciplines for proper clearances.
- B. Product Data: Provide data on sprinkler heads, valves, and specialties, including manufacturer's catalogue information. Submit performance ratings rough-in details, weights, support requirements, and piping connections.
- C. Submit shop drawings and product data to Authority Having Jurisdiction (AHJ) for approval. Submit proof of approval to Architect/Engineer.
- D. Manufacturer's Certificate: Certify that system has been tested and meets or exceeds specified requirements.

1.3 PROJECT RECORD DOCUMENTS

- A. Record actual locations of sprinkler heads and deviations of piping from drawings. Indicate drain and test locations.

1.4 OPERATION AND MAINTENANCE DATA

- A. Maintenance Data: Include components of system, servicing requirements, Record Drawings, inspection data, replacement part numbers and availability, and location and numbers of service depot.

1.5 QUALIFICATIONS

- A. Contractor shall be a licensed Fire Protection Contractor and regularly engaged in the installations of fire protection systems and have at least five (5) years experience in installing similar systems.

1.6 SCOPE OF WORK

- A. Work includes all labor, materials, equipment and services necessary to complete the fire protection systems as shown on the Drawings and herein specified. Additional piping may be required in some congested ceiling areas. Contractor shall obtain all permits and pay all fees incurred thereto.

1.7 QUALITY ASSURANCE

- A. Perform Work in accordance with NFPA 13R.
- B. Equipment and Components: Bear UL and FM label or marking.

1.8 QUALIFICATIONS

- A. Installer: Company specializing in performing work of this Section with minimum five years experience.

1.9 DELIVERY, STORAGE, AND HANDLING

- A. Store products in shipping containers and maintain in place until installation. Provide temporary inlet and outlet caps. Maintain caps in place until installation.

1.10 EXTRA MATERIALS

- A. Provide a minimum of (3) three of each type of sprinkler head for each building to Owner.
- B. Provide suitable wrenches for each head type.
- C. Provide metal storage cabinet for each building at riser unless other location as designated by Owner.

PART 2 - PRODUCTS

2.1 SPRINKLER HEADS

- A. Subject to compliance with requirements, manufacturers offering similar products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. Gem Sprinkler
 - 2. Star Sprinkler Corporation.
 - 3. Viking Sprinkler Co.
 - 4. Reliable Sprinkler Co.
 - 5. Central Sprinkler Co.

- B. Refer to plans for model numbers and descriptions.

2.2 PIPING SPECIALTIES

- A. Water Flow Switch: Vane type switch for mounting horizontal or vertical, with two contacts; rated 10 amps at 125 volt AC and 2.5 amps at 24 volt DC.
- B. Supervisory Switches: As manufactured by Viking, Model 07757.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Coordinate work of this Section with other affected work.

3.2 INSTALLATION

- A. Install equipment in accordance with manufacturer's instructions.
- B. Place pipe runs to minimize obstruction to other work.
- C. Place piping in concealed spaces above finished ceilings.
- D. Apply masking tape or paper cover to ensure concealed sprinkler head cover plates do not receive field paint finish.
- E. Flush entire piping system of foreign matter.
- F. Hydrostatically test entire system. Minimum test pressure: 50 PSI above the maximum pressure but not less than 200 PSI for a period of (2) two hours.
- G. Require test be witnessed by Fire Marshal and the Owner's Representative.

END OF SECTION 213250

SECTION 222220 - MECHANICAL TRENCHING, BACKFILLING, AND EXCAVATION

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Excavating for piping systems
- B. Backfilling for piping systems
- C. Consolidation and compaction
- D. Fill for over-excavation

1.2 RELATED SECTIONS

- A. Document: Geotechnical report; bore hole locations and findings of subsurface materials.

1.3 FIELD MEASUREMENTS

- A. Verify that survey bench mark and intended elevations for the Work are as indicated.

PART 2 - PRODUCTS

2.1 BACKFILL MATERIALS

- A. Fill Type: Select Common Fill shall consist of mineral soil, substantially free of clay, organic material, loam, wood, trash and other objectionable material which may be compressible or which cannot be properly compacted. Select common fill shall be no more than 5 percent by weight finer than No. 200 mesh sieve. The material shall contain no stones larger than 1½ " in largest dimension.

PART 3 - EXECUTION

3.1 EXCAVATION PREPARATION

- A. Refer to pipe and duct details on drawings for additional requirements.
- B. Contractor shall locate all existing utilities in the areas of Work. If the utilities are to remain in service the Contractor shall provide adequate means of protection during earthwork operations. Contractor shall be responsible for repairs and/or replacement of utilities damaged with no costs incurred to Owner.
- C. Identify required lines, levels, contours, and datum.

- D. Notify utility company to remove and relocate utilities.
- E. Protect plant life, lawns, rock outcropping and other features remaining as a portion of final landscaping.
- F. Protect bench marks, existing structures, fences, sidewalks, paving, and curbs from excavation equipment and vehicular traffic.
- G. If required to support the sides of excavations, to prevent any movement which could in any way diminish the width of the excavation below that necessary for proper construction and to protect adjacent structures, existing piping and/or foundation material from disturbance, undermining or other damage, the Contractor shall construct, brace and maintain cofferdams consisting of sheeting and bracing. Care shall be taken to prevent voids outside of sheeting, but if voids are formed, they shall be immediately filled and rammed.
- H. Contractor shall at all times during construction, provide and maintain proper equipment and facilities to remove promptly and dispose of properly all water entering excavations and keep such excavations dry so as to obtain a satisfactory undisturbed subgrade foundation condition until the fill or pipes to be installed thereon have been completed.

3.2 TRENCH EXCAVATION

- A. Underpin adjacent structures which may be damaged by excavation work.
- B. Excavate subsoil required to accommodate piping system and air distribution systems.
- C. Do not interfere with 45 degree bearing splay of foundation.
- D. Grade top perimeter of excavation to prevent surface water from draining into excavation.
- E. Hand trim excavation. Remove loose matter.
- F. Remove lumped subsoil, boulders, and rock up to 1/3 cu yd measured by volume. Larger material will be removed under another Division 1 Section.
- G. Immediately notify Architect/Engineer of unexpected subsurface conditions and discontinue affected Work in area until notified to resume work.
- H. Correct areas over-excavated.
- I. Trench work shall be performed in strict accordance with the requirements of OSHA standards for safety.

3.3 EXCAVATION PROTECTION

- A. Protect excavations by methods required to prevent cave-in or loose soil from falling into excavation.

3.4 BACKFILLING PREPARATION

- A. Compact subgrade to density requirements for subsequent backfill materials.
- B. Cut out soft areas of subgrade not capable of compaction. Backfill with Type A fill and compact to density equal to or greater than requirements for subsequent fill material.

3.5 BACKFILLING

- A. Backfill areas to contours and elevations with unfrozen materials.
- B. Systematically backfill to allow maximum time for natural settlement. Do not backfill over porous, wet, frozen or spongy subgrade surfaces.
- C. Soil Fill: Place and compact material in continuous layers not exceeding 12 inches compacted depth.
- D. Employ a placement method that does not disturb or damage other work.
- E. Maintain optimum moisture content of backfill materials to attain required compaction density.
- F. Make gradual grade changes. Blend slope into level areas.
- G. Remove surplus backfill materials from site.
- H. Leave fill material stockpile areas free of excess fill materials.

3.6 BACKFILLING TOLERANCES

- A. Top Surface of General Backfilling: Plus or minus 1 inch from required elevations.

3.7 FIELD QUALITY CONTROL

- A. Provide for visual inspection of bearing surfaces.

3.8 PROTECTION OF FINISHED WORK

- A. Reshape and re-compact fills subjected to vehicular traffic.

END OF SECTION 222220

SECTION 224100 - PLUMBING PIPING

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Pipe and pipe fittings
- B. Valves
- C. Sanitary sewer piping system
- D. Domestic water piping system

1.2 SUBMITTALS

- A. Product Data: Provide data on pipe materials, pipe fittings, valves, and accessories. Provide manufacturers catalog information. Indicate valve data and ratings.

1.3 PROJECT RECORD DOCUMENTS

- A. Record actual locations of piping including valves.

1.4 OPERATION AND MAINTENANCE DATA

- A. Maintenance Data: Include installation instructions, spare parts lists, exploded assembly views.

1.5 QUALITY ASSURANCE

- A. Valves: Manufacturer's name and pressure rating marked on valve body.
- B. Maintain one copy of each document on site.

1.6 QUALIFICATIONS

- A. Manufacturer: Company specializing in manufacturing the Products specified in this section with minimum three years documented experience.
- B. Installer: Company specializing in performing the work of this section with minimum (3) years documented experience.

1.7 REGULATORY REQUIREMENTS

- A. Perform Work in accordance with local Plumbing Codes.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Accept valves on site in shipping containers with labeling in place. Inspect for damage.
- B. Provide temporary end caps and closures on piping and fittings. Maintain in place until installation.
- C. Protect piping systems from entry of foreign materials by temporary covers, completing sections of the work, and isolating parts of completed system.

1.9 EXTRA MATERIALS

- A. Provide two repacking kits for each type and size valve.

PART 2 - PRODUCTS

2.1 SANITARY DRAINAGE, WASTE, AND VENT PIPING

- A. Schedule 40 PVC Pipe: ASTM D2665.
 - 1. Fittings: Schedule 40 PVC.
 - 2. Joints: ASTM D2855, solvent weld with ASTM D2564 solvent cement.

2.2 T & P RELIEF VALVE AND WATER HEATER DRAIN PIPING

- A. Copper Tube: ASTM B88, Type L, Hard drawn.
 - 1. Fittings: ASME B16.23, cast brass, or ASME B16.29, wrought copper.
 - 2. Joints: ASTM B32, solder, Grade 95TA.

2.3 WATER PIPING, ABOVE AND BELOW GRADE

- A. CPVC Tubing: CPVC Schedule 80, conforming to ASTM D2846.
 - 1. Fittings: CPVC Schedule 80, conforming to ASTM D2846.
 - 2. Joints: CPVC cement conforming to ASTM F493.

2.4 BALL VALVES

- A. Subject to compliance with requirements, manufacturers offering similar products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. Nibco Model 4770
 - 2. Apollo Model 70-200
 - 3. Watts Model B-6001
- B. One-piece molded CPVC body, socket ends, 150 psi non-shock cold working pressure. Valve shall be certified by NSF International for use with potable water.

2.5 RELIEF VALVES

- A. Subject to compliance with requirements, manufacturers offering similar products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. Watts Model 40XL
 - 2. Wilkins Model TP220
- B. Bronze body, teflon seat, steel stem and springs, automatic, direct pressure actuated, emergency safety fuse plug, exterior valve boxes and roof drains, solenoid valves, capacities ASME certified and labeled.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that excavations are to required grade, dry, and not over-excavated.

3.2 PREPARATION

- A. Ream pipe and tube ends. Remove burrs. Bevel plain end ferrous pipe.
- B. Remove scale and dirt, on inside and outside, before assembly.
- C. Prepare piping connections to equipment with flanges or unions.

3.3 INSTALLATION

- A. Install in strict accordance with manufacturer's instructions.
- B. Provide non-conducting dielectric connections when joining dissimilar metals.
- C. Route piping in orderly manner and maintain gradient.
- D. Install piping to conserve building space and not interfere with use of space.

- E. Group piping whenever practical at common elevations.
- F. Install piping to allow for expansion and contraction without stressing pipe, joints, or connected equipment.
- G. Provide clearance for installation of insulation and access to valves and fittings.
- H. Provide access where valves and fittings are not exposed.
- I. Establish elevations of buried piping outside the building to ensure proper slope and cover.
- J. Establish elevations of existing buried piping for connection to new Work to ensure proper slope and cover.
- K. Install valves with stems upright or horizontal, not inverted.

3.4 APPLICATION

- A. Install unions downstream of valves and at equipment or apparatus connections.
- B. Install ball valves for shut-off and to isolate equipment, part of systems, or vertical risers, all services.
- C. Contractor shall coordinate and make all final connections to equipment and site utilities.
- D. Coordinate prior to construction all required drop footings for stem wall penetrations and footing clearance for plumbing systems at no additional cost. Coordinate pipe placement in block walls with filled cell locations and adjust piping configurations accordingly.

3.5 ERECTION TOLERANCES

- A. Establish invert elevations, slopes as follows:
 - 1. Sanitary Piping: 1/8" per foot (one-percent).
- B. Slope water piping and sanitary vent piping to drain at low points.

3.6 TESTING OF DOMESTIC WATER SYSTEM

- A. Test the water system at a hydrostatic pressure not less than 25 psi above working pressure or a minimum of 100 psi. The water used for tests shall be obtained from potable source of water.
- B. Provide a pressure gauge located at the highest point of the system being tested. Pressure gauge shall have a shut-off valve and bleeder valve to check gauge operation. The test

shall be applied for 4 hours with no drop in gauge pressure. All joints shall be inspected during the test. No portion of the water system shall be concealed until tested.

3.7 TESTING OF SANITARY WASTE AND VENT SYSTEM

- A. A water test shall be applied to the drainage system either in its entirety or in sections. If applied to the entire system, all openings in the piping shall be tightly closed, except the highest opening and the system filled with water to point of overflow. If the system is tested in sections, each opening shall be tightly plugged except the highest openings of the section under test, and each section shall be filled with water but no section shall be tested with less than 10 ft. head of water. In testing successive sections at least the upper 10 ft. of the next preceding section shall be tested, so that no joint or pipe in the building (except the uppermost 10 ft. of the system) shall have been submitted to a test of less than a 10 ft. head of water. The water shall be kept in the system, or in the portion under test, for at least 15 minutes before inspection starts; the system shall then be tight at all points.
- B. Defective work or material shall be replaced or repaired as necessary and inspection and test repeated. Repairs shall be made with new materials. No caulking of screwed joints or holes will be acceptable.
- C. If tests are made with air, a pressure of 5 psi shall be applied and maintained 15 minutes. A mercury column gauge shall be used in making the air test.

3.8 DISINFECTION OF DOMESTIC WATER PIPING SYSTEM

- A. Prior to starting work, verify system is complete, flushed and clean.
- B. Ensure PH of water to be treated is between 7.4 and 7.6 by adding alkali (caustic soda or soda ash) or acid (hydrochloric).
- C. Inject disinfectant, free chlorine in liquid, powder, tablet or gas form, throughout system to obtain 50 to 80 mg/L residual.
- D. Bleed water from outlets to ensure distribution and test for disinfectant residual at minimum 15 percent of outlets.
- E. Maintain disinfectant in system for 24 hours.
- F. If final disinfectant residual tests less than 25 mg/L, repeat treatment.
- G. Flush disinfectant from system until residual equal to that of incoming water or 1.0 mg/L.
- H. Take samples no sooner than 24 hours after flushing, from 5 percent of outlets and from water entry, and analyze in accordance with AWWA C651.

END OF SECTION 224100

SECTION 224400 - PLUMBING FIXTURES

PART 1 - GENERAL

1.1 SUBMITTALS

- A. Product Data: Provide catalogue illustrations of fixtures, sizes, rough-in dimensions, utility sizes, trim, and finishes.
- B. Manufacturer's Installation Instructions.

1.2 OPERATION AND MAINTENANCE DATA

- A. Maintenance Data: Include fixture trim exploded view and replacement parts lists.

1.3 DELIVERY, STORAGE, AND HANDLING

- A. Accept fixtures on site in factory packaging. Inspect for damage.
- B. Protect installed fixtures from damage by securing areas and by leaving factory packaging in place to protect fixtures and prevent use.

1.4 FIELD MEASUREMENTS

- A. Verify that field measurements are as instructed by the manufacturer.
- B. Confirm that millwork is constructed with adequate provision for the installation of countertop lavatories and sinks.

1.5 WARRANTY

- A. Provide one year labor and covered by manufacturer's warranty.
- B. Warranty: Include coverage of electric water cooler compressor.

1.6 EXTRA MATERIALS

- A. Provide two faucet cartridge service kits.

PART 2 - PRODUCTS

2.1 SEE CONSTRUCTION DOCUMENTS

- A. Subject to compliance with requirements, manufacturers offering similar products may be incorporated into the Work on a case-by-case basis if approved by the Owner.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that walls and floor finishes are prepared and ready for installation of fixtures.

3.2 PREPARATION

- A. Rough-in fixture piping connections in accordance with minimum sizes indicated in fixture rough-in schedule for particular fixtures.

3.3 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Install each fixture with trap, easily removable for servicing and cleaning.
- C. Install components level and plumb. Seal fixtures to wall and floor surfaces with sealant, color selected by Contractor.

3.4 INTERFACE WITH OTHER PRODUCTS

- A. Review millwork shop drawings. Confirm location and size of fixtures and openings before rough-in and installation.

3.5 ADJUSTING

- A. Adjust stops or valves for intended water flow rate to fixtures without splashing, noise, or overflow.

3.6 CLEANING

- A. At completion clean plumbing fixtures and equipment.

3.7 PROTECTION OF FINISHED WORK

- A. Do not permit use of fixtures, turn-over entire project in "brand new" condition.

END OF SECTION 154400

SECTION 224500 - PLUMBING EQUIPMENT

PART 1 - GENERAL

1.1 SUBMITTALS

A. Shop Drawings:

1. Include dimensions of tanks, tank lining methods, anchors, attachments, lifting points, tapings, and drains.

B. Product Data:

1. Include dimension drawings of water heaters indicating components and connections to other equipment and piping.
2. Provide electrical characteristics and connection requirements.

C. Manufacturer's Installation Instructions.

1.2 OPERATION AND MAINTENANCE DATA

- A. Include operation, maintenance, and inspection data, replacement part numbers and availability, and service depot location and telephone number.

1.3 QUALITY ASSURANCE

- A. Ensure products and installation of specified products are in conformance with recommendations and requirements of the following organizations:

1. National Sanitation Foundation (NSF).
2. American Society of Mechanical Engineers (ASME).
3. National Board of Boiler and Pressure Vessel Inspectors (NBBPVI).
4. National Electrical Manufacturers' Association (NEMA).
5. Underwriters Laboratories (UL).

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Provide temporary inlet and outlet caps. Maintain caps in place until installation.

1.5 WARRANTY

- A. Provide ten year limited tank and three year unlimited heating module warranty.
- B. Provide entire water heater package with a one year unlimited warranty

- C. Warranty: Include coverage of domestic water heaters and in-line circulator.

PART 2 - PRODUCTS

2.1 ELECTRIC WATER HEATERS

- A. Subject to compliance with requirements, manufacturers offering similar products that may be incorporated into the Work include, but are not limited to, the following:
1. Rheem
 2. Lochinvar
 3. A.O. Smith
- B. Type: Factory-assembled and wired, electric, vertical storage.
- C. Performance:
1. Maximum working pressure: 150 psig.
 2. Minimum efficiency of water heater shall meet the requirements of the Energy Code in effect for this region.
- D. Tank: Glass lined welded steel, thermally insulated with minimum 2 inches glass fiber encased in corrosion-resistant steel jacket; baked-on enamel finish.
- E. Controls: Automatic immersion water thermostat; externally adjustable temperature range from 60 deg F to 180 deg F, flanged or screw-in nichrome elements, high temperature limit thermostat.
- F. Accessories: Brass water connections and dip tube, drain valve, high-density magnesium anode, and ASME rated temperature and pressure relief valve.

PART 3 - EXECUTION

3.1 WATER HEATER INSTALLATION

- A. Install water heaters in accordance with manufacturer's instructions and to UL requirements.
- B. Coordinate with plumbing piping and electrical work to achieve an operating system.

END OF SECTION 224500

SECTION 230000 - GENERAL PROVISIONS

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. General Provisions specifically applicable to Division 15 Sections, in addition to Division 1 - General Requirements.

1.2 SCOPE

- A. The work shall include the provisions of systems, equipment and materials specified in this Division and as called for on the drawings, to include supervision, operation, methods and labor for the fabrication, start-up and tests for a complete mechanical installation.
- B. Drawings for the Work are diagrammatic in nature and intended to convey the scope of the installation and to indicate the general arrangement and locations of the Work. Because of the scale of the drawings, certain basic items such as pipe fittings, access panels, and sleeves may not be shown. This Contractor shall be responsible for selecting the equipment to fit the space provided. The location and sizes for pipe fittings, sleeves, inserts, fire and/or smoke dampers, and other basic items required by code and other sections shall be coordinated and included for the proper installation of the work.
- C. Equipment Specifications may not deal individually with minute items required such as components, parts, controls and devices which may be required to produce the equipment performance specified or as required to meet the equipment warranties. Where such items are required, they shall be included by the supplier of the equipment, whether or not specifically indicated in the Contract Documents with no additional cost incurred.
- D. Where noted on the Drawings or indicated in other sections of the specification, the Contractor for this Division shall install equipment furnished by others, and shall make all final connections. Contractor shall install equipment and systems in strict accordance with manufacturer's recommendations.
- E. Coordinate with all trades in submittal of shop drawings. Space conditions shall be detailed to the satisfaction of all trades, subject to the review and final acceptance of the Architect/Engineer. In the event that the Contractor installs his work before coordinating with other trades or so as to cause any interference with the work of the other trades this Contractor shall make all required changes to correct the condition.
- F. Contractor shall verify all equipment connection sizes prior to installation of any systems. This Contractor shall adjust piping system sizes as required to match equipment connections. Utilize reducers where equipment connections are smaller than pipe sizes indicated on plans, no piping shall be decreased in size.

G. Examination of Bidding Documents:

1. Each bidder shall examine the bidding documents carefully and not later than ten (10) days prior to the date for receipt of bids, shall make written request to the Engineer for interpretation or correction of any ambiguity, inconsistency or error therein. Any interpretation or correction will be issued as an Addendum by the Engineer. Only a written interpretation or correction to bid documents by Addendum shall be binding. No bidder shall rely upon any interpretation or correction given by any other method.

1.3 REGULATORY REQUIREMENTS

- A. All installations and equipment shall be in strict accordance with all applicable Statutes, Codes and Regulations of the Governmental Bodies having jurisdiction.

1.4 FEES, PERMITS AND INSPECTIONS

- A. Secure all permits and pay all fees incurred thereto in connection with the Work.
- B. Coordinate and provide inspections as required by the Authorities Having Jurisdiction.
- C. Where applications are required for procuring services to the building, prepare and file such applications with the Utility Company. Furnish all information required in connection with the application required by the Utility Company.

1.5 SITE INSPECTION

- A. Contractor shall inspect the site to familiarize himself with the conditions of the site which affect his work. Contractor shall verify points of connection with utilities, routing of below grade piping to include required clearances from any existing structures, trees or other existing obstacles.
- B. Extra payment will not be provided for changes in the Work required because of Contractors failure to perform this inspection.

1.6 ELECTRICAL WORK

- A. Under Division 23 MECHANICAL, provide and install the following items of electrical Work which shall conform with the applicable requirements of the Electrical Division:
 1. Temperature control wiring.
 2. Interlock wiring for mechanical equipment.
 3. Alarm wiring for mechanical equipment.

- B. Under Division 26 ELECTRICAL, provide:
 - 1. Power wiring, complete from power source to motor or equipment junction box, including power wiring through motor starters.
 - 2. Disconnect switches and final connections thereof.
 - 3. Motor control centers or motor starter panelboards.
 - 4. All miscellaneous individual motor starters, unless noted otherwise.
- C. Any proposed changes made by Division 23 in motor sizes must be submitted for review and include all revisions to affected trades. Division 23 shall pay all costs incurred thereto.
- D. Coordinate with Division 26 all motors and other mechanical equipment which require electrical services and equipment.

1.7 HOISTS, CRANES, RIGGING, TRANSPORTATION AND SCAFFOLDING

- A. Contractor shall provide cranes, scaffolding, staging, cribbing, tackle, hoists and rigging in accordance with OSHA regulations and requirements, necessary for placing materials and equipment in their proper locations on the project. Remove temporary work from site when no longer required.

1.8 PROTECTION

- A. Special care shall be taken for the protection of equipment furnished. Equipment and material shall be completely protected from weather elements, painting, plaster, etc., until the project is completed. Damage such as rust, paint, scratches, etc., shall be repaired as required to restore equipment to original integrity.
- B. Where installation or connection of equipment requires work in areas previously finished by other contractors, the area shall be protected and not altered or otherwise damaged during the course of the said work. Contractor shall procure the services of the original contractors for the repairing and refinishing the damaged areas thereof.
- C. Provide off-site storage and protection when site does not permit on-site storage or protection.
- D. Cover products subject to deterioration or damage with impervious sheet covering. Provide ventilation to avoid condensation.
- E. Contractor to provide, as a minimum, one (1) five (5) pound CO₂ extinguisher shall be provided with each work crew, at all times when working within the building.

1.9 COOPERATION

- A. Mechanical and Electrical trades shall give full cooperation to other trades and shall furnish in writing, with copies to Architect/Engineer, any information necessary to permit

the Work of all trades to be installed satisfactorily and with the least possible interference and delay. Exact location of all mechanical and electrical equipment, devices, etc., in all spaces shall be coordinated with the Architectural ceiling plans, elevations and details.

1.10 PRODUCT DATA AND SHOP DRAWINGS

A. Product Data Submittals

1. Within thirty (30) days after award of the Contract, the Contractor shall submit to the Architect, for approval, a list of manufacturers' names of material and equipment he proposes to provide. In the event any items of material or equipment contained therein fail to comply with the Contract Documents, such items will be rejected.
2. All submittals shall be submitted electronically.
3. Submittals shall be clearly annotated indicating the specification section referenced and the contents of the submittal. All product data intended for use shall be clearly marked/identified with the corresponding equipment identification numbers as indicated in the Contract Documents. Mark-out items on product data sheets which constitute information not pertaining to the equipment specified.
4. Any submittal with product data that is not clearly annotated with be rejected without review.
5. Prepare and submit shop drawings for all specially fabricated items, modifications to standard items, specially designed systems where detailed design is not shown on the Contract Documents, or where the proposed installation differs from that shown on the Contract Documents.
6. Submit data as listed below, in addition to provisions of the paragraphs above and other sections of this specification.

Air Handlers

Heat Pumps

Condensing Units

Drains: Condensate, Floor, Roof

Valves: Globe, Check, Plug, Butterfly, Ball

Plumbing Fixtures and Trim

Thermostats

Exhaust Fans

Grilles, Registers and Diffusers

Duct Thermal Insulation Materials

Fire Dampers

Ductwork Materials

Duct Accessories

Pipe Systems: Pipe, Fittings, Solder, Flux, Gaskets

Pipe Insulation: Insulation, Fittings, Vapor Barrier, Jackets and Sealants

Water Heaters
Shock Arrestors
Trap Primer Valves
Wall Heaters
Radiation Dampers
Refrigerant Piping

D. Product Data and Shop Drawing Resubmittal

1. First time review of submittal data and reports by the Architect/Engineer shall be a conformance review to the Contract Documents as stipulated on the shop drawing review stamp and will include all comments and/or notations deemed necessary by the Architect/Engineer.
2. Second time review shall be review of the submittal data and reports noted to be "Revise and Resubmit" and/or "Rejected" under the first review and shall be resubmitted to the Architect/Engineer within Thirty (30) days of the posted date of the shop drawing review of the first submittal. Original data resubmitted for the second time by the Contractor shall be corrected and have all comments and notations incorporated thereof whether indicated or implied. Items not conforming to initial comments shall be rejected.
3. Third time review shall be final review of the submittal data and reports. The resubmittal shall be sent to the Architect/Engineer within Fifteen (15) days of the posted date of the shop drawing review of the second submittal. Any product data or reports that are not corrected in all respects and conform to all comments and notations whether written or implied shall be rejected and Contractor shall provide and install the said equipment and materials in complete compliance with Contract Documents.

E. General

1. If materials or equipment are installed prior to receipt by the Contractor of the corresponding product data cuts or shop drawings marked "No Exceptions Taken" or "Note Markings", the Contractor shall be responsible for the removal and replacement of such items at no additional charge to the Owner.

1.11 FINISHING

A. General

1. Prior to acceptance of the installation and final payment of Contract, the Contractor shall perform work as outlined herein.

B. Closeout Submittals

1. General Conditions, and supplements to General Conditions. Closeout submittals shall include the following:

- a. Pipe and Duct Test Reports
- b. Test and Balance Reports
- c. Operation and Maintenance Manuals
- d. Equipment Warranties
- e. System Guarantee

C. Cleaning

1. At the conclusion of construction, the site and structure shall be cleaned thoroughly of all debris and unused materials remaining from the mechanical construction. All tunnels and closed-off spaces shall be cleaned of all packing boxes, wood frame members and other waste materials utilized in the mechanical construction.
2. The entire system of piping shall be cleaned internally. The Contractor shall open all dirt pockets and strainers, completely blowing down as required and clean strainer screens of all accumulated debris.
3. All tanks, fixtures and pumps shall be drained and proven free of sludge and accumulated matter.
4. All temporary labels, stickers, etc., shall be removed from all fixtures and equipment. (Do not remove permanent name plates, equipment model numbers, ratings, etc.).
5. Heating and air conditioning equipment, tanks, pumps, traps, etc., shall be thoroughly cleaned and new filters or filter media installed.

D. Equipment Startup

1. No equipment shall be operated or tested before full compliance with the equipment manufacturers' specifications and recommendations for the lubrication, alignment, direction of rotation, balance and other applicable considerations.
2. Contractor shall take particular care to ensure that all equipment is completely assembled, properly lubricated, and all grease and oil reservoirs have been filled to correct level with the manufacturers' recommended lubricants.
3. It is the Contractors responsibility to place each item of equipment, installed by him, in full operating condition. This responsibility shall include, but not be limited to, auxiliaries, piping, wiring, unit start up, check of unit performance, etc.

E. Record Drawings

1. Contractor shall keep accurate records of all deviations in Work, as actually installed, from Work indicated on Contract Documents.

2. When Work is complete, Division 23 Contractor shall minimally provide two (2) complete "Record" sets of bond drawings and one (1) reproducible CD. Contractor may at his option obtain reproducible drawings through the Architect of the original Contract Documents for alteration by Him. Contractor shall pay all fees for the drawing reproduction thereto. Contractor shall certify the accuracy of each drawing by endorsement and signature thereon. Upon completion of the Record Drawings the Contractor shall deliver them to the Architect/Engineer for review, prior to forwarding to Owner.
3. All underground Work shall be accurately located on the Record Drawings by plan dimension, grade elevation and service elevation. Such work shall include utilities, storage tanks, grease interceptors, etc.

F. Operating and Maintenance Instructions

1. Format:
 - a. Prepare two (2) complete sets of data in the form of instructional manuals.
 - b. Binders: Commercial quality, 8-1/2 x 11 inch three-ring binders with hardback, cleanable, plastic covers; two inch maximum ring size. When multiple binders are used, correlate data into related consistent groupings.
 - c. Cover: Identify each binder with typed or printed title OPERATION AND MAINTENANCE INSTRUCTIONS; list title of Project and separate building; identify subject matter of contents.
 - d. Arrange content by systems under section numbers and sequence of Table of Contents of this Project Manual.
 - e. Provide tabbed fly leaf for each separate product and system, with typed description of product and major component parts of equipment to include equipment tag number (i.e., AHU-5A).
 - f. Text: Manufacturer's printed data, or typewritten data on 20 pound minimum paper.
 - g. Drawings: Provide with reinforced punched binder tab. Bind in with text; fold larger drawings to size of text pages.
2. Contents, Each Volume
 - a. Table of Contents: Provide title of Project; names, addresses, and telephone numbers of Architect/Engineer, subconsultants, and Contractor with name of responsible parties; schedule of products and systems, indexed to content of the volume.
 - b. For Each Product or System: List names, addresses and telephone numbers of Subcontractors and suppliers, including local source of supplies and replacement parts.
 - c. Product Data: Mark each sheet to clearly identify specific products and component parts, and data applicable to installation. Delete inapplicable information.
 - d. Drawings: Supplement product data to illustrate relations of component parts of equipment and systems, to show control and flow diagrams.

- e. Type Text: As required to supplement product data. Provide logical sequence of instructions for each procedure, incorporating manufacturer's instructions.
 - f. Warranties and Bonds: Bind in copy of each and as specified in Section 01700.
3. Manual for Equipment and Systems
- a. Each Item of Equipment and Each System: Include description of unit or system, and component parts. Identify function, normal operating characteristics, and limiting conditions. Include performance curves, with engineering data and tests, and complete nomenclature and commercial number of replaceable parts.
 - b. Include color coded wiring diagrams as installed.
 - c. Operating Procedures: Include start-up, break-in, and routine normal operating instructions. Include sequence of operation of the mechanical systems. Include regulation, control, stopping, shut-down, and emergency instructions. Include summer, winter, and any special operating instructions.
 - d. Maintenance Requirements: Include routine procedures and guide for trouble-shooting; disassembly, repair, and reassembly instructions; and alignment, adjusting balancing, and checking instructions. Contractor shall provide a master maintenance schedule with listing of names, addresses and phone numbers of service organizations of each item of equipment. This schedule shall be typewritten and subdivided by specification section numbers and indicate equipment tag numbers.
 - e. Provide servicing and lubrication schedule, and list of lubricants required.
 - f. Include manufacturer's printed operation and maintenance instructions.
 - g. Include sequence of operation by controls manufacturer.
 - h. Provide original manufacturer's parts list, illustrations, assembly drawings, and diagrams required for maintenance.
 - i. Provide control diagrams by controls manufacturer as installed.
 - j. Provide Contractor's coordination drawings, with color coded piping diagrams as installed.
 - k. Provide charts of valve tag numbers, with location and function of each valve, keyed to flow and control diagrams.
 - l. Provide list of original manufacturer's spare parts, current prices, and recommended quantities to be maintained in storage.
 - m. Include final test and balancing reports.
 - n. Additional Requirements: As specified in individual product specification sections.

1.12 CONCRETE WORK

- A. Provide concrete bases and housekeeping pads for mechanical equipment unless indicated otherwise. Vibration pads and equipment bases shall be provided by this Contractor.

- B. Provide all equipment anchor bolts and coordinate their proper installation and accurate location.
- C. All equipment located on floor slab, that is not mounted on wheels and is capable of being moved shall be secured to the floor with anchor bolts. All equipment bolt holes shall be utilized in equipment mounting and a minimum of two bolts shall be used per item. Bolts shall be of sufficient size to prevent equipment from overturning.

1.13 ACCESS PANELS

- A. Provide access panels where required and not shown on the drawings for installation by the drywall contractor. All access panel locations shall be approved by the Architect. Provide rated access doors and frames where required.

1.14 ESCUTCHEONS

- A. Provide chrome plated escutcheons at each sleeve or penetration into finished spaces. Escutcheons shall fit around pipe or pipe insulation where installed. Outside diameter of escutcheon shall completely conceal sleeves and openings in elements. Where sleeves extend above finished floor, provide deep escutcheons to conceal sleeve extensions. Secure escutcheons or directly to sleeve or element with set screws or other approved devices. Escutcheon screws shall not be secured to insulation.

1.15 INSULATION PROTECTION

- A. Where exposed insulated piping extends to floor, provide sheet metal guard around insulation.

1.16 SYSTEM GUARANTEE

- A. Work required under this Division shall include one-year guarantee for all installations and systems. Guarantee by Contractor to Owner to replace for Owner any defective workmanship and/or material which has been furnished under Contract at no cost to the Owner for a period of one (1) year from the date of acceptance of building by Owner. Guarantee shall also include all reasonable adjustment of systems required for proper operation during the guarantee period. Guarantee shall not include normal preventative maintenance services or filters.
- B. At "Demonstration", one-year guarantee provision by Contractor shall be explained to Owner.
- C. All hermetically sealed refrigeration systems shall be provided with a five (5) year factory warrantee.

GRAND OAKS APARTMENTS
LEE COUNTY, FL
FK PROJECT NO. 5331

ISSUE DATE: 08/31/16
PRICING SET

PART 2 - PRODUCTS

NOT USED

PART 3 - EXECUTION

NOT USED

END OF SECTION 230000

SECTION 231400 - SUPPORTS AND ANCHORS

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Pipe and equipment hangers and supports
- B. Equipment bases and supports
- C. Sleeves and seals
- D. Flashing and sealing equipment and pipe stacks

1.2 SUBMITTALS

- A. Shop Drawings: Indicate system layout with location and detail of trapeze hangers.
- B. Product Data: Provide manufacturers catalog data including load capacity.
- C. Design Data: Indicate load carrying capacity of trapeze, multiple pipe, and riser support hangers.
- D. Manufacturer's Installation Instructions: Indicate special procedures and assembly of components.

1.3 REGULATORY REQUIREMENTS

- A. Conform to applicable code for support of plumbing piping.
- B. Supports for Sprinkler Piping: In conformance with NFPA 13.

PART 2 - PRODUCTS

2.1 PIPE HANGERS AND SUPPORTS

- A. Plumbing Piping - DWV:
 - 1. Conform to ASME B31.9.
 - 2. Hangers for Pipe Sizes 1/2 to 1-1/2 Inch: Carbon steel, adjustable swivel, split ring.
 - 3. Hangers for Pipe Sizes 2 Inches and Over: Carbon steel, adjustable, clevis.
- B. Plumbing Piping - Water:
 - 1. Conform to ASME B31.9.

2. Hangers for Pipe Sizes 1/2 to 1-1/2 Inch: Carbon steel, adjustable swivel, split ring.
3. Hangers for Cold Pipe Sizes 2 Inches and Over: Carbon steel, adjustable, clevis.

C. Refrigerant Piping:

1. Conform to MSS SP58 and MSS SP69.
2. Hangers for Pipe Sizes 1/2 to 1-1/2 Inch: Carbon steel, adjustable swivel, split ring.
3. Hangers for Pipe Sizes 2 Inches and Over: Carbon steel, adjustable, clevis.
4. Multiple or Trapeze Hangers: Steel channels with welded spacers and hanger rods.
5. Wall Support for Pipe Sizes to 3 Inches: Cast iron hook.
6. Wall Support for Pipe Sizes 4 Inches and Over: Welded steel bracket and wrought steel clamp.
7. Vertical Support: Steel riser clamp.
8. Floor Support: Cast iron adjustable pipe saddle, lock nut, nipple, floor flange, and concrete pier or steel support.
9. Copper Pipe Support: Carbon steel ring, adjustable, copper plated.

2.2 ACCESSORIES

- A. Hanger Rods: Mild steel threaded both ends, threaded one end, or continuous threaded.

2.3 INSERTS

- A. Inserts: Malleable iron case of galvanized steel shell and expander plug for threaded connection with lateral adjustment, top slot for reinforcing rods, lugs for attaching to forms; size inserts to suit threaded hanger rods.

2.4 FLASHING

- A. Metal Flashing: 26 gauge galvanized steel.
- B. Metal Counterflashing: 22 gauge galvanized steel.
- C. Lead Flashing:
1. Waterproofing: 5 lb/sq ft sheet lead
 2. Soundproofing: 1 lb/sq ft sheet lead.

2.5 SLEEVES

- A. Sleeves for Pipes Through Non-fire Rated Floors: 18 gauge galvanized steel.

- B. Sleeves for Pipes Through Non-fire Rated Beams, Walls, Footings, and Potentially Wet Floors: Steel pipe or 18 galvanized steel.
- C. Sleeves for Pipes Through Fire Rated and Fire Resistive Floors and Walls, and Fire Proofing: Prefabricated fire rated sleeves including seals, UL listed.
- D. Sleeves for Round Ductwork: Galvanized steel.
- E. Sleeves for Rectangular Ductwork: Galvanized steel or wood.
- F. Firestopping Insulation: Glass fiber type, non-combustible.
- G. Sealant: Acrylic

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install in accordance with manufacturer's instructions.

3.2 INSERTS

- A. Provide inserts for placement in concrete formwork.
- B. Where concrete slabs form finished ceiling, locate inserts flush with slab surface.
- C. Where inserts are omitted, drill through concrete slab from below and provide through-bolt with recessed square steel plate and nut recessed into and grouted flush with slab.

3.3 PIPE HANGERS AND SUPPORTS

- A. Support horizontal piping as scheduled.
- B. Install hangers to provide minimum 1/2 inch space between finished covering and adjacent work.
- C. Place hangers within 12 inches of each horizontal elbow.
- D. Use hangers with 1-1/2 inch minimum vertical adjustment.
- E. Support horizontal cast iron pipe adjacent to each hub, with 5 feet maximum spacing between hangers.
- F. Support vertical piping at every floor. Support vertical cast iron pipe at each floor at hub.
- G. Where several pipes can be installed in parallel and at same elevation, provide multiple or trapeze hangers.

- H. Support riser piping independently of connected horizontal piping.
- I. Provide copper plated hangers and supports for copper piping.
- J. Design hangers for pipe movement without disengagement of supported pipe.
- K. Prime coat exposed steel hangers and supports. Hangers and supports located in crawl spaces, pipe shafts, and suspended ceiling spaces are not considered exposed.

3.4 EQUIPMENT BASES AND SUPPORTS

- A. Provide housekeeping pads of concrete, minimum 4 inches thick and extending 6 inches beyond equipment.
- B. Provide templates, anchor bolts, and accessories for mounting and anchoring equipment.
- C. Construct supports of steel members. Fasten with flanges bolted to structure.
- D. Provide rigid anchors for pipes after vibration isolation components are installed.

3.5 FLASHING

- A. Provide flexible flashing and metal counterflashing where piping and ductwork penetrate weather or waterproofed walls, floors, and roofs.
- B. Flash vent and soil pipes projecting 3 inches minimum above finished roof surface with lead worked one inch minimum into hub, 8 inches minimum clear on sides with 24 x 24 inches sheet size. For pipes through outside walls, turn flanges back into wall and caulk, metal counterflash, and seal.
- C. Seal floor, shower, and mop sink drains watertight to adjacent materials.
- D. Provide acoustical lead flashing around ducts and pipes penetrating equipment rooms, installed in accordance with manufacturer's instructions for sound control
- E. Adjust storm collars tight to pipe with bolts; caulk around top edge. Use storm collars above roof jacks. Screw vertical flange section to face of curb.

3.6 SLEEVES

- A. Set sleeves in position in formwork. Provide reinforcing around sleeves.
- B. Size sleeves large enough to allow for movement due to expansion and contraction. Provide for continuous insulation wrapping.
- C. Extend sleeves through floors one inch above finished floor level. Caulk sleeves.

- D. Where piping or ductwork penetrates floor, ceiling, or wall, close off space between pipe or duct and adjacent work with fire stopping insulation and caulk air tight. Provide close fitting metal collar or escutcheon covers at both sides.
- E. Install chrome plated steel escutcheons at finished surfaces. Escutcheons shall be painted to match wall color when so directed by the Architect.

3.7 SCHEDULES

Hanger Rod Pipe Size Inches	Maximum Hanger Spacing Feet	Diameter Inches
1/2 to 1-1/4	6.5	3/8
1-1/2 to 2	10	3/8
2-1/2 to 3	10	1/2
4 to 6	10	5/8
8 to 12	14	7/8
14 and Over	20	1
PVC (All Sizes)	6	3/8

END OF SECTION 231400

SECTION 231900 – MECHANICAL IDENTIFICATION

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Nameplates
- B. Tags
- C. Pipe Markers

1.2 REFERENCES

- A. ASME A13.1 - Scheme for the Identification of Piping Systems.

1.3 SUBMITTALS

- A. Submit under provisions of Section 23000.
- B. Submit list of wording, symbols, letter size, and color coding for mechanical identification.
- C. Product Data: Provide manufacturers catalog literature for each product required.

PART 2 - PRODUCTS

2.1 NAMEPLATES

- A. Description: Laminated three-layer plastic with engraved white letters on black background color.

2.2 TAGS

- A. Metal Tags: Brass with stamped letters; tag size minimum 1-1/2 inch diameter with smooth edges.
- B. Chart: Typewritten letter size list in anodized aluminum frame.

2.3 PIPE MARKERS

- A. Color: Conform to ASME A13.1.

- B. Plastic Tape Pipe Markers: Flexible, vinyl film tape with pressure sensitive adhesive backing and printed markings.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Degrease and clean surfaces to receive adhesive for identification materials.

3.2 INSTALLATION

- A. Install plastic nameplates with corrosive-resistant mechanical fasteners, or adhesive.
- B. Install tags with corrosion resistant chain.
- C. Install plastic tape pipe markers complete around pipe in accordance with manufacturer's instructions.
- D. Identify air handlers, condensing units, heat pumps, tanks, and water treatment devices with plastic nameplates.
- E. Include the Apartment Number served on the identification nameplate of each condensing unit or heat pump.
- F. Small devices, such as in-line pumps, may be identified with tags.
- D. Identify control panels and major control components outside panels with plastic nameplates.
- E. Identify Clubhouse exposed piping, concealed or exposed, with plastic tape pipe markers. Identify service, flow direction, and pressure. Install in clear view and align with axis of piping. Locate identification not to exceed 20 feet on straight runs including risers and drops, adjacent to each valve and Tee, at each side of penetration of structure or enclosure, and at each obstruction.

END OF SECTION 231900

SECTION 232600 - PIPING INSULATION

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Piping insulation
- B. Jackets and accessories

1.2 SUBMITTALS

- A. Product Data: Provide product description, list of materials and thickness for each service, and locations.
- B. Manufacturer's Installation Instructions: Indicate procedures which ensure acceptable workmanship and installation standards will be achieved.

1.3 QUALITY ASSURANCE

- A. Materials: Flame spread/smoke developed rating of 25/50 or less in accordance with ASTM E84, NFPA 255, and UL 723.

1.4 QUALIFICATIONS

- A. Applicator: Company specializing in performing the work of this section with minimum three years experience.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials to site in original factory packaging, labeled with manufacturer's identification, including product density and thickness.
- B. Store insulation in original wrapping and protect from weather and construction traffic.
- C. Protect insulation against dirt, water, chemical, and mechanical damage.

1.6 ENVIRONMENTAL REQUIREMENTS

- A. Maintain ambient temperatures and conditions required by manufacturers of adhesives, mastics, and insulation cements.

PART 2 - PRODUCT DATA

2.1 CELLULAR FOAM

- A. Insulation: ASTM C534; flexible, cellular elastomeric, molded or sheet.
 - 1. 'K' Value: ASTM C177 or C518; 0.27 at 75 deg F
 - 2. Minimum Service Temperature: -40 deg F
 - 3. Maximum Service Temperature: 220 deg F
 - 4. Maximum Moisture Absorption: ASTM D1056; 1.0 percent (pipe) by volume, 1.0 percent (sheet) by volume
 - 5. Moisture Vapor Transmission: ASTM E96; 0.20 perm inches
 - 6. Maximum Flame Spread: ASTM E84; 25
 - 7. Maximum Smoke Developed: ASTM E84; 50
 - 8. Connection: Waterproof vapor barrier adhesive.
- B. Elastomeric Foam Adhesive
 - 1. Comply with MIL-A-24179A, Type II, Class I.
 - 2. Air dried, contact adhesive, compatible with insulation.

2.2 JACKETS

- A. Aluminum Jacket: ASTM B209.
 - 1. Thickness: 0.016 inch sheet
 - 2. Finish: Smooth.
 - 3. Joining: Longitudinal slip joints and 2 inch (50 mm) laps.
 - 4. Fittings: 0.016 inch thick die shaped fitting covers with factory attached protective liner.
 - 5. Metal Jacket Bands: 3/8 inch wide; 0.015 inch thick aluminum.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that piping has been tested before applying insulation materials. Insulation materials shall only be applied to dry surfaces.
- B. Verify that surfaces are clean, foreign material removed, and dry.

3.2 INSTALLATION

- A. Install materials in accordance with the Manufacturer's instructions.
- B. On exposed piping, locate insulation and cover seams in least visible locations.

- C. Insulated cold pipes conveying fluids below ambient temperature:
1. Provide vapor barrier jackets, factory applied or field applied.
 2. Insulate fittings, joints, and valves with molded insulation of like material and thickness as adjacent pipe.
 3. Finish with a vapor barrier adhesive.
 4. Continue insulation through walls, sleeves, pipe hangers, and other pipe penetrations.
 5. Insulate entire system including fittings, valves, unions, flanges, strainers, flexible connections, and expansion joints.
- D. Inserts and Shields:
1. Application: Piping 1-1/2 inches diameter or larger.
 2. Shields: Galvanized steel between pipe hangers or pipe hanger rolls and inserts.
 3. Insert Location: Between support shield and piping and under the finish jacket.
 4. Insert Configuration: Minimum 6 inches long, of same thickness and contour as adjoining insulation; may be factory fabricated.
 5. Insert Material: ASTM C640 cork or other heavy density insulating material suitable for the planned temperature range.
- E. Finish insulation at supports, protrusions, and interruptions.
- F. For exterior applications, provide vapor barrier jacket. Insulate fittings, joints, and valves with insulation of like material and thickness as adjoining pipe, and finish with glass mesh reinforced vapor barrier cement. Cover with aluminum jacket with seams located on bottom side of horizontal piping.
- G. For buried piping, provide factory fabricated assembly with inner all-purpose service jacket with self sealing lap, and asphalt impregnated open mesh glass fabric, with one mil thick aluminum foil sandwiched between three layers of bituminous compound; outer surface faced with a polyester film.

3.3 TOLERANCE

- A. Substituted insulation materials shall provide thermal resistance within 10 percent at normal conditions, as materials indicated.

3.4 CELLULAR FOAM INSULATION SCHEDULE

PIPING SYSTEMS		PIPE SIZE (Inches)	THICKNESS (Inches)
A. Cooling Systems			
1.	Refrigerant Suction Line (CU's and HP's)	All	1"
2.	Refrigerant Liquid Line (HP's)	All	1"

GRAND OAKS APARTMENTS
LEE COUNTY, FL
FK PROJECT NO. 5331

ISSUE DATE: 08/31/16
PRICING SET

END OF SECTION 232600

SECTION 232900 - DUCTWORK INSULATION

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Ductwork insulation

1.2 SUBMITTALS

- A. Product Data: Provide product description, list of materials and thickness for each service, and locations.
- B. Manufacturer's Installation Instructions: Indicate procedures which ensure acceptable workmanship and installation standards will be achieved.

1.3 QUALITY ASSURANCE

- A. Materials: Flame spread/smoke developed rating of 25/50 in accordance with ASTM E84, NFPA 255, and UL 723.

1.4 QUALIFICATIONS

- A. Applicator: Company specializing in performing the work of this section with minimum three years experience.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, protect and handle products to site under provisions of Section 15000.
- B. Deliver materials to site in original factory packaging, labeled with manufacturer's density and thickness.
- C. Store insulation in original wrapping and protect from weather and construction traffic.
- D. Protect insulation against dirt, water, chemical, and mechanical damage.

1.6 ENVIRONMENTAL REQUIREMENTS

- A. Maintain ambient temperatures and conditions required by manufacturers of adhesives, mastics, and insulation cements.

PART 2 - PRODUCTS

2.1 GLASS FIBER BLANKET INSULATION

- A. Insulation: ASTM C553; flexible, noncombustible blanket with Foil Scrim Kraft (FSK) vapor barrier jacket.
 - 1. 'K' value : ASTM C518, 0.29 at 75 deg F
 - 2. Maximum service temperature: 250 deg F
 - 3. Maximum moisture absorption: 0.20 percent by volume.
 - 4. Density: 1.0 lb/cu ft
 - 5. Moisture vapor transmission: ASTM E96; 0.04 perm.
- B. Adhesive: Materials shall be compatible with insulation materials, jackets, and substrates and for bonding insulation to itself and to surfaces to be insulated unless otherwise indicated.
 - 1. FSK Jacket Adhesive: Comply with MIL-A-3316C, Class 2, Grade A for bonding insulation jacket lap seams and joints.

2.2 FIRE-RATED BLANKET

- A. High-temperature, flexible, blanket insulation with FSK jacket that is tested and certified to provide a 1-hour fire rating acceptable to authorities having jurisdiction.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that ductwork has been leak tested by the Contractor before applying insulation materials.
- B. Verify that surfaces are clean, foreign material removed, and dry.

3.2 INSTALLATION

- A. Install materials in accordance with manufacturer's instructions.
- B. To ensure installed thermal performance, insulation shall be cut to "stretch-out" dimensions. This requires measurement of the duct perimeter, then cutting the insulation to the dimension (perimeter + add-on) indicated in the manufacturer's stretch out chart. A 2" piece of insulation shall be removed from the facing at the end of the piece of insulation to form an overlapping taping flap.
- C. The insulation shall be installed with the facing out. Adjacent sections of insulation shall be tightly butted with the 2" taping flap overlapping. All seams and flaps shall be sealed with pressure sensitive tape and coated with mastic to provide a vapor-tight seal.

- D. Seal all tears, punctures, and/or other penetrations of the insulation facing with tape and mastic to provide a vapor-tight system.
- E. Seal all seams and connections with glass fabric and mastic.
- F. Insulated ductwork:
 - 1. Continue insulation through walls, sleeves, hangers, and other duct penetrations.
 - 2. Insulate entire system including fittings, joints, flanges, fire dampers, flexible connections, and expansion joints.

3.3 TOLERANCE

- A. Substituted insulation materials shall provide thermal resistance within 10 percent at normal conditions, as materials indicated.

3.4 FLEXIBLE GLASS FIBER DUCTWORK INSULATION SCHEDULE

DUCTWORK	MIN R-VALUE	FINISH
Supply Ductwork	R=6.0	Aluminum Film
Supply Ductwork in Attics	R=8.0	Aluminum Film
Return Ductwork	R=6.0	Aluminum Film
Outdoor Air Ductwork	R=6.0	Aluminum Film

END OF SECTION 232900

SECTION 235350 - REFRIGERATION PIPING AND SPECIALTIES

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Refrigerant piping
- B. Refrigerant
- C. Refrigerant pipe specialties

1.2 SUBMITTALS

- A. Submit product data indicating general assembly of specialties, including manufacturer's catalogue information.
- B. Submit data indicating pipe sizing.
- C. Submit test reports under provisions of Section 15000.

1.3 REGULATORY REQUIREMENTS

- A. Conform to ANSI/ASME B31.9.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store piping and specialties in shipping containers with labeling in place.
- B. Protect piping and specialties from entry of contaminating material by leaving end caps and plugs in place until installation.

PART 2 - PRODUCTS

2.1 REFRIGERANT PIPING

- A. Copper Tubing: ASTM B280, Type ACR.
 - 1. Fittings: ANSI/ASME B16.22 wrought copper.
 - 2. Joints: ANSI/ASTM B32, solder Grade 95TA.

2.2 REFRIGERANT

- A. Refrigerant: Coordinate with equipment supplier.

2.3 MOISTURE AND LIQUID INDICATORS

- A. Indicators: Single port type, UL listed, with copper or brass body, flared or solder ends, sight glass, color coded paper moisture indicator with removable element cartridge and plastic cap; for maximum working pressure of 500 psi, and maximum temperature of 200 deg F.

2.4 VALVES

- A. Diaphragm Packless Valves: UL listed, globe or angle pattern, forged brass body and bonnet, phosphor bronze and stainless steel diaphragms, rising stem and handwheel, stainless steel spring, nylon seat disc, solder or flared ends, with positive backseating; for maximum working pressure of 500 psi and maximum temperature of 275 deg F.
- B. Packed Angle Valves: Forged brass, forged brass seal caps with copper gasket, rising stem and seat with backseating, molded stem packing, solder or flared ends; for maximum working pressure of 500 psi and maximum temperature of 275 deg F.
- C. Packed Ball Valves: Two piece bolted forged brass Body with Teflon ball seals and copper tube extensions, brass bonnet and seal cap, chrome plated ball, stem with neoprene ring stem seals; for maximum working pressure of 500 psi and maximum temperature of 300 deg F.

2.5 STRAINERS

- A. Straight Line or Angle Line Type: Brass or steel shell, steel cap and flange, and replaceable cartridge, with screen of stainless steel wire or Monel reinforced with brass; for maximum working pressure of 430 psi.

2.6 CHECK VALVES

- A. Globe Type: Cast bronze or forged brass body, forged brass cap with neoprene seal, brass guide and disc holder, phosphor-bronze or stainless steel spring, Teflon seat disc; for maximum working pressure of 425 psi and maximum temperature of 300 deg F.
- B. Straight Thru Type: Brass body and disc, phosphor-bronze or stainless steel spring, neoprene seat; for maximum working pressure of 500 psi and maximum temperature of 200 deg F.

2.7 PRESSURE RELIEF VALVES

- A. Straight Thru or Angle Type: Brass body and disc, neoprene seat, factory sealed and stamped with ASME UV and National Board Certification NB; for standard 400 psi setting; selected to ANSI/ASHRAE 15.

2.8 FILTER-DRIERS

- A. Replaceable Cartridge Angle Type: ANSI/ARI 710, UL listed, brass shell and bronze cap, perforated brass shell and molded desiccant filter core; for maximum working pressure of 350 psi.
- B. Permanent Straight Thru Type: ANSI/ARI 710, UL listed, steel shell with molded desiccant filter core, for maximum working pressure of 400 psi.

2.9 SOLENOID VALVES

- A. Valve: ARI 760, pilot operated, copper or brass body and internal parts, synthetic seat, stainless steel stem and plunger assembly, with flared, solder, or threaded ends; for maximum working pressure of 500 psi. Stem shall permit manual operation in case of coil failure.
- B. Coil Assembly: UL listed, replaceable with molded electromagnetic coil, moisture and fungus proof, with surge protector and color coded lead wires, integral junction box.

2.10 EXPANSION VALVES

- A. Angle or Straight Thru Type: ARI 750; design suitable for refrigerant, brass body, internal or external equalizer, bleed hole, adjustable superheat setting, replaceable inlet strainer, with replaceable capillary tube and remote sensing bulb and remote bulb well.
- B. Selection: Evaluate refrigerant pressure drop through system to determine available pressure drop across valve. Select valve for maximum load at design operating pressure and minimum 10 deg F superheat. Select to avoid being undersized at full load and excessively oversized at part load.

2.11 RECEIVERS

- A. Internal Diameter 6 inch and Smaller: ANSI/ARI 495, UL listed, steel, brazed; 400 psi maximum pressure rating, with tappings for inlet, outlet, and pressure relief valve.
- B. Internal Diameter Over 6 inch: ANSI/ARI 495, welded steel, tested and stamped in accordance with Section 8D of the ANSI/ASME Boiler and Pressure Vessels Code; 400 psi with tappings for inlet, outlet and pressure relief valve.

2.12 FLEXIBLE CONNECTORS

- A. Corrugated stainless steel hose with single layer of stainless steel exterior braiding, minimum 9 inches long with copper tube ends; for maximum working pressure 400 psi.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Ream pipe and tube ends. Remove burrs.
- B. Remove scale and dirt on inside and outside before assembly.
- C. Prepare piping connections to equipment with flanges or unions.

3.2 INSTALLATION

- A. Install refrigeration specialties in accordance with manufacturer's instructions.
- B. Route piping in orderly manner, with plumbing parallel to building structure, and maintain gradient.
- C. Install piping to conserve building space and not interfere with use of space.
- D. Group piping whenever practical at common elevations and locations. Slope piping one percent in direction of oil return.
- E. Provide non-conducting dielectric connections when joining dissimilar metals.
- F. Install piping to allow for expansion and contraction without stressing pipe, joints, or connected equipment.
- G. Provide clearance for installation of insulation and access to valves and fittings.
- H. Provide access to concealed valves and fittings.
- I. Insulate piping.
- J. Locate expansion valve sensing bulb immediately downstream of evaporator on suction line.
- K. Provide external equalizer piping on expansion valves with refrigerant distributor connected to evaporator.
- L. Install flexible connectors at right angles to axial movement of compressor.
- M. Fully charge completed system with refrigerant after testing.
- N. Provide electrical connection to solenoid valves.
- O. Do not cut structural members for refrigerant routing without approval from structural engineer.
- P. Seal all penetrations in rated assemblies as required to maintain the rating.

3.3 APPLICATION

- A. Provide line size liquid indicators in main liquid line leaving condenser, or if receiver is provided, in liquid line leaving receiver.
- B. Provide line size strainer upstream of each automatic valve. Where multiple expansion valves with integral strainers are used install single main liquid line strainer.
- C. Provide shut-off valve on each side of strainer.
- D. Provide permanent filter-driers in low temperature systems and systems utilizing hermetic compressors.
- E. Provide replaceable cartridge filter-driers vertically in liquid line adjacent to receivers with three valve bypass assembly to permit isolation of driers for servicing.
- F. Provide replaceable cartridge filter-driers, with three-valve bypass assembly. Provide filter-driers for each solenoid valve.
- G. Provide solenoid valves in liquid line of systems operating with single pump-out or pump-down compressor control, in liquid line of single or multiple evaporator systems, and in oil bleeder lines from flooded evaporators to stop flow of oil and refrigerant into the suction line when system shuts down.
- H. Provide refrigerant charging (packed angle) valve connections in liquid line between receiver shut-off valve and expansion valve.
- I. Utilize flexible connectors at or near compressors where within piping configuration does not absorb vibration.

3.4 FIELD QUALITY CONTROL

- A. Field inspection and testing will be performed under provisions of Section 15000.
- B. Test refrigeration system in accordance with ANSI/ASME B31.5.
- C. Pressure test system with dry nitrogen to 200 psig. Perform final tests at 27 inches vacuum and 200 psig using electronic leak detector. Test to no leakage.

3.5 PIPING DESIGN

- A. It shall be the responsibility of the Contractor to coordinate with the Equipment Manufacturer for the design and sizing all refrigerant piping for the air conditioning equipment. The Contractor shall consider length of run and fitting loss when sizing refrigerant piping. Provide all accessories recommended by the Equipment Manufacturer for systems that meet the Equipment Manufacturer's definition of a long-line application.

- B. The installing Contractor is required to field-route the refrigerant piping to the units concealed in the walls and above ceilings. All penetrations in rated assemblies shall be sealed in an approved manner to maintain the rating.

END OF SECTION 235350

SECTION 236710 – AIR-COOLED CONDENSING UNITS/HEAT PUMPS

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Condensing units
- B. Heat pumps

1.2 SUBMITTALS

- A. Submit product data indicating rated capacities, weights specialties and accessories, electrical nameplate data, and wiring diagrams.
- B. Submit design data indicating refrigerant pipe sizing and refrigerant charge.
- C. After-market protective coil coating product data and application instructions.
- D. Warranty certificates.

1.3 OPERATION AND MAINTENANCE DATA

- A. Include start-up instructions, maintenance instructions, parts list, controls, and accessories.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Comply with manufacturer's installation instructions for rigging, unloading, and transporting units.
- B. Protect units on site from physical damage.

1.5 WARRANTY

- A. Warranty: Units shall be warranted to be free from defects in material and workmanship under normal use and maintenance for a period of one year from the date of original installation or 18 months from the date of manufacture. Compressors shall be warranted for 5 years.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Subject to compliance with requirements, manufacturers offering similar products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. First Company
 - 2. Goodman
 - 3. Trane
 - 4. Carrier
 - 5. Desert-Aire

2.2 MANUFACTURED UNITS

- A. Outdoor Units: Self-contained, packaged, factory assembled and pre-wired units suitable for outdoor use consisting of cabinet, compressors, coil, fan(s), and controls, and louvered coil guards.
- B. Through-the-Wall Units: Self-contained, packaged, factory assembled and pre-wired units suitable for through-the-wall use consisting of cabinet, compressors, coil, fan, controls, wall sleeve, and architectural louver.
- C. Construction and Ratings: In accordance with ARI 210/240. Testing shall be in accordance with ASHRAE 14.
- D. Performance Ratings: Energy Efficiency Rating (EER) not less than prescribed by ANSI/ASHRAE 90A.

2.3 CASING

- A. House components in welded steel frame with galvanized steel panels with weather resistant, baked enamel finish. Mount starters, disconnects, and controls in weatherproof panel provided with full opening access doors. Provide mechanical interlock to disconnect power when door is opened.

2.4 CONDENSER COILS

- A. Coils: Aluminum fins mechanically bonded to seamless copper tubing. Air test under water to 425 psig, and dehydrate.
- B. Coil Guard: Expanded metal

2.5 FANS AND MOTORS

- A. Outdoor Units: Vertical discharge direct driven propeller type condenser fan with fan guard on discharge. Waterproof motors suitable for outdoor use, single phase permanent split capacitor or 3 phase, with permanent lubricated ball bearings and built in thermal overload protection.
- B. Through-the-Wall Units: Horizontal intake and discharge direct-driven condenser fan with fan guard on discharge. High-efficiency, ECM, waterproof motors suitable for outdoor use, single phase permanent split capacitor or 3 phase, with permanent lubricated ball bearings and built in thermal overload protection.

2.6 COMPRESSORS

- A. Hermetic scroll type.
- B. Mounting: Statically and dynamically balance rotating parts and mount on rubber-in-shear vibration isolators. Internally isolate hermetic units on springs.
- C. Lubrication System: Reversible, positive displacement oil pump with oil charging valve, oil level sight glass, oil filter, and magnetic plug or strainer.
- D. Capacity Reduction Equipment: Suction valve unloaders, with lifting mechanism operated by electrically actuated solenoid valve. Provide for unloaded compressor start. Control unloading from suction pressure.
- E. Motor: Constant speed suction gas cooled with electronic sensor and winding over temperature protection, designed for across-the-line starting. Furnish with starter.
- F. Crankcase Heater: Evaporates refrigerant returning to crankcase during shut down. Energize heater thermostatically when compressor is not operating.

2.7 REFRIGERANT CIRCUIT

- A. Provide each unit with one refrigerant circuit factory-supplied and piped.
- B. Refrigerant: R-410A
- C. Provide the following for each refrigerant circuit:
 - 1. Filter dryer
 - 2. Liquid line sight glass and moisture indicator
 - 3. Thermal expansion valve for maximum operating pressure
 - 4. Insulated suction line

5. Suction and liquid line service valves and gauge ports
6. Liquid line solenoid valve
7. Charging valve
8. Discharge line check valve
9. Compressor discharge service valve
10. Condenser pressure relief valve

D. Provide the following for each heat pump refrigerant circuit:

1. Heat-Pump Components: Reversing valve and low-temperature-air cutoff thermostat.

2.8 CONTROLS

- A. On unit, mount weatherproof steel control panel, NEMA 250, containing power and control wiring, molded case disconnect switch, factory wired with single point power connection.
- B. For each compressor, provide across-the-line starter, non-recycling compressor overload, starter relay, and control power transformer or terminal for controls power. Provide manual reset current overload protection. For each condenser fan, provide across-the-line starter with starter relay.
- C. Provide the following safety controls arranged so that operating any one will shut down machine and require manual reset:
1. High discharge pressure switch (manual reset)
 2. Low suction pressure switch (automatic reset)
 3. Oil Pressure switch (manual reset)
- D. Provide the following operating controls:
1. Thermostat located in room cycles compressors, activates solenoid valves in refrigerant circuit.
 2. Five minute off timer prevents compressor from short cycling.
- E. Room thermostat: Refer to schedule on Contract Drawings for more information.

2.9 COIL PROTECTIVE COATING

- A. Protective Coil Coating: Spray-on, protective coating – Adsil, MicroGuard HVAC/R protective treatments or engineer-approved equal. All outdoor coils shall be protected.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Provide for connection to electrical service.
- C. Install outdoor units on concrete or fiberglass base as indicated on the Contract Drawings.
- D. Provide wall sleeves and architectural louvers for through-the-wall units. Install per Manufacturer's written instructions and seal all building penetrations weather-tight.
- E. Provide connection to refrigeration piping system and evaporators. Comply with ANSI/ASHRAE 15.
- F. Refrigerant pipe sizing and routing shall be the responsibility of the Mechanical Contractor.
- G. Provide all accessories required for long-line applications and size refrigerant pipe per the Manufacturer's instructions for the length of refrigerant run. Adjust the refrigerant charge for the line length per the Manufacturer's instructions.
- H. Apply protective coil coatings per the coating Manufacturer's written instructions.

END OF SECTION 236710

SECTION 238550 - AIR HANDLERS

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Air handlers

1.2 SUBMITTALS

- A. Shop Drawings: Indicate assembly, unit dimensions, weight loading, required clearances, construction details, field connection details, and electrical characteristics and connection requirements.
- B. Product Data:
 - 1. Provide literature which indicates dimensions, weights, capacities, ratings, fan performance, gauges and finishes of materials, and electrical characteristics and connection requirements.
 - 2. Provide data of filter media, filter performance data, filter assembly, and filter frames.
 - 3. Provide fan curves with specified operating point clearly plotted.
 - 4. Submit sound power level data for both fan outlet and casing radiation at rated capacity.
 - 5. Submit electrical requirements for power supply wiring including wiring diagrams for interlock and control wiring, clearly indicating factory-installed and field-installed wiring.
- C. Manufacturer's Installation Instructions.
- D. Manufacturer's Operation and Maintenance Data - Include instructions for lubrication, filter replacement, motor and drive replacement, spare parts list, and wiring diagrams.

1.3 QUALIFICATIONS

- A. Manufacturer: Company specializing in manufacturing the Products specified in this section with minimum three years documented experience, who issues complete catalog data on total product.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Accept products on site in factory-fabricated protective containers, with factory-installed shipping skids and lifting lugs. Inspect for damage.
- B. Store in clean dry place and protect from weather and construction traffic. Handle carefully to avoid damage to components, enclosures, and finish.

1.5 ENVIRONMENTAL REQUIREMENTS

- A. Do not operate units for any purpose, temporary or permanent, until ductwork is clean, filters are in place, bearings lubricated, and fan has been test run under observation.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Subject to compliance with requirements, manufacturers offering similar products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. First Company
 - 2. Goodman
 - 3. Carrier
 - 4. Trane
 - 5. Desert-Aire

2.2 AIR HANDLER GENERAL DESCRIPTION

- A. Air handlers (AH) shall be direct-expansion fan coil(s) equipped with electric heater (if scheduled) and factory-matched with outdoor unit. Unit enclosures shall be insulated and constructed of cold-rolled steel, finished in baked enamel.
 - 1. Apartment air handlers shall be flush mounted in the wall with a louvered front panel for return air and maintenance access. Bottom return panels shall be provided with outdoor air duct connection.
 - 2. Clubhouse units shall be vertically-mounted on floor stands to allow for bottom duct connections.
 - 3. Refer to drawings for additional air handlers and their requirements.
- B. Apartment units shall be equipped with disposable type filter that is accessed through the louvered face front panel. Clubhouse units shall be equipped with disposable type filters.
- C. Fan shall be dynamically and statically balanced.
- D. The multi-speed fan motor shall be factory lubricated, have internal overload protection, be resiliently mounted. Fan motor assembly shall be removable for service.
- E. Cooling coil shall be constructed with aluminum plate fins mechanically bonded to nonferrous tubing with all joints brazed. Coil shall have factory installed refrigerant metering device; refrigerant line fittings which permit mechanical connections.
- F. Condensate drain pans shall be equipped with primary connections routed to the drainage system. An overflow switch that will disable the unit shall be located in the auxiliary drain connection.

- G. Electric heater shall be factory-installed (if scheduled). Heater models over 10 KW shall have heating elements sequenced on and off in 5 KW increments and shall be wired for 2 stage operation. All heaters shall be equipped with thermal overload device, current overload for heater above 10 KW and the required heating and cooling system controls including control circuit 24 V transformers.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Install in conformance with ARI 435.
- C. Comply with requirements for piping specified in other Division 23 Sections. Drawings indicate general arrangement of piping, fittings, and specialties.
- D. Install piping adjacent to air handler to allow service and maintenance.
- E. Connect condensate drain piping to drain pan with p-trap and extend to condensate riser or drywell. Install p-trap per the detail on the Construction Drawings (one-piece, running p-traps will not be allowed).
- F. Refrigerant Piping: Comply with applicable requirements in Division 23 Section "Refrigeration Piping and Specialties."

END OF SECTION 238550

SECTION 238700 - POWER VENTILATORS

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Exhaust fans

1.2 SUBMITTALS

- A. Product Data: Provide data on fans and accessories including fan curves with specified operating point clearly plotted, sound power levels at rated capacity, and electrical characteristics and connection requirements.
- B. Manufacturer's Installation Instructions.

1.3 OPERATION AND MAINTENANCE DATA

- A. Maintenance Data: Include instructions for lubrication, motor and drive replacement, spare parts list, and wiring diagrams.

PART 2 - PRODUCTS

2.1 CEILING EXHAUST FANS

- A. Ceiling Exhaust Fan: Direct driven with galvanized steel housing, resilient mounted motor, gravity backdraft damper in discharge, and molded white plastic grille.
- B. Electrical Characteristics and Components:
 - 1. Motor: NEMA MG1
 - 2. Wiring Terminations: Provide terminal lugs to match branch circuit conductor quantities, sizes, and materials indicated. Enclose terminal lugs in terminal box sized to NFPA 70.
 - 3. Disconnect Switch: Cord and plug in housing for thermal overload protected motor.
- C. Accessories: Refer to schedule on Contract Drawings.
- D. Capacities and Characteristics: Refer to schedule on Contract Drawings.

2.2 INLINE EXHAUST FANS

- A. Housing: Split, spun aluminum with aluminum straightening vanes, inlet and outlet flanges, and support bracket adaptable to floor, side wall, or ceiling mounting.

- B. Direct-Drive Units: Motor mounted in airstream, factory wired to disconnect switch located on outside of fan housing.
- C. Belt-Driven Units: Motor mounted on adjustable base, with adjustable sheaves, enclosure around belts within fan housing, and lubricating tubes from fan bearings extended to outside of fan housing.
- D. Fan Wheels: Aluminum, airfoil blades welded to aluminum hub.
- E. Accessories: Refer to schedule on Contract Drawings.
- F. Capacities and Characteristics: Refer to schedule on Contract Drawings.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Counterflash duct to wall opening.
- C. Install flexible connections between fan inlet and ductwork. Ensure metal bands of connectors are parallel with minimum one inch flex between ductwork and fan while running.
- D. Provide backdraft dampers on outlet from cabinet and ceiling exhausters fans and as indicated.
- E. Do not operate fans for any purpose until ductwork is clean, filters in place, bearings lubricated, and fan has been test run under observation.

END OF SECTION 238700

SECTION 238900 - DUCTWORK

PART 1 - GENERAL

1.1 WORK INCLUDED

- A. Air conditioning ductwork – supply and return air
- B. Air conditioning ductwork – outdoor air
- C. Toilet exhaust ductwork
- D. Dryer vent ductwork

1.2 DEFINITIONS

- A. Duct Sizes: Inside clear dimensions.

1.3 REGULATORY REQUIREMENTS

- A. Construct ductwork to NFPA 90A, NFPA 90B, NFPA 96 standards.

1.4 SUBMITTALS

- A. Indicate duct materials, fittings, and particulars such as gauges and sizes prior to start of work.

PART 2 - PRODUCTS

2.1 DUCTWORK CONSTRUCTION

- A. General: Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible" based on indicated static-pressure class unless otherwise indicated.
- B. Construct T's, bends, and elbows with radius of not less than 1-1/2 times width of duct on centerline. Where not possible and where rectangular elbows are used, provide air foil turning vanes.
- C. Increase duct sizes gradually, not exceeding 15 degree divergence wherever possible. Divergence upstream of equipment shall not exceed 30 degree; convergence downstream shall not exceed 45 degree.
- D. Provide easements where ductwork conflicts with piping and structure. Where easements exceed 10 percent duct area, split into two ducts maintaining original duct area.

2.2 AIR CONDITIONING DUCTWORK – SUPPLY AND RETURN AIR

- A. General: All materials shall conform to the requirements of UL 181 for Class 1 air duct materials.
- B. Fiberglass Duct Board: Duct board shall be 1-1/2 inch thick rigid fiber with a minimum installed R-value of 6.0. Duct board shall be internally coated with a black acrylic polymer formulated with an immobilized, EPA-registered, anti-microbial agent passing UL 181 mold-growth resistance testing. The exterior of the duct shall be laminated with a foil-scrim-kraft (FSK) facing.
 - 1. Longitudinal Seams and Transverse Joints: All seams and joints shall be mechanically fastened and sealed with glass fabric and mastic complying with UL 181A.
- C. Round Galvanized Steel Ductwork: Minimum 26 gauge galvanized steel snap-lock pipe.
 - 1. Longitudinal Seams: Seal all seams with pressure-sensitive tape imprinted with listing information.
 - 2. Transverse Joints: All seams and joints shall be mechanically fastened and sealed with glass fabric and mastic complying with UL 181A.
- D. Insulated Flexible Ducts: UL 181, Class 1, 2-ply vinyl film supported by helically wound, spring-steel wire; fibrous-glass insulation; aluminized vapor-barrier film.
 - 1. Pressure Rating: 10 in.w.g positive and 1.0 in.w.g. negative
 - 2. Maximum Air Velocity: 4000 fpm
 - 3. Temperature Range: Minus 10 to plus 160 deg F
 - 4. Insulation R-value: 6.0 or greater at 75 deg F
 - 5. Transverse Joints: All joints shall be mechanically fastened with a compression strap and sealed with mastic complying with UL 181A.

2.3 AIR CONDITIONING DUCTWORK – OUTDOOR AIR

- A. General: All materials shall conform to the requirements of UL 181 for Class 1 air duct materials.
- B. Rectangular Galvanized Steel Ductwork: G90 galvanized sheet steel complying with ASTM A653.
 - 1. Longitudinal Seams: Select seam types and fabricate according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 1-5, "Longitudinal Seams - Rectangular Ducts," for static-pressure class, applicable sealing requirements, materials involved, duct-support intervals, and other provisions in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible." Seal all seams with pressure-sensitive tape imprinted with listing information.

2. Transverse Joints: Select joint types and fabricate according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 1-4, "Transverse (Girth) Joints," for static-pressure class, applicable sealing requirements, materials involved, duct-support intervals, and other provisions in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible." All joints shall be mechanically fastened and sealed with glass fabric and mastic complying with UL 181A.
 3. Elbows, Transitions, Offsets, Branch Connections, and Other Duct Construction: Select types and fabricate according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Chapter 2, "Fittings and Other Construction," for static-pressure class, applicable sealing requirements, materials involved, duct-support intervals, and other provisions in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible." All fittings shall be mechanically fastened and sealed with glass fabric and mastic complying with UL 181A.
- C. Round Galvanized Steel Ductwork: Minimum 26 gauge galvanized steel snap-lock pipe.
1. Longitudinal Seams: Seal all seams with pressure-sensitive tape imprinted with listing information.
 2. Transverse Joints: Slide-in crimped ends mechanically fastened and sealed with glass fabric and mastic complying with UL 181A.

2.4 BATHROOM EXHAUST DUCTWORK

- A. General: Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible" based on indicated static-pressure class unless otherwise indicated.
- B. Round Galvanized Steel Ductwork: Minimum 26 gauge galvanized steel snap-lock pipe with pre-installed gasket.
1. Longitudinal Seams: Seal all seams with pressure-sensitive tape.
 2. Transverse Joints: Slide-in crimped ends mechanically fastened and sealed with pressure-sensitive tape.

2.5 DRYER VENT DUCTWORK

- A. General: Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible" based on indicated static-pressure class unless otherwise indicated.
- B. Round Galvanized Steel Ductwork: Minimum 26 gauge galvanized steel snap-lock pipe with pre-installed gasket.
1. Longitudinal Seams: Seal all seams with pressure-sensitive tape.
 2. Transverse Joints: Slide-in crimped ends sealed with pressure-sensitive tape. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Use no screws or other fasteners that will obstruct the exhaust flow.

2.6 FASTENERS AND ADHESIVES

- A. General Sealant and Gasket Requirements: Surface-burning characteristics for sealants and gaskets shall be a maximum flame-spread index of 25 and a maximum smoke-developed index of 50 when tested according to UL 723; certified by an NRTL.
- B. Fasteners: When attaching to sheet metal fittings, slide the crimped end of the duct into the straight end of the fitting and secure with sheet metal screws at 4 inches on center and seal all seams with fabric and mastic.
- C. Pressure-Sensitive Tape: Comply with UL 181A; imprinted by the manufacturer with the coding "181A-P," the manufacturer's name, and a date code.
 - 1. Tape: Aluminum foil tape imprinted with listing information.
 - 2. Minimum Tape Width: 3 inches.
 - 3. Water resistant.
 - 4. Mold and mildew resistant.
- D. Fabric and Mastic: Glass fabric and mastic shall comply with UL 181A. Water-based mastic compatible with duct system.

2.7 HANGER RODS AND SUPPORTS

- A. Hanger Rods for Noncorrosive Environments: Cadmium-plated steel rods and nuts.
- B. Strap and Rod Sizes: Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Table 4-1, "Rectangular Duct Hangers Minimum Size," and Table 4-2, "Minimum Hanger Sizes for Round Duct."
- C. Duct Attachments: Sheet metal screws, blind rivets, or self-tapping metal screws; compatible with duct materials.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Glass Fabric and Mastic Application: Apply a thin, even coat of mastic approximately 3 inches wide over the center of the joint. Press the 3 inch wide glass fabric into the wet mastic. Apply a second coat of mastic, using care to fill the scrim pattern in the glass fabric.
- B. Rectangular ductwork shall be constructed of fiberglass duct board.
- C. Toilet exhaust ductwork shall be galvanized steel.
- D. Dryer vent ducts shall be galvanized steel and shall be constructed without any screws.

- E. Locate ducts with sufficient space around equipment to allow normal operating and maintenance activities.
- F. Any ductwork installed within a garage shall be constructed of not less than 26 gauge galvanized steel.
- G. During construction provide temporary closures of metal or taped polyethylene on open ductwork to prevent construction dust from entering ductwork system.

3.2 DUCT SEALING

- A. All ducts, air handlers, filter boxes and building cavities used as ducts shall be sealed. Joints and seams shall comply with Section M1601.4.1 of the *International Residential Code*.

Duct tightness shall be verified by the following postconstruction test:

Leakage to outdoors shall be less than or equal to 8 cfm per 100 ft² of *conditioned floor area* or a total leakage less than or equal to 12 cfm per 100 ft² of *conditioned floor area* when tested at a pressure differential of 0.1 inches w.g. across the entire system, including the manufacturer's air handler enclosure. All register boots shall be taped or otherwise sealed during the test.

END OF SECTION 238900

SECTION 239100 - DUCTWORK ACCESSORIES

PART 1 - GENERAL

1.1 WORK INCLUDED

- A. Dampers
- B. Flex duct take-offs
- C. Flexible duct connections
- D. Duct access doors
- E. Wall and roof duct terminations
- F. Air device duct boots
- G. Constant Airflow Regulators

1.2 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Shop Drawings: For duct accessories. Include plans, elevations, sections, details and attachments to other work.
 - 1. Detail duct accessories fabrication and installation in ducts and other construction. Include dimensions, weights, loads, and required clearances; and method of field assembly into duct systems and other construction. Include the following:
 - a. Special fittings.
 - b. Manual volume damper installations.
 - c. Control damper installations.
 - d. Fire-damper and smoke-damper installations, including sleeves; and duct-mounted access doors.
 - e. Wiring Diagrams: For power, signal, and control wiring.
- C. Operation and maintenance data.

1.3 QUALITY ASSURANCE

- A. Comply with NFPA 90A, "Installation of Air Conditioning and Ventilating Systems," and with NFPA 90B, "Installation of Warm Air Heating and Air Conditioning Systems."
- B. Comply with AMCA 500-D testing for damper rating.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible" for acceptable materials, material thicknesses, and duct construction methods unless otherwise indicated. Sheet metal materials shall be free of pitting, seam marks, roller marks, stains, discolorations, and other imperfections.
- B. Galvanized Sheet Steel: Comply with ASTM A 653.
 - 1. Galvanized Coating Designation: G90.
 - 2. Exposed-Surface Finish: Mill phosphatized.
- C. Aluminum Sheets: Comply with ASTM B 209, Alloy 3003, Temper H14; with mill finish for concealed ducts and standard, 1-side bright finish for exposed ducts.
- D. Extruded Aluminum: Comply with ASTM B 221, Alloy 6063, Temper T6.
- E. Reinforcement Shapes and Plates: Galvanized-steel reinforcement where installed on galvanized sheet metal ducts; compatible materials for aluminum and stainless-steel ducts.
- F. Tie Rods: Galvanized steel, 1/4-inch minimum diameter for lengths 36 inches or less; 3/8-inch minimum diameter for lengths longer than 36 inches.

2.2 DAMPERS

- A. Rectangular Backdraft Dampers: Aluminum construction, parallel action, single thickness blades, felt blade seals, 1 in.w.g. maximum pressure, 2,500 fpm maximum velocity, 200 deg F maximum temperature, vertical mount horizontal airflow, self-lubricating heavy duty nylon bearings, mill finish.
- B. Round Backdraft Dampers: Galvanized steel housing, aluminum spring loaded butterfly damper blades, neoprene gasket, 2000 fpm maximum velocity, 180 deg F maximum temperature, requires maximum of 0.08 in.w.g. to open.
- C. Round Volume Control Dampers: Galvanized steel housing and 20 gauge damper blade, synthetic bearings, zinc plated steel shaft, locking indicating quadrant regulator, 2,000 fpm maximum velocity, and maximum differential pressure of 2 in.w.g. Mount quadrant regulators on stand-off mounting brackets for insulated ducts. Design Basis: Young Regulator Model 5020R.
- D. Rectangular Volume Control Dampers: Aluminum construction, opposed blade manual damper, synthetic blade bushings, stainless steel slide, and a locking indicating quadrant regulator. Where rod lengths exceed 30 inches provide regulator at both ends. Mount

quadrant regulators on stand-off mounting brackets for insulated ducts. Design Basis: Young Regulator Model 820ALN.

- E. Round Motorized Outdoor Air Dampers: Galvanized steel construction with 20 gauge galvanized steel damper blade, and EPDM rubber gasket. Actuator shall be powered open with spring return to the closed position. Actuator shall be 120V powered and have a visible blade position indicator. Provide all accessories and relays to control the damper as detailed on the Contract Drawings. Design Basis: Young Regulator Model RDTF.
- F. Rectangular Motorized Outdoor Air Dampers: Aluminum frame and blade construction and stainless steel slide. Actuator shall be powered open with spring return to the closed position. Actuator shall be 120V powered and have a visible blade position indicator. Provide all accessories and relays to control the damper as detailed on the Contract Drawings. Design Basis: Young Regulator Model SDTF.
- G. Fire Dampers – Multi-Blade: 1-1/2 hour rated, dynamic rated, galvanized steel multiple blade fire damper constructed in accordance with NFPA 90A and UL 555. Dampers shall be constructed with 16 gauge galvanized steel frame and blades, oil-impregnated bronze or stainless steel sleeve bearings, plated steel axles, plated steel linkage concealed in jamb, and stainless steel closure spring. Closure device shall be a replaceable UL 33 fusible link that will activate at 165 deg F. Provide and install access door and sleeve. Design Basis: Greenheck Model DFD-210.
- H. Fire Dampers – Curtain: 1-1/2 hour rated, dynamic rated, curtain type with blades outside of airstream (Type B), fabricated with roll-formed, 0.034-inch-thick galvanized steel; with mitered and interlocking corners galvanized steel multiple blade fire damper constructed in accordance with NFPA 90A and UL 555. Closure device shall be a replaceable UL 33 fusible link that will activate at 165 deg F. Provide and install access door, retaining angle, and sleeve. Design Basis: Greenheck Model DFD-150.
- I. Radiation Dampers: Ceiling radiation damper UL tested and labeled for protection of ceiling openings in fire rated floor/ceiling assemblies with fire resistance ratings of 3 hours or less. Ceiling dampers shall bear the Underwriters' Laboratories (UL) label and be rated for ductless, flexible duct or steel duct air systems. Dampers shall have galvanized steel construction, minimum 22 gauge, butterfly-type shutter, and 165 deg F replaceable fusible link. Design Basis: Metalfab Model MSCD.
 - 1. Provide a boot assembly for radiation dampers located at air devices. Assembly shall be UL listed, minimum 30 gauge galvanized steel box with drywall flange and pre-installed insulation. Provide an "L" boot, an end boot, or a straight boot depending on the application.

2.3 FLEX DUCT TAKE-OFFS

- A. Duct Board Take-Offs: Round aluminum snap collar assembled with damper. Damper shall have a locking indicating quadrant regulator. Mount quadrant regulators on stand-off mounting brackets for insulated ducts.

- B. Metal Duct Take-Offs: Galvanized steel, rectangular, mitered take-off which transitions to a round collar with balancing damper. Damper shall have a locking indicating quadrant regulator. Mount quadrant regulators on stand-off mounting brackets for insulated ducts.

2.4 FLEXIBLE DUCT CONNECTIONS

- A. UL listed fire-retardant, neoprene coated, woven glass fiber fabric manufactured to conform to NFPA 90A. The minimum weight shall be 30 oz per sq yd, fabric shall be approximately 2 inches wide, and the fabric shall be crimped into the metal edging strip of the 24 gauge galvanized steel connectors. Design Basis: Durodyne Model DDFDC.

2.5 DUCT ACCESS DOORS

- A. Doors shall be galvanized steel, insulated, and double gasketed with tab type square frame. Access doors shall be hinged with cam fasteners.

2.6 WALL AND ROOF DUCT TERMINATIONS

- A. Bathroom Exhaust Duct Terminations: Provide either a wall cap or a roof cap depending on the installation. Wall and roof caps shall be primed and painted to match the color of the wall or roof in which it is installed. Caps shall be constructed of galvanized steel and shall come with a backdraft damper and screen.
- B. Dryer Vent Duct Terminations: Provide either a wall cap or a roof cap depending on the installation. Wall and roof caps shall be primed and painted to match the color of the wall or roof in which it is installed. Caps shall be constructed of galvanized steel and shall come with a backdraft damper and no screen.
- C. Brick Vents: Heavy gauge extruded aluminum frame and blades with an aluminum mesh insect screen. The blades shall be positioned at a 45 degree angle and the vent shall have a built-in water stop to prevent water intrusion. Vent shall have a mill finish and shall be field-primed and -painted a color approved by the Architect. It is the Contractors responsibility to submit color samples to the Architect for approval. Design Basis: Greenheck BVE.
 - 1. The duct connection to the brick vent shall have an aluminum back draft damper. The back draft damper shall be installed as appropriate for either an intake or exhaust airflow depending on the application.
 - 2. Finish installation for a clean workmanlike installation. Gaps and chips will not be acceptable.
- D. Outdoor Air Duct Terminations: Provide either a wall cap or a roof cap depending on the installation. Wall and roof caps shall be primed and painted to match the color of the wall or roof in which it is installed. Caps shall be constructed of galvanized steel and shall come with a screen.

2.7 AIR DEVICE DUCT BOOTS

- A. Provide a boot assembly for insulated flexible duct connections to air devices. Assembly shall be minimum 30-gauge galvanized steel box with drywall flange and pre-installed insulation. Provide an "L" boot, an end boot, or a straight boot depending on the application.

2.8 CONSTANT AIRFLOW REGULATOR

- A. Constant airflow regulators shall solely operate on duct pressure and require no external power supply. Each regulator shall be pre-set and factory calibrated, requiring no field adjustment to the airflows as indicated on the schedule, and shall be rated for use in air temperatures ranging from -25 deg F to 140 deg F. Constant Airflow Regulators shall be capable of maintaining constant airflow within +/- 10% of scheduled flow rates (15% for units 50 CFM or less), within the operating range of 0.2 to 0.8 in. w.g. differential pressure. Regulators shall be provided as an assembly consisting of a 94V-0 UL ABS plastic body housed within a round sleeve for mounting in round duct. Each round sleeve must be fitted with a lip gasket to ensure perimeter air tightness with the interior surface of the duct. All regulators must be classified per UL 2043 and carry the UL mark indicating compliance. All Constant Airflow Regulators will require no maintenance and must be warranted for a period of no less than five years. Constant Airflow Regulators shall be installed in tight ducting systems in accordance with all applicable codes and manufacturer's instructions.
- B. Design Basis: Model CAR-II Constant Airflow Regulators by American ALDES Ventilation Corporation, Bradenton, Florida.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install accessories in accordance with manufacturer's instructions.
- B. Provide balancing dampers at points on low pressure supply, return, and exhaust systems where branches are taken from larger ducts as required for air balancing. Use splitter dampers only where indicated.
- C. Provide fire dampers at locations indicated, where ducts and outlets pass through fire rated components. Install with required perimeter mounting angles, sleeves, breakaway duct connections, corrosion resistant springs, bearings, bushings and hinges.
- D. Provide backdraft dampers on exhaust fans or exhaust ducts nearest to outside and where indicated.
- E. Provide flexible connections immediately adjacent to equipment in ducts associated with fans and motorized equipment.
- F. Provide duct access doors for inspection and elsewhere as indicated. Provide minimum 8 x 8 inch size for hand access.

- G. Provide radiation dampers for air devices in rated penetrations and as indicated.
- H. Demonstrate re-setting of radiation dampers to the Authority Having Jurisdiction (AHJ) and the Owner's representative.

END OF SECTION 239100

SECTION 239360 - AIR OUTLETS AND INLETS

PART 1 - GENERAL

1.1 WORK INCLUDED

- A. Supply diffusers
- B. Return registers/grilles
- C. Exhaust grilles
- D. Louvers

1.2 QUALITY ASSURANCE

- A. Test and rate performance of air outlets and inlets in accordance with ADC Equipment Test Code 1062 and ASHRAE 70.
- B. Test and rate performance of louvers in accordance with AMCA 500.

1.3 REGULATORY REQUIREMENTS

- A. Conform to ANSI/NFPA 90A.

1.4 SUBMITTALS

- A. Provide product data for items required for this project.
- B. Submit schedule of outlets and inlets indicating type, size, location, application, and noise level.
- C. Review requirements of outlets and inlets as to size, finish, and type of mounting prior to submitting product data and schedules of outlets and inlets.

PART 2 - PRODUCTS

2.1 SUPPLY DIFFUSERS

- A. Supply diffusers shall be as scheduled on the Contract Drawings, or be a similar product from another Manufacturer that is in compliance with Work requirements and is approved by the Owner.

2.2 RETURN REGISTERS/GRILLES

- A. Return registers/grilles shall be as scheduled on the Contract Drawings, or be a similar product from another Manufacturer that is in compliance with Work requirements and is approved by the Owner.

2.3 EXHAUST GRILLES

- A. Exhaust grilles shall be as scheduled on the Contract Drawings, or be a similar product from another Manufacturer that is in compliance with Work requirements and is approved by the Owner.

2.4 LOUVERS

- A. Louvers shall be as scheduled on the Contract Drawings, or be a similar product from another Manufacturer that is in compliance with Work requirements and is approved by the Owner.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install items in accordance with manufacturers' instructions.
- B. Check location of outlets and inlets and make necessary adjustments in position to conform with architectural features, symmetry, and lighting arrangement.
- C. Install diffusers to ductwork with air tight connection.
- D. Paint ductwork visible behind air outlets and inlets matte black.

END OF SECTION 239360

SECTION 260150 - DEFINITIONS, SYMBOLS, AND ABBREVIATIONS

PART 1 - GENERAL

1.1 DEFINITIONS

- A. Appurtenances- All required items and equipment for a complete working system.
- B. Concealed- Hidden from sight; includes items in shafts and above ceilings.
- C. Conduit- Includes metallic and non-metallic raceways, wireway, auxiliary gutters, outlet boxes, pull boxes, and junction boxes comprising a complete system.
- D. Exposed- Not concealed; work within equipment rooms shall be considered exposed.
- E. Furnish- Procure and deliver to the site equipment, devices and items indicated and required for a complete installation.
- F. Indicated- As indicated on Contract Documents.
- G. Install- Labor, miscellaneous materials, services and tools to receive, store, locate, secure in place, connect, and place into operation equipment for a complete installation.
- H. Provide- Furnish and install
- I. Wiring- Includes all conductors, connectors, and terminations necessary for a complete installation.

1.2 SYMBOLS

- A. Symbols used on the electrical drawings are defined in the electrical symbols schedule on the drawings. Not all of the symbols scheduled will necessarily be required for this project.

1.3 ABBREVIATIONS

- A. The following is a composite listing of abbreviations and initials.

A	Ampere
A/C	Air Conditioning
A.C.	Alternating Current
AFD	Adjustable Frequency Drive
AFF	Above Finished Floor
AFG	Above Finished grade
AHJ	Authority Having Jurisdiction
AHU	Air Handler Unit
AIC	Ampere Interrupting Capacity
AL	Aluminum
AMP	Ampere
ANSI	American National Standards Institute
ASA	American Standards Association

ATS	Automatic Transfer Switch
AUX	Auxiliary
AWG	American Wire Gauge
B.C.	Bare Copper
BFG	Below Finished Grade
BFMS	Building Facilities Management System (Also see BMS and EMS)
BIL	Basic Impulse Level
BMS	Building Management System (Also see BMS and EMS)
BRKR	Breaker
C°	Degrees Centigrade
CAB	Cabinet
C.	Conduit
C.B.	Circuit Breaker
CBM	Certified Ballasts Manufacturers
CFM	Cubic Feet per Minute
CKT.	Circuit
C/L	Center Line
CLG	Ceiling
Co.	Company
Comp.	Compressor
Cond.	Condenser
Conn.	Connection
Cont.	Contactor
Cont'l.	Control
Cont'lr	Controller
Cont'd	Continued
CPU	Central Processing Unit
CRT	Cathode Ray Terminal
CSTC	Communications System Terminal Cabinet
C.T.	Current Transformer
CU.	Copper
C.U.	Compressor/Condenser Unit
C.W.	Cold Water
D.C.	Direct Current
Deg.	Degree
DCTC	Door Control Terminal Cabinet
DGP	Data Gathering Panel
Disc.	Disconnect
D.O.	Draw Out
DN.	Down
DPDT	Double Pole Double Throw
DPST	Double Pole Single Throw
E.C.	Electrical Contractor (or General Contractor)
EC	Empty Conduit
EF	Exhaust Fan
EMS	Energy Management System (Also see BFMS and BMS)
EMT	Electric Metallic Tubing
E.O.	Electrically Operated
ESIC	Elevator/Systems Interface Cabinet

EWC	Electric Water Cooler
EWH	Electric Water Heater
F°	Degrees Fahrenheit
FATO	Final Approach and Takeoff Area (Applies to Heliports)
FCU	Fan Coil Unit
FID	Field Interface Device
FLA	Full Load Amperes
FM	Factory Mutual
FMS	Facility Management System
FO	Fiber Optics
FPS	Feet Per Second
FT.	Feet
FUT	Future
FZ	Fire Protection Zone (Sprinkler)
GFI	Ground Fault Interrupting
GRS	Galvanized Rigid Steel Conduit
GRD	Grade
GND.	Ground
Horiz.	Horizontal
HP.	Horsepower
HR.	Hour
H.S.	Heat Strip
HW	Hot Water
I/C	Intercom
ICU	Intensive Care Unit
IEEE	Institute of Electrical and Electronic Engineers
IES	Illuminating Engineering Society
IMC	Intermediate Metallic Conduit
in.	Inches
IPCEA	Insulated Power Cable Engineers Association
J.B.	Junction Box
JCT	Junction
kcil	Thousand Circular Mil (also MCM)
KV	Kilovolt
KVA	Kilo-Volt-Amperes
KW	Kilowatts
lbs	Pounds
LAN	Local Area Network
LED	Light Emitting Diode
LT.	Light
LTG.	Lighting
M	Meter
MAX	Maximum
MCC	Motor Control Center
MCB	Main Circuit Breaker
MCM	Thousand Circular Mil (also kcil)
MCP	Motor Circuit Protector
MDP	Main Distribution Panel
MIC	Microphone

MIN.	Minimum
M.L.O.	Main Lugs Only
MOCP	Minimum Over Current Protection
MPH	Miles Per Hour
MTD	Mounted
MUX	Multiplex (Transponder) Panel
MVA	Mega Volt Amperes
N.	Neutral
NEC	National Electric Code
NECA	National Electrical Contractors Association
NEMA	National Electrical Manufacturers Association
NFPA	National Fire Protection Association
NIC.	Not in Contract
NF	Non Fused
No.	Number
Ø	Phase
O.C.	On Centers
O/H	Overhead
O.L.	Overload
OLS	Overloads
O.R.	Operating Room
OSHA	Occupational Safety and Health Act
OS&Y	Outside Screw and Yoke (Sprinkler valve)
P.	Pole
PB	Pullbox
P.C.	Photo Cell
PIV	Post Indicator Valve (Sprinkler)
PNL	Panel
PR	Pair
PWR	Power
PF	Power Factor
PRI	Primary
Proj.	Projector
PSI	Pounds Per Square Inch
P.T.	Potential Transformer
PVC	Polyvinyl Chloride
R	Relay
RCPT	Receptacle
RMS	Root-Means-Square
RPM	Revolutions Per Minute
RECEPT	Receptacle
RTU	Remote Terminal Unit
SCA	Short Circuit Amps
SEC	Secondary
S/N	Solid Neutral
SPKR	Speaker
SPST	Single Pole Single Throw
SSTC	Sound System Terminal Cabinet
SQ	Square

SW	Switch
SWBD	Switchboard
TEL	Telephone
TTB	Telephone Terminal Board
T.S.	Time Switch
TTC	Telephone Terminal Cabinet
TV	Television
TYP	Typical
TEMP	Temperature
XPONDR	Transponder
XFER	Transfer
XFMR	Transformer
U/G	Underground
U.L.	Underwriters Laboratories
UNSW	Unswitched
UTIL	Utility
V	Volt
VFD	Variable Frequency Drive
W	Watt
Wt.	Weight
W	Wire
W.P.	Weatherproof

PART 2 - PRODUCTS

NOT USED

PART 3 - EXECUTION

NOT USED

END OF SECTION 260150

SECTION 260200 - WORK INCLUDED

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

- A. The work required under this Division shall include all materials, labor and auxiliaries required to install, start up and test complete a properly operating electrical systems.
- B. Coordinate with the local utility company for electric utility service for the project.
- C. Coordinate with the local telephone and cable TV companies for service requirements.
- D. The electrical work required under this Division consists basically of, but is not limited to, the following:
 - 1. Power and lighting systems.
 - 2. Voice and data cabling system and terminations.
 - 3. Television system cabling and terminations.

PART 2 - PRODUCTS

NOT USED

PART 3 - EXECUTION

NOT USED

END OF SECTION 260200

SECTION 260250 - CODES, FEES, AND STANDARDS

PART 1 - GENERAL

1.1 CODES AND FEES

- A. Unless specifically noted to the contrary, the Contractor shall furnish all equipment, materials, labor, and install and test in accordance with applicable sections of the following codes and standards:
 - 1. Florida Building Code – 2014 Edition
 - 2. NFPA-70 – National Electrical Code – 2011 Edition
 - 3. All Applicable Local City and State Codes
- B. The Contractor shall comply with applicable laws, building and construction codes and applicable regulations of governing local, County, State and other applicable codes, including the Utility Company. Obtain permits and inspections from authorities having jurisdiction, and pay required charges. Deliver certificates of inspection to the Owner's representative at time of acceptance inspection.

1.2 STANDARDS

- A. All materials shall be new, free of defects, and shall be U.L. listed, bear the U.L. label or be labeled or listed with an approved, nationally recognized Electrical Testing Agency. Where no labeling or listing service is available for certain types of equipment, test data shall be submitted to prove to the Engineer that equipment meets or exceeds available standards.

PART 2 - PRODUCTS

NOT USED

PART 3 - EXECUTION

NOT USED

END OF SECTION 260250

SECTION 260500 - BASIC REQUIREMENTS

PART 1 - GENERAL

1.1 SCOPE

- A. Drawings for the work are diagrammatic, intended to convey the Scope of the Work and to indicate the general arrangement and locations of the work. Because of the scale of the drawings, certain basic items such as conduit fittings, access panels, sleeves, pull and junction boxes may not be shown. Where such items are required by Code or by other sections, such items shall be included.
- B. Equipment Specification may not deal individually with minute items such as components, parts, controls and devices which may be required to produce the equipment performance specified or as required to meet the equipment warranties. Where such items are required, they shall be included by the supplier of the equipment, whether or not specifically indicated.
- C. Coordinate with all trades in submittal of shop drawings. Shop drawings shall detail space conditions to the satisfaction of all concerned trades, subject to review and final acceptance by the Owner. In the event that the Contractor installs his work before coordinating with other trades or so as to cause any interference with work of other trades, the necessary changes shall be made in the work to correct the condition, at no additional cost to the Owner.

1.2 TEMPORARY LIGHTING AND POWER

- A. Furnish, install and maintain temporary lighting and power to be used by all trades during construction. The entire system shall be grounded. Contractor shall be responsible for all utility costs for temporary service.

1.3 SUPERVISION OF THE WORK

- A. Provide field superintendent who has had a minimum of four (4) years previous successful experience on projects of comparable sizes and complexity. Superintendent shall be present at all times that work under this Division is being installed or affected.
- B. Provide resume of Field Superintendent's qualifications and experience.

1.4 DELIVERY AND STORAGE

- A. Handle, store and protect equipment and materials in accordance with the manufacturer's recommendations and with the requirements of NFPA 70B, Appendix J, titled "Equipment Storage and Maintenance During Construction". Replace damaged or defective items with new items.

1.5 ELECTRICAL CONNECTIONS

- A. All connections shall be tightened to the torque values recommended by that device manufacturer's instructions.

1.6 TESTS

- A. Perform ground resistance tests per requirements of Section 264500.

1.7 DEMONSTRATIONS

- A. Prior to acceptance of the work, the Contractor shall demonstrate to the Owner, or his designated representative, all features and functions of all systems and shall instruct the Owner in the proper operation of the systems. Each system shall be demonstrated once.
- B. The demonstrations shall consist of not less than the following:
 - 1. Point out the actual location of each component of a system and demonstrate its function and its relationship to other components within the system.
 - 2. Demonstrate the electrical systems by actual "start-stop" operation showing how to work controls, how to reset protective devices, and what to do in an emergency.
- C. Systems to be demonstrated shall include but not be limited to the following:
 - 1. Power distribution systems
 - 2. Lighting and lighting control systems
 - 3. Motor and equipment control
 - 4. Telephone cabling system and terminations
 - 5. Data cabling system and terminations
 - 6. Telephone system
 - 7. TV system

1.8 IDENTIFICATION

- A. Provide phenolic plastic nameplates or stenciled painted for all meter centers, non-residential/house panels, disconnect switches, telephone/TV terminal cabinets and fire alarm panels/terminal cabinets.
- B. Contractor shall provide identification for wiring systems and equipment, including arc-flash protection markings per NEC 110.16 and identification of disconnecting means per NEC 110.22.
- C. Panelboards shall have type-written or laser printed circuit directories installed inside the doors under transparent plastic covers.
 - 1. Directory shall identify room type and load served.

1.9 SUBMITTALS

- A. Submittal data for electrical equipment shall consist of Shop Drawings and/or catalog cuts showing technical data necessary to evaluate the material or equipment, to include dimensions, wiring diagrams, performance curves, ratings, control sequence and other descriptive data necessary to describe fully the item proposed and its operating characteristics. Any submittal data in following electrical sections, specific to that section, is in addition to submittal requirements of this section.

1.10 FIRE STOPPING

- A. Penetrations of rated walls and floors shall be sealed to prevent passage of fire, smoke, toxic gases and water. Maintain the fire/or smoke rating of all rated wall and floors.
- B. Sealing material shall be performed with the use of material specifically intended for the purpose and application. Method of installation shall conform to the manufacturer's instructions and to applicable codes and standards.

1.11 RECORD DRAWINGS

- A. At the job site, maintain a set of prints on which are recorded all formal field changes and other portions of the work that vary significantly from the contract documents. Indicate actual routing of electrical feeders.
- B. Deliver record drawings to the Architect or Contractor in the quantity and manner specified in Division 1 - General Requirements.

1.12 MAINTENANCE MANUALS

- A. Provide three (3) maintenance manuals containing product data, shop drawings, wiring diagrams, instructions and part lists for maintaining and operation electrical systems and equipment. Include a description of normal adjustments and a list of items requiring periodic maintenance and the frequency required. Provide Owner with any special tools required.
- B. Deliver maintenance manuals to the Owner at the time of the demonstration of systems and equipment.

PART 2 - PRODUCTS

NOT USED

PART 3 - EXECUTION

NOT USED

END OF SECTION 260500

SECTION 261110 - CONDUIT SYSTEMS

PART 1 - GENERAL

1.1 SCOPE

- A. Furnish materials, tools, labor and supervision necessary to fabricate and install a complete electrical conduit system.
- B. Conduit systems shall be provided for all wiring systems, except where the Drawings, other Sections of the Specifications, or Codes specifically indicate that certain wiring may be installed without conduit.

1.2 STANDARDS AND CODES

- A. Methods of fabrication and installation shall comply with the provisions of applicable Section NEC, Article 300.
- B. Materials shall be UL and NEC approved for the application intended.

1.3 DESCRIPTION

- A. This Section describes the basic materials and installation requirements for conduit systems.

1.4 QUALIFICATIONS

- A. The materials used in the fabrication of the conduit system shall be products of a manufacturer regularly engaged in the manufacturing of the specified material. Where a manufacturer is named for a particular material, the material of other manufacturers shall be acceptable provided the material meets requirements of the Specification.

1.5 SUBMITTALS

- A. Shop drawings or catalog cuts shall be submitted for conduits, connectors, fittings, and special or custom enclosures, including, but not limited to, underground pull boxes.

PART 2 - PRODUCTS

2.1 CONDUIT

- A. Rigid Conduit: Full weight threaded, rigid steel conduit, galvanized inside and out. Thread protective caps and couplings shall remain in place until used.

- B. Electrical Metallic Tubing (EMT): Thinwall, electrically welded cold rolled steel conduit, galvanized inside and out.
- C. Liquidtight Flexible Conduit: Metal conduit formed of one continuous length of spirally wound steel strip, with water and oil tight neoprene jacket. Use in damp or wet locations for final connections to motors and other equipment subject to movement or vibration.
- D. PVC Conduit: Conduit shall be sunlight resistant, Schedule 40.
- E. Flexible Metallic Conduit: Use for final connections to motors and other equipment subject to movement or vibration.

2.2 CONDUIT FITTINGS

- A. Rigid Conduit Fittings: Threaded, galvanized malleable iron or heavy steel, water and concrete tight. Grounding type nylon insulated bushings for connectors at cabinets, boxes and gutters.
- B. Metallic Tubing Fittings: Set screw or compression die-cast type.
- C. Liquidtight Flexible Conduit Fittings: Watertight gaskets, "O" ring and retainer. Nonmetallic conduit to have fittings approved for the use.
- D. Conduit Fittings: Exposed conduit fittings shall utilize conduit bodies for sharp turns, tees, etc.

2.3 OUTLET BOXES

- A. Material, size and installation for outlet boxes shall comply with NEC. Article 314.
- B. Boxes shall be Raco, Steel City, Appleton or equivalent.
- C. Outlets in exterior locations shall have gasketed weatherproof cover.
- D. Outlet boxes within the residential units shall be non-metallic.

2.4 PULL AND JUNCTION BOXES

- A. Construction, sizes and installation of pull and junction boxes shall comply with NEC, Article 314 and Tables 314.16 (A) and (B).
- B. Pull and junction boxes not specifically described in NEC, Article 314, shall be fabricated of heavy gauge galvanized steel with screw covers, plated screws and other hardware, unless other type of box material is called out on the Drawings.
- C. Pull and junction boxes for outdoor installations shall be NEMA 3R rated.

2.5 AUXILIARY GUTTERS

- A. Construction, sizes and installation of auxiliary gutters shall comply with NEC, Article 366.

2.6 HANGERS AND SUPPORTS

- A. Provide conduit hanger and support devices of approved type for method of supporting required, to include: structural steel members, suspension rods, conduit clamps, concrete inserts, expansion shields, beam clamps and welding pins. All devices shall have galvanized finish or other approved corrosion resistance finish.

2.7 FASTENERS

- A. Fasteners, including but not limited to screws, bolts, nuts, washers, and anchors installed outdoors and in underground boxes and vaults shall be stainless steel.
- B. Fasteners in dry indoor areas shall be plated or galvanized steel.
- C. Explosive-installed fasteners are not allowed.

PART 3 - EXECUTION

3.1 CONDUIT INSTALLATION

- A. Exposed conduit shall be run parallel to the structure.
- B. No conduit shall be installed less than 6" from piping installed by other trades.
- C. Where specific size conduit is not called for on Drawings or in specification, Contractor shall select size required from Chapter 9 of NEC. Where specific sizes required by Drawings or Specifications are larger than Code requires, the larger size shall be installed. Minimum size shall be 1/2".
- D. Where un-galvanized conduit threads are exposed after assembly of the raceways, such threads shall be coated with a cold galvanizing compound such as Klein 51113 or CRC Zinc-It to prevent rusting. The area to be galvanized shall be thoroughly degreased before application of the cold galvanizing compound.
- E. Where metallic conduits below grade turn up to above grade, they shall be coated with Koppers Bitumastic compound or be covered with 3M Scotchrap Tape No. 50 applied using Scotchrap pipe primer from one foot below grade to one foot above finished grade or top of finished slab.

3.2 OUTLET BOX INSTALLATION

- A. Outlet boxes shall be installed for fixtures, switches, receptacles and other devices.
- B. Approximate location of outlets is shown on the plans, but each outlet location as shown shall be checked by the Contractor before installing the outlet box.
- C. Outlet boxes shall be installed plumb and square with wall face.

3.3 PULL AND JUNCTION BOX AND GUTTER INSTALLATION

- A. Install pull boxes, junction boxes and auxiliary wiring gutters where indicated on Drawings and where required to facilitate installation of the wiring.

3.4 HANGER SUPPORT INSTALLATION

- A. Hangers and supports shall be installed for all conduit and boxes.
- B. Conduit and boxes shall not be attached to or supported from mechanical pipes, plumbing pipes or sheet metal ducts.

END OF SECTION 261110

SECTION 261200 - WIRE AND CABLE

PART 1 - GENERAL

1.1 SCOPE

- A. Furnish materials, tools, labor and supervision necessary to install wiring systems.

1.2 STANDARDS AND CODES

- A. Methods of installation shall comply with the provisions of applicable Sections of NEC, Article 300.
- B. Materials shall be in accordance with NEC, Article 310 and shall be UL listed for application intended.

1.3 DESCRIPTION

- A. This Section describes the basic materials and methods of installation for general wiring systems of 600 volts, and for communication wiring.
- B. Minimum size conductors shall be No. 14 AWG for 15 amp branch circuits, No. 12 AWG for 20 amp branch circuits, No. 14 AWG for control wiring and 20 AWG shielded for communication and sensor wiring.

1.4 QUALIFICATIONS

- A. The material used for the wiring systems shall be the products of a manufacturer regularly engaged in the manufacturing of the specified material. Where a manufacturer is named for a particular material, the material of other manufacturers will be acceptable provided the material meets requirements of the Specifications.

1.5 SUBMITTALS

- A. Submit product data for each type of wire and cable. Identify for which application listed below its use is intended.

PART 2 - PRODUCTS

2.1 BUILDING WIRE AND CABLE

- A. Wire and cable for power shall have copper conductors of not less than 98% conductivity and shall be insulated to 600V except as noted below.

B. Type of wire and cable for the various applications shall be as follows:

1. Type THWN or XHHW (75°C wet location). Use for service entrance conductors.
2. Type THWN or XHHW (75°C): Use for branch circuits, and equipment power feeders in wet and dry locations, No. 12 AWG minimum.
3. Type THHN or XHHW (90°C): Use for branch circuits, and equipment power feeders in dry locations only, No. 12 AWG minimum.
4. Non-Metallic (NM-B) Sheathed Cable: Multiple single THHN conductors protected by an outer jacket of PVC. The conductor insulation shall be PVC and rated for 600 Volts. The solid or stranded conductors shall be made of annealed copper and rated for 90°C in dry locations. Type NM cable may be used for exposed and concealed branch circuit wiring and equipment feeders in dry locations. Where exposed, the cable shall not be subject to physical damage. Suitable for use in One and Two family dwellings, and in Multi-family dwellings of Type III, IV and V construction (except as prohibited in NEC 334.12).
5. Type "SE/SER" cable may be used for feeders to residential unit panels. All aluminum conductors shall be compact stranded type and utilize anti-oxidant compound for all terminations.

C. Conductor color coding shall be as follows:

1. Wiring systems shall be color coded. Conductor insulation shall be colored in sizes up through No. 6 AWG, conductors No. 4 AWG and larger shall have black insulation and shall be phase color coded with one-half inch band of colored tape at all junctions and terminations. Colors shall be assigned to each conductor as described below and carried throughout all main and branch circuit distribution.

120/240-Volt

- a. Phase 'A' conductor - Black
- b. Phase 'B' conductor - Red
- c. Phase 'C' conductor - Blue
- d. Neutral conductor - White
- e. Grounding conductor - Green

D. Connectors shall be as follows:

1. In-line splices and taps for conductor sizes No. 8 AWG and smaller; use 3M Co. "Scotchloc" vinyl insulated spring connectors, or equivalent.
2. Insulate splices and taps to thickness of conductor insulation with half-lapped of 3M "Scotch" brand No. 33 vinyl electrical tape. Connectors having irregular surfaces; fill voids and smooth contours with 3M "Scotchfil" electrical putty prior to tapping.
3. Splices are not allowed in service conductors or feeders without the prior written approval of the Engineer, Owner and local Utility Co.

2.2 IDENTIFYING AND SUPPORTING OF WIRE AND CABLES

A. Feeder Identification Tags:

1. Plastic identification tags or pressure-sensitive labels designed for fastening to cables, feeders and power circuits in pull boxes, electrical equipment rooms and at terminations of cable or wire.
2. Stamped or printed tags or labels to correspond with indicated markings, or mark so that feeder or cable may be readily identified.
3. If suspended type tags are provided, tie tags with slip-free plastic cable lacing unit or by nylon bundling straps.
4. Other identification tags as called for on plans and in other sections of these specifications.

B. Conductor Bundling Straps:

1. Formed from self-extinguishing nylon.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Conduit shall be swabbed free of moisture and debris prior to pulling in wire.

3.2 INSTALLATION

A. General:

1. Provide ample slack wire for motor loops, service connections and extensions.
2. Do not bend cables during installation, either permanently or temporarily, to radii less than manufacturer's recommended minimum radius, or 12 times the outer diameter, whichever is larger, except for the 600V insulated cables where conditions make the specified radius impractical and shorter radii are permitted by the NEC and NEMA Standard WC7, Appendix H.
3. Neatly and securely bundle cable conductors located in branch circuit panelboards, cabinets, control boards, and switchboards. Use nylon bundling straps.

B. Wire Pulling:

1. Provide suitable installation equipment to prevent cutting and abrasion of conduit and wire during the pulling of feeders.
2. Use masking or other means of prevent obliteration of cable identifications when solid color coating or colored tracers are used.
3. Pull together cables to be installed in a single conduit.
4. Do not exceed manufacturer's recommended maximum pulling tension.
 - a. On cables 1/0 and larger use a pulling basket.

END OF SECTION 261200

SECTION 261330 - TERMINAL CABINETS

PART 1 - GENERAL

1.1 SCOPE

- A. Furnish materials, tools, labor, and supervision necessary to install terminal cabinets.

1.2 SUBMITTALS

- A. Shop drawings to include fabrication details with dimensional data, manufacturer's data sheets, and mounting details.

1.3 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Handle equipment carefully to prevent internal components damage, breakage, denting, and scoring enclosure finish. Do not install damaged equipment.
- B. Store equipment in a clean, dry space and protect from dirt, fumes, water, construction debris, and physical damage.
- C. After installation, protect from damage by work of other trades.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Square D
- B. Cutler-Hammer
- C. Hoffman Engineering Company
- D. Or Approved Substitution

2.2 MATERIALS AND EQUIPMENT

- A. Cabinet Types:
 - 1. Doors with concealed hinges.
 - 2. Door locks, keyed alike with panelboards.
 - 3. Three-quarter inch plywood back. Finish with black insulating varnish or paint.
 - 4. Size as indicated on drawings or as required to accommodate terminal blocks with 10% spare capacity.
 - 5. Panelboard type trims.
 - 6. Flush or surface as indicated on drawings.
 - 7. Concealed trim tabs.

8. Code gauge galvanized steel.
9. Painted to match panelboards.
10. Baked enamel.

B. Terminal Strips:

1. Channel mounted snap-on type.
2. Individual gangable with nylon bases.
3. Tabular screw type rated at 300V to accommodate standard No. 12 wire.
4. Provide 10% spare terminals.
5. As manufactured by Square D, Buchanan, or equal.
6. Other terminal connecting strips, standoffs, etc. subject to approval upon receipt of proper submittal.

PART 3 - EXECUTION

3.1 INSPECTION

- A. Examine areas and conditions under which cabinets are to be installed and notify Engineer of conditions detrimental to proper and timely completion of work.
- B. Do not proceed with work until unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Install cabinets where shown in accordance with the manufacturer's written instructions and with recognized industry practices to ensure that they comply with requirements and serve the intended purposes. Comply with requirements of NEMA and NEC standards and applicable portions of NECA's "Standard of Installation".
- B. Wire in accordance with equipment manufacturer's printed instructions, directions, schematics, and as shown on drawings.
- C. Touch up scratched or marred surfaces to match original finish.

END OF SECTION 261330

SECTION 261640 - PANELBOARDS

PART 1 - GENERAL

1.1 SCOPE

- A. Furnish equipment, materials, tools, labor and supervision necessary to install Branch Circuit Panelboards indicated in plans.

1.2 STANDARDS AND CODES

- A. Fabrication and installation shall comply with applicable Sections of NEC, Article 408, and shall bear UL label.

1.3 DESCRIPTION

- A. Panelboards described in this Section shall be dead- front, safety type furnished with thermal-magnetic molded case circuit breakers. Shall be for lighting, receptacle and applicable branch circuit application. Circuit breakers shall have frame and trip ratings.

1.4 QUALIFICATIONS

- A. Panelboards shall be a product manufactured by:
 - 1. Sq. D.
 - 2. Cutler Hammer
 - 3. G.E.
 - 4. Siemens

1.5 SUBMITTALS

- A. Shop drawings to include outline drawings, lug and bus arrangement, ampere and voltage rating, breaker trip ratings, frame sizes, and interrupting ratings.

PART 2 - PRODUCTS

1.6 PANELBOARDS

- A. Fronts shall include doors and have flush cylinder tumbler-type locks with catches and door pulls (Clubhouse, Fitness and Common areas only). All panelboard locks shall be keyed alike. Front shall have adjustable trim clamps. Fronts shall not be removable with door in the locked position. A circuit directory frame and card with a clear plastic covering shall be provided on the inside of the door. The directory card shall provide a

space of at least 1/4" high x 3" long or equivalent for each circuit. The directory shall be typed to identify the load fed by each circuit.

- B. Wiring Terminals: Terminals for feeder conductors to the panelboard mains and neutral shall be UL listed and suitable for the type of conductor specified. Terminals for branch circuit wiring, both breaker and neutral, shall be UL listed as suitable for the type of conductor specified.
- C. Circuit Breakers: Circuit breakers shall be quick-make, quick-break, thermal-magnetic, trip indicating, and have common trip on all multiple breakers. Circuit breakers shall be plug-on type equipped with individually insulated, braced and protected connectors. The front faces of circuit breakers shall be flush with each other. Large permanent individual circuit numbers shall be affixed in a uniform position (or equip each breaker with a circuit card holder and neatly printed card identifying the circuit). Tripped indication shall be clearly shown by the breaker handle taking a position between ON and OFF. Provisions for additional breakers shall be such that no additional connectors will be required to add breakers.
- D. Bus: Each panelboard shall use a copper bus.
- E. Integrated Equipment Rating: Each panelboard, as complete unit, shall have a rating equal to or greater than the integrated equipment rating shown on the panelboard schedule.

PART 2 - EXECUTION

2.1 INSTALLATION

- A. Securely anchor panelboards to structure and make feeder and branch circuit connections as required.
- B. Provide nameplates and directory cards per Section 260500.
- C. Directories shall identify each circuit by room number, lights, receptacles, equipment identification, etc.

END OF SECTION 261640

SECTION 261700 - DISCONNECT SWITCHES

PART 1 - GENERAL

1.1 SCOPE

- A. In general, disconnect switches are indicated on the Drawings, and it shall be this Contractor's responsibility to furnish and install all disconnect switches, whether indicated or not, for equipment and motors furnished by Division 16, and for equipment and motors furnished by others.

1.2 STANDARDS AND CODES

- A. Except where otherwise required by this Section, the following Standards and Codes shall govern:
 - 1. NEC Article 404
 - 2. UL listed
 - 3. NEMA KSI-1969

1.3 QUALIFICATIONS

- A. Disconnect switches (General Duty) by:
 - 1. Sq. D.
 - 2. Cutler Hammer
 - 3. G.E.
 - 4. Siemens

1.4 SUBMITTALS

- A. Submit manufacturer's catalog data showing ratings and types to be furnished.

PART 2 - PRODUCTS

2.1 EQUIPMENT

- A. Disconnects for fractional horse power motors, ½ horsepower and smaller may be motor rated toggle switches.
- B. Disconnects for fractional horsepower motors larger than ½ horsepower and for integral horsepower motors, and for equipment of similar capacity shall be general duty type, with solid neutrals where required.

PART 3 - EXECUTION

3.1 NAMEPLATES

- A. All switches shall be labeled per Section 260500.

END OF SECTION 261700

SECTION 261990 - WIRING DEVICES AND PLATES

PART 1 - GENERAL

1.1 SCOPE

- A. Provide materials, equipment, labor and supervision necessary to install Wiring Devices.

1.2 STANDARDS AND CODES

- A. Except where otherwise required by this Section, the following Standards and Codes shall govern:
 - 1. Receptacles, NEC Article 406
 - 2. Wall Switches, NEC Article 404
 - 3. UL Listed
 - 4. NEMA Standards

1.3 QUALIFICATIONS

- A. Products by Hubbell, Leviton, Pass & Seymour or approved substitution.

1.4 SUBMITTALS

- A. Submit product data for each type of device proposed.
- B. Clearly indicate which specific device is proposed.

PART 2 - PRODUCTS

2.1 GENERAL

- A. Switches, receptacles, and wall plates within the Clubhouse, Maintenance Building, Mail Kiosk and all devices in multi-family buildings not located in residential units shall be "Commercial Grade".
- B. Switches, receptacles, and wall plates within the residential units shall be "Residential Grade".

2.2 SWITCHES

- A. Residential wall switches shall be silent type, 15 amp.

- B. Commercial wall switches shall be rated 20 amp.
- C. Color to be verified with architect/owner.

2.3 WALL DIMMERS

- A. Slider type for commercial applications and switch type for residential applications, 600 watts unless larger capacity is required or noted on the drawings.

2.4 RECEPTACLES

- A. Residential receptacles shall be 15 amp, with back and side wire capability and suitable for split circuit wiring.
- B. Commercial receptacles shall be rated 20 amp.
- C. Ground fault interrupting receptacles shall be duplex feed through type with test and reset buttons, 20A, 125V.
- D. Receptacles for power and special purpose outlets shall have characteristics and NEMA configurations as per Electrical Symbols list on Drawings.
- E. Color to be verified with architect/owner.

2.5 COVER PLATES

- A. Provide plates for all switches, receptacles, other outlets and blank plates for unused outlets.
- B. Interior Plates: Verify color with owner.
- C. Exterior Plates: Weatherproof "in-use" rated.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install wiring devices as indicated on the Drawings, and as called for below.
- B. Switches and receptacles shall be installed and located as follows, unless noted otherwise on Drawings.
 - 1. Switches: Top of box 48" above finished floors.

- 2. Receptacles: Centerline 18" above finished floors generally; 36" above finished floors or 8" above counters and workbenches in kitchens, shops, mechanical rooms and similar areas.
- C. Where walls have wainscot finish, switch height shall be adjusted as required, so switch is either all in wainscot or all in wall above wainscot. Switch centerline shall be no higher than 48" AFF.
- D. Prior to roughing-in outlet boxes, verify from general construction drawings; door swings, type of wall finishes and locations for counters and work benches.

END OF SECTION 261990

SECTION 264500 - GROUNDING

PART 1 - GENERAL

1.1 SCOPE

- A. This section deals with the grounding of service equipment, transformers, non-current carrying conductive surfaces of equipment, structures, and other equipment.

1.2 STANDARDS AND CODES

- A. All grounding connections shall be installed in accordance with the National Electrical Code and applicable local code requirements. Such codes shall be considered minimum requirements and the installation of the grounding system shall insure freedom from dangerous shock exposure and shall provide a low impedance ground fault path to permit operation of overcurrent and ground fault protective devices.
 - 1. NEC Article 250
 - 2. National Electrical Safety Code

1.3 QUALIFICATIONS

- A. Connections: Use approved exothermic welds, Cadweld or equivalent; or compression or mechanical type approved for grounding, Burndy Hyground or equivalent. All compression and mechanical connectors shall be U.L. Listed for direct burial applications.

1.4 SUBMITTALS

- A. Submit product data for ground rods and connectors.

PART 2 - PRODUCTS

2.1 CONDUCTORS

- A. All grounding conductors whether insulated or not shall be copper.

2.2 GROUND RODS

- A. All ground rods shall be copper-clad steel, 5/8 inch by 10 foot sectional type.

2.3 GROUND CONNECTIONS

- A. The connection of a grounding conductor to ground rods or ground conductor to ground conductor shall be by exothermic weld or by an approved system (compression or mechanical connectors) as manufactured by Burndy Hyground or Thomas & Betts (T & B).
- B. Ground connections to equipment shall be bolted using T&B compression type lugs.
- C. Grounding conductor connections at conduit terminations shall be made by approved listed grounding bushings or fittings.

PART 3 - EXECUTION

3.1 MAIN SERVICE GROUNDS

- A. In accordance with NEC Article 250-52, if available on the premises, each of the following shall be bonded together to form the grounding electrode system:
 - 1. Footing or foundation rebar.
- B. Install grounding electrodes (ground rods). Provide two 20 ft. ground rods spaced 20 ft. apart. Ground rods shall be driven to 1 ft. below finished grade. Connect to grounding electrode conductors.
- C. The grounding electrode system shall be connected to the grounded circuit conductor (neutral) at the service disconnecting means by a grounding electrode conductor. The grounding electrode conductor shall be sized as shown in Table 250.66 of the National Electrical Code or as shown on the Drawings, whichever is larger. Exceptions 250.66 (A) through (C) are not acceptable.
- D. Where necessary, provide PVC conduit for physical protection of grounding conductors.
- E. Provide PVC sleeves through equipment slabs for installation of ground rods and conductors where necessary.

3.2 TESTS

- A. The resistance of the grounding electrode system shall be measured by the use of a Biddle Ground Megger or other instrument designed to measure ground resistance.
- B. Each ground rod at each location shall be measured separately from the rest of the grounding electrode system and with all rods connected together. The ground resistance of the complete system with all elements connected together shall also be measured. The results of all measurements at each location shall be recorded.
- C. The maximum resistance of the completed system shall be 10 ohms.

- D. Resistance reading to ground shall only be taken after 2 days without rain. Reading shall be constant for at least 2 minutes.

3.3 FEEDER AND BRANCH CIRCUITS

- A. All feeders, branch circuits, and motor control circuits shall have installed in the same raceway as the circuit conductors an insulated copper grounding conductor sized in accordance with Table 250.122 of the National Electrical Code unless such a grounding conductor is shown to be larger on the plans or specified to be larger elsewhere in the specifications.

3.4 EXPOSED NON-CURRENT CARRYING CONDUCTIVE SURFACES

- A. All exposed non-current carrying conductive surfaces of electrical equipment shall be grounded to the equipment grounding conductor run with the circuit conductors or a separate ground as shown on the drawings.
- B. Provide bonding to meet NFPA 70 and Regulatory Requirements (i.e., metal duct work, metal piping, gas piping, etc.).
- C. Bond together metal siding not attached to grounded structure; bond to ground.
- D. Bond to lighting protection system.
- E. Bond all metal pull/junction box covers used with concrete plastic, fiberglass, composite or other non-metal pull boxes to the equipment grounding conductor with #8 CU minimum unless noted otherwise.

END OF SECTION 264500

SECTION 265000 - GENERAL LIGHTING

PART 1 - GENERAL

1.1 SCOPE

- A. Provide lighting fixtures, accessories, labor and supervision necessary to install a complete Interior Lighting System.

1.2 STANDARDS AND CODES

- A. Except where otherwise required by this Section, the following Standards and Codes shall govern:
 - 1. NEC Article 410
 - 2. UL Listed

1.3 SUBMITTALS

- A. Submit catalog cuts giving complete description of fixtures to include photometric curves and method of installation.

1.4 QUALIFICATION

- A. The lighting fixtures listed in the fixture schedule are the basis of design for the lighting systems. Substitutions will be considered if proposed fixtures are equivalent in all respects as to performance; quality of construction; suitability for the application; and appearance, including aesthetic considerations for compatibility with the architecture.
- B. The Contractor shall be responsible for all changes and modifications to the work required to accommodate the substitute fixtures if accepted, including costs of additional design engineering work if any.
- C. Final review for fixtures will be when shop drawings are submitted. The Owner or Engineer reserves the right to reject any fixtures which, in his opinion, do not meet the overall lighting system design. Upon request, the fixture supplier shall submit sample fixtures.

PART 2 - PRODUCTS

2.1 FLUORESCENT FIXTURES

- A. Temperature around ballast and in fixture housing shall not exceed 90°C with ambient room temperature of 27°C.

- B. Fluorescent ballast shall be electronic with 10% maximum harmonic distortion.
- C. Recessed fixtures in plaster ceilings shall be furnished with plaster frames.
- D. Prior to placing orders for recessed fluorescent fixtures, Contractor shall verify the types of ceilings that have been approved for the project and shall order fixtures with flanges as required to fit in the approved ceilings.

2.2 INCANDESCENT FIXTURES

- A. Recessed fixtures shall be furnished with gaskets, so designed and installed that they will completely eliminate light leakage between flanges and ceilings.

2.3 COMPACT FLUORESCENT

- A. Open reflector downlight with long-life, energy efficient compact fluorescent lamp(s).

2.4 LAMPS

- A. Furnish lamps for all fixtures as per schedule on Drawings.
- B. All fluorescent lamps in residential units shall be 2700°K with a CRI of 82 or higher.
- C. All fluorescent lamps in Clubhouse shall be 3500°K with a CRI of 82 or higher.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install fixtures; coordinate exact location with Architect's reflected ceiling plan.
- B. Fixtures shall be grounded. Lamp sockets shall be wired so that the outer shell is connected to the neutral grounded conductor.
- C. Fixtures recessed in furred ceiling shall be installed so that they can be removed from below the ceiling.

END OF SECTION 265000

SECTION 266200 - LIGHTNING PROTECTION SYSTEMS

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Air terminals and interconnecting conductors
- B. Grounding and bonding for lightning protection

1.02 REFERENCES

- A. NFPA 780 - Lightning Protection Code
- B. UL 96 - Lightning Protection Components
- C. UL 96A - Installation Requirements for Lightning Protection Systems

1.03 SYSTEM DESCRIPTION

- A. Description of Systems:
 - 1. A Lightning protection System shall be provided and installed on the structures even though not shown on drawings, by experienced installers in compliance with provisions of Code for Lightning Protection systems as adopted by the National Fire Protection Association and Underwriters' Laboratories. All equipment to that result shall be included whether or not specifically called for herein. A U.L. Master Label for the system shall be required.

1.04 SUBMITTALS FOR REVIEW

- A. Shop Drawings: Indicate layout of air terminals, grounding electrodes, and bonding connections to structure and other metal objects. Include terminal, electrode, and conductor sizes, and connection and termination details.
- B. Product Data: Provide dimensions and materials of each component, and include indication of listing in accordance with UL 96.

1.05 SUBMITTALS FOR INFORMATION

- A. Submit certificate of compliance from Underwriter's Laboratories.

1.06 PROJECT CLOSEOUT SUBMITTALS

- A. Record actual locations of air terminals, grounding electrodes, bonding connections, and routing of system conductors in project record documents.

1.07 QUALITY ASSURANCE

- A. Perform Work in accordance with NFPA 780.
- B. Perform Work in accordance with UL 96A and provide Master Label.

1.08 QUALIFICATIONS

- A. Manufacturer: Company specializing in lightning protection equipment with minimum three years experience.
- B. Installer: Authorized installer of manufacturer with minimum three years experience.

1.09 REGULATORY REQUIREMENTS

- A. Product Listing: UL 96.

1.010 FIELD MEASUREMENTS

- A. Verify that field measurements are as indicated on shop drawings.

1.012 COORDINATION

- A. Coordinate work with roofing and exterior and interior finish installations.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

- A. Thompson Lightning Protection, Inc.
- B. Heary Brothers Lightning Protection
- C. Independent Protection Company
- D. Harger

2.02 AIR TERMINALS

- A. Air Terminals shall be solid (aluminum or copper) as required to match roof conductors, and shall have proper base support for surface on which they are attached, and shall be securely anchored to this surface. Terminals shall project a minimum of 10" above top of object to which attached.

2.03 CONDUCTORS

- A. Roof conductors shall consist of (aluminum or copper) complying with the weight and construction requirements of the Code, and shall be coursed to interconnect with air terminals, and in general, provide a two-way minimum path to ground. The angle of any turn shall not exceed 90 degrees, and shall provide an approximately horizontal or downward course. Down conductors shall be copper, and shall be provided where shown installed in PVC conduit and hidden within the structure. Radius of bends shall not be less than 8 inches. Roof conductor material shall match and/or be compatible with roof flashing material.

2.04 FASTENER

- A. Conductor fasteners shall be of the same material as the conductor, having ample strength to support conductor. Where fasteners are to be mounted in masonry or structural work, they shall be furnished to the Masonry or Structural Contractor so they may be installed during construction of the project.

2.05 GROUND CONNECTIONS

- A. Ground connections shall be made in accordance with requirements of all applicable codes. Ground rods shall be placed in a minimum of two (2) feet from building foundations. In addition to above artificial grounds, one down conductor of each two-path system shall be connected to water piping system with approved water pipe type strap connector. All ground rods shall be 5/8" x 30' copperclad type.

2.06 INSTALLATION

- A. Installation shall be made in an inconspicuous manner with conductors coursed to conceal equipment as much as possible. Down conductors shall be concealed within structure, and shall be run in 1" PVC conduit. All metallic equipment within 6 feet of any lightning conductor shall be bonded to conductor. System shall also be tied to the main service electrical ground.

2.07 EQUIPMENT

- A. Equipment shall be as manufactured by Thompson Lightning Protection, Inc.; Independent Protection Company, Inc.; Heary Bros. Lightning Protection or Harger (premium lines).

PART 3 - EXECUTION

3.01 INSTALLATION

- A. Install in accordance with NFPA 780 and UL 96A.
- B. Connect conductors using mechanical connectors and exothermic welding process. Protect adjacent construction elements and finishes from damage.
- C. Bond exterior metal bodies on building to lightning protection system.

3.02 FIELD QUALITY CONTROL

- A. Obtain the services of Underwriters Laboratories, Inc. to provide inspection and labeling of the lightning protection system in accordance with UL 96A.

END OF SECTION 266200

SECTION 277420 - STRUCTURED CABLING SYSTEM

PART 1 – GENERAL

1.01 DESCRIPTION OF SYSTEM

- A. The Structured Cabling System (SCS) is to include all equipment, materials, and labor as required to provide, install and test a complete SCS as described herein. Provide residential Category 5e cabling in accordance with EIA TIA/EIA-570-B for residential units. Provide commercial category 5e cabling in accordance with EIA TIA/EIA-568.

1.02 SYSTEM TO INCLUDE BUT NOT BE LIMITED TO

- A. SCS Wiring: Complete from SCS Equipment to each outlet using cable and termination hardware as specified. Conform to TIA/EIA-570-B for residential and TIA/EIA-568 for commercial.
- B. Outlets: Complete as specified.
- C. Raceways, outlet boxes, cabinets, identification, etc.: Conform to applicable sections in these specifications. Provide/install complete with all required basic materials.
- D. Terminal backboards and/or cabinets
- E. Equipment cabinets/racks
- F. Coaxial cable
- G. Unshielded twisted-pair horizontal cables
- H. Terminal blocks
- I. Media modules
- J. Cross connect cables and patch cords
- K. Terminations
- L. Fireproofing

1.03 SPECIAL REQUIREMENTS FOR CABLE ROUTING AND INSTALLATION

- A. The majority of the SCS wiring in this building will be installed above ceilings. All communications cabling material including ty-raps used throughout this project shall comply with the requirements as outlined in the National Electrical Code (NEC) Article 800. All cabling shall bear the appropriate markings for the environment in which they are installed.

- B. Sealing of openings between floors, through rated fire and smoke walls, existing or created by this contractor for cable pass through shall be the responsibility of the SCS Contractor. Sealing material and application of this material shall be accomplished in such a manner, which is acceptable to the local fire and building authorities having jurisdiction over this work. Creation of such openings as are necessary for cable passage between locations as shown on the drawings shall be the responsibility of the SCS Contractor's work. Any openings created by or for this Contractor and left unused shall also be sealed as part of this work.
- C. The SCS Contractor shall be responsible for any damage to any surfaces or work disrupted as a result of his work. Repair of surfaces, including painting, shall be included as necessary.
- D. Coordinate all work with other trades and the local telephone company and local cable television company.

1.04 SUBMITTALS

- A. Shop Drawings: Submit typical outlet wiring diagram, plan of building(s) and site showing pathways with cable noted.
- B. Product Data: Submit for wiring, outlets, devices, and accessories.
- C. Qualifications: Submit qualifications of system installer.
- D. Manufacturer's Certificate: Certify that products meet or exceed specified requirements.
- E. Contractor shall submit test reports, manufacturer's specification sheets and any other information necessary to determine compliance with material and equipment specifications described herein.

1.05 OPERATIONS AND MAINTENANCE DATA

- A. Test Data: Record of results for all cables/cable runs tested.

1.06 PROJECT RECORD DOCUMENTS

- A. Record actual locations and sizes of pathways, outlets, terminal boards, etc.
- B. Record actual type and size of cables installed.
- C. Record "to and from" locations coordinated with cable labeling for all cables at each terminal board or cabinet.
- D. Cross-connects "to and from location" terminations for each SMC.

1.07 QUALIFICATIONS

- A. The SCS Contractor shall be experienced in all aspects of this work and shall be required to demonstrate direct experience on recent systems of similar type and size. The Contractor shall own and maintain tools and equipment necessary for successful installation and testing of optical and metallic SCS and have personnel who are adequately trained in use of such tools and equipment.
- B. Company or person installing system must specialize in installing premises wiring with minimum three years documented experience.

PART 2 – PRODUCTS

2.01 GENERAL

- A. Provide all components, equipment, parts, accessories and associated quantities required for complete installations. All components may not be specified herein or identified in the drawings; however, the Contractor is responsible for a complete and functional system.
- B. All devices/components/products shall be suitable for use intended, and meet all stated performance requirements for SCS configurations specified in this section.

2.02 PATHWAYS

- A. All pathways (conduit, raceways, wire-ways, pull boxes, outlet boxes, etc.) shall comply with applicable requirements of sections within Division 16 of these specifications.
- B. All outlet boxes, junction boxes, pull boxes, etc. shall comply with applicable section of these specifications.
- C. Boxes shall be sized as required by TIA/EIA and NEC for cables, conduit and/or device installed.
- D. Junction/pull boxes shall not be mounted more than ten (10) feet above the floor and must be mounted in such a way as to make them readily accessible.
- E. Junction/pull boxes shall not be placed in a fixed false ceiling space unless immediately above a suitably fire rated, marked, hinged panel.

2.04 TERMINATIONS CABINETS

- A. Terminal cabinets are to comply with applicable sections of these specifications.

2.05 SYSTEMS AND LOCAL GROUND BUS

- A. Bus to comply with applicable sections of these specifications.

2.09 COMMUNICATIONS OUTLETS

Modular Jacks. (General requirements for each jack).

- A. The modular jack inserts (except those used with special adapters) shall be of a type that can be:
 - 1. Field installed.
 - 2. Replaced with new or different type of modular insert.
 - 3. Removed and covered with blank
- B. All modular jack inserts except those used with special adapters shall have insulation displacement terminals (e.g., 110 termination), to terminate a single four pair cable and follow TIA/EIA-568-B color coding and pin/pair assignments as follows:
- C. Each modular jack shall be 8 pin/8 conductor type.
- D. Each modular jack insert must meet TIA/EIA TSB 40 and TIA/EIA-568 specifications.
- E. Each modular jack shall be U.L. listed and labeled.
- F. Each jack shall be 8-position non-keyed (TIA/EIA T568B) jack.
- G. Each modular jack shall be certified to meet Level 5e (UL) or certified to perform to Category 5e per TIA/EIA TSB-36 and TSB-40 standards.
- H. Basis of Design is Leviton Category 5e Jacks. Color to be determined by Owner.

Faceplates.

- A. Typically each outlet shall provide for installation of up to two (2) jacks. Provide one (1) jack for residential telephone outlets. Each of the unused jack positions shall be blank.
- B. Basis of Design is Leviton. Color to be determined by Architect/Owner.
- C. Floor Outlets.
- D. Each respective floor outlet shall have jack, plate, etc. as called for above for specific outlet type.
- E. Mount in floor outlet specified in applicable section of these specifications.

2.10 WIRE AND CABLE

A. Horizontal Copper Cable.

1. Four (4) pair copper unshielded twisted pair cable (4 pair, Level 5e, UTP) for communications Outlets (C.O.)
2. Shall be certified to UL Level 5e or TIA/EIA Category 5e and TIA/EIA TSB-36.
3. Shall meet TIA/EIA 568 specifications.
4. The cable shall have surface markings: "Category 5e".
5. Cable shall bear the CMR or CMP marking as required by code and meet NFPA 262-1985 and UL-910 standards.
6. The quantity of 4 pair cables to each work area outlet is indicated on the drawings.
7. Cable jacket shall be blue in color.

B. Coaxial Cables.

1. Cable shall bear the CMP marking as required by code and meet NFPA 262-1985 and UL-910 standards.
2. Underground and/or exterior cables shall be gel filled rated for underground, wet conditions.
3. Shall be RG-6 18 gauge copper.
4. Cable Characteristics: Broadband type, recommended by cable manufacturer specifically for broadband data transmission applications. Coaxial cable and accessories shall have 75-ohm nominal impedance with a return loss of 21 dB maximum from 5 to 3000MHz, and shall be listed to comply with NFPA 70, Articles 810 and 820.

2.10 TERMINATION BLOCKS

General:

- A. 110 type cable termination components shall meet TIA/EIA 568 and TIA/EIA TSB-40 Category 5e specification on all pins for connecting hardware.
- B. Provide 110 support brackets and termination strip mounting hardware to mount onto terminal backboard. Include necessary grounding termination lugs and legs.
- C. Unit shall be fire retardant.
- D. 110 Standalone Wiring Block:
 1. 100 or 300 pair as required.
 2. Fire retardant molded plastic.
 3. For terminating 20-AWG through 26-AWG cable.
 4. Provide with legs.

PART 3 – EXECUTION

3.01 INSTALLATION

General:

- A. Install equipment in accordance with manufacturer's instructions.
- B. Install equipment, cables, raceways and outlets as required to comply with all applicable requirements of the references and/or regulatory requirements called for under PART 1 of this section of specifications, as a minimum installation requirement. Exceed this minimum requirement when called for herein.
- C. Install all electrical basic materials per applicable sections of these specifications.
- D. Install system cabinets in locations shown; arrange to provide adequate ventilation and access.
- E. Coordinate locations of equipment with drawings and all equipment provided by Owner and other trades.
- F. Properly ground system per applicable sections of these specifications.
- G. Support raceways, backboards, and cabinets as required by manufacturer's instructions.
- H. Install SCS wiring and/or raceways away from any surface that may become hot, including and not limited to, hot water piping and heating ducts.
- I. Install SCS system wiring with at least 12 inches of separation from line voltage power wiring on parallel runs. Wiring crossing power circuits shall be at right angles. For metal enclosed electric light or power or Class 1 circuits, separation may be reduced as described in 2011 NEC Article 800. Increase separation if so required to comply with TIA/EIA referenced standards.
- J. Special Requirements for Cable Routing and Installation:
 - 1. The majority of SCS wiring within buildings will be installed above ceilings. All cabling used throughout this project shall comply with the requirements outlined in the National Electrical Code (NEC) Article 800. All cabling shall bear appropriate markings for the environment in which they are installed.
 - 2. Sealing of openings between floors, through rated fire and smoke walls, existing or created by this contractor for cable pass through shall be the responsibility of the SCS system contractor. Sealing material and application of this material shall be accomplished in such a manner, which is acceptable to the fire and building authorities having jurisdiction over this work. Creation of such openings as are necessary for cable passage between locations as shown on the drawings shall be the responsibility of the SCS system contractor's work. Any openings created by or for this contractor and left unused shall also be sealed as part of this work.

3. The SCS system contractor shall be responsible for any damage to any surfaces or work disrupted as a result of his work. Repair of surfaces, including painting, shall be included as necessary.
4. Maintain proper separation between SCS system cables and all power and/or unshielded cables, as required to prevent noise, crosstalk, etc.
5. Each SCS outlet shall have splice-free cables homerun to the respective TEL/DATA patch panels in associated IDF or SMC as indicated on the drawings.

3.02 OUTLETS

- A. General: Install outlets for SCS where indicated on the drawings. Install devices/inserts in outlets so that same orientation is used throughout project.
- B. Outlets: Install per applicable section of these specifications (i.e., outlet boxes, indoor service poles, floor boxes, etc.).
- C. Wall Plates: Install wall plates with all inserts specified.

3.03 PATHWAY

- A. Where acceptable to authority having jurisdiction and all applicable codes/standards, cables above ceilings may be run without raceways provided complete installation complies with all applicable codes/standards. Proper cable type, sleeves, firestopping, and support hardware must be utilized.
- B. Power or any other electrical wiring that is not part of the low voltage SCS systems shall not share raceway. SCS wiring may be installed in underground pull boxes with other low-voltage systems provided:
 1. Installation meets/complies with all applicable codes and standards.
 2. SCS cables are separated by at least 12 inches from any non-shielded wire/cable.
- C. Properly support cables/wires not installed in raceways.
- D. Fire Stop
 1. Where conduit and or cable penetrates a fire rated wall, floor, etc., firestopping shall be provided.
 2. Provide permanent firestopping seals after cable installers have pulled risers and distribution cables.
 3. Meet all requirements for UL assembly involved. Provide firestopping UL listed for assembly, conduit, and/or cable involved.

3.04 HORIZONTAL CABLE PATHWAY

A. Sleeves

1. Install conduit sleeves with bushings on both ends at penetration of all walls above ceilings. Stub-out each side of wall a minimum of 12 inches.
2. Install firestopping at sleeves and all rated firewall/smoke wall penetrations. Stub-out wall as required for routing. Firestopping assembly must comply with UL for wall routing, material and cable used.
3. Size sleeves as required by the NEC for cable installed, but in no case shall sleeve be less than 2" diameter.
4. Sleeve size shall not be smaller than that required by TIA/EIA-569, Table 4.1-1, "Conduit Sizing".

3.05 TERMINATION BACKBOARDS

- A. Terminal boards shall be installed secure to wall with bottom of board at 6" above floor.
- B. Install termination backboards plumb, and attach securely to building wall at each corner.
- C. Finish paint termination backboards with durable gray paint having flame spread rating of class A prior to installation of any equipment on termination boards.

3.06 GROUNDING

- A. Provide and install complete grounding system as required to comply with all sections of these specifications and applicable codes.
- B. Connect Central Equipment rack to "systems" ground bus with #6 green insulated copper ground wire.
- C. Connect metal conduit (via grounding bushing) to "systems" ground bus.
- D. Connect cable shields to "systems" ground busbar.
- E. Connect surge suppression equipment to "systems" ground busbar.

3.07 CABLE/WIRES

- A. Install cables/wires in accordance with manufacturer's instructions and EIA/TIA 568.
- B. All cables shall be installed as illustrated on the drawings except where necessary to avoid EMI sources or other obstacles. The Engineer must accept major deviations from the illustrated path in advance.

- C. Provide adequate size and quantities of cross-connect/patch cables to perform necessary cross connections.
- D. Provide riser/backbone cable, which meets performance requirements specified, and links all closet locations indicated on Tele/Data Drawings.
- E. Install SCS Cables no closer than 12" from any wire/cable installed for power system cable/raceway, or fluorescent/ballasted light fixtures.
- F. Provide protection for exposed cables where subject to damage.
- G. Support cables above accessible ceilings to keep them from resting on ceiling tiles. Use bridle rings to support cables. Do not share bridle rings of SCS system with any other system. Provide quantity of bridle rings as required to provide 50 percent spare capacity at all riddle rings.
- H. All cables supported in bridle rings shall, after all cables of a run have been installed, be neatly bundled using nylon tie-wraps.
- I. Use suitable cable fittings and connectors.
- J. All cables in SMCs shall be provided by the contractor. All cables shall be neatly routed and properly secured to the cabinets.
- K. Cables shall be terminated to preserve wiring order consistently across all terminations (jacks, patch panels, connector blocks and patch cords). It is the contractor's responsibility to ensure this consistency. Corrections will be made at the contractor's expenses.
- L. Cables shall be terminated in order, lowest room number first.
- M. Cables routed through rated walls, floors and assemblies shall be routed via appropriate fireproofing system as accepted by UL.
- N. Label cable at both ends indicating the originating and terminating location of each end. This labeling/identification shall be fully documented in as-built (record) drawings.
- O. Horizontal cables shall be installed in a neat and orderly manner. All cables entering a room shall enter through a single point where possible; all cables shall be routed along a single path and bundled together.
- P. Install cables in ceiling space using or supports as specified herein.
- Q. Install cable type rated for environment.
- R. Terminate all horizontal station cable pairs according to EIA/TIA 568b wiring schedule.
- S. Terminate all four pair cables to RJ-45 modular jacks at each outlet.
- T. Terminate all cables at SMC. No cables shall be left unterminated.

- U. Contractor shall ensure individual pair twists of horizontal station cable shall be maintained at both the CO and patch panel.

3.15 LABELS

- A. All SCS components must be easily identifiable for any person that may need to locate telecommunications equipment, facilities, or circuit information.

3.19 DOCUMENTATION

The project close out documents shall include those listed below.

- A. Detailed as-built drawings shall be adapted from the original prints provided. Each SMC shall contain a copy of that building as-built drawing affixed to an adjacent wall or located in an interior pouch for quick reference.
- B. Building drawings shall be left in each closet and three (3) copies supplied for use by the Owner.

3.17 AS-BUILT AND DRAWINGS

- A. As-built drawings are required.
- B. The cable route drawings shall contain end points.
- C. The as-built drawing shall show communication closets, communication outlets, and types of jacks. The communication outlet may be summarized by indicating the type used in all locations throughout the installation as representation of the installation.

END OF SECTION 277420

SECTION 287220 - FIRE ALARM SYSTEMS

PART 1 - GENERAL

1.01 SUMMARY

- A. This Section includes fire alarm system.

1.02 SYSTEM DESCRIPTION

- A. Non-coded, addressable system; multiplexed signal transmission dedicated to fire alarm service only.

1.03 PERFORMANCE REQUIREMENTS

- A. Comply with NFPA 72.
- B. Fire alarm signal initiation shall be by one or more of the following devices:
 - 1. Manual stations.
 - 2. Heat detectors.
 - 3. Smoke detectors.
 - 4. Automatic sprinkler system water flow.
- C. Fire alarm signal shall initiate the following actions:
 - 1. Alarm notification appliances shall operate continuously.
 - 2. Identify alarm at the FACP and remote annunciators.
 - 3. Transmit an alarm signal to the remote alarm receiving station.
- D. Supervisory signal initiation shall be by one or more of the following devices or actions:
 - 1. Operation of a fire-protection system valve tamper.
- E. System trouble signal initiation shall be by one or more of the following devices or actions:
 - 1. Open circuits, shorts and grounds of wiring for initiating device, signaling line, and notification-appliance circuits.
 - 2. Opening, tampering, or removal of alarm-initiating and supervisory signal-initiating devices.
 - 3. Loss of primary power at the FACP.
 - 4. Ground or a single break in FACP internal circuits.
 - 5. Abnormal ac voltage at the FACP.
 - 6. A break in standby battery circuitry.
 - 7. Failure of battery charging.

8. Abnormal position of any switch at the FACP or annunciator.

F. System Trouble and Supervisory Signal Actions: Annunciate at the FACP and remote annunciators.

1.04 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Shop Drawings:

1. Shop Drawings shall be prepared by persons with the following qualifications:

a. Trained and certified by manufacturer in fire alarm system design.

2. System Operation Description: Detailed description for this Project, including method of operation and supervision of each type of circuit and sequence of operations for manually and automatically initiated system inputs and outputs. Manufacturer's standard descriptions for generic systems are not acceptable.

3. Device Address List: Coordinate with final system programming.

4. System riser diagram with device addresses, conduit sizes, and cable and wire types and sizes.

5. Wiring Diagrams: Power, signal, and control wiring. Include diagrams for equipment and for system with all terminals and interconnections identified. Show wiring color code.

6. Batteries: Size calculations.

7. Floor Plans: Indicate final outlet locations showing address of each addressable device. Show size and route of cable and conduits.

C. Qualification Data: For Installer.

D. Field quality-control test reports.

E. Operation and Maintenance Data: For fire alarm system to include in emergency, operation, and maintenance manuals. Comply with NFPA 72, Appendix A, recommendations for Owner's manual. Include abbreviated operating instructions for mounting at the FACP.

F. Submittals to Authorities Having Jurisdiction: In addition to distribution requirements for submittals specified in Division 1 Section, Submittal Procedures, make an identical submittal to authorities having jurisdiction. To facilitate review, include copies of annotated Contract Drawings as needed to depict component locations. Resubmit if required to make clarifications or revisions to obtain approval. On receipt of comments from authorities having jurisdiction, submit them to Architect for review.

G. Documentation:

1. Approval and Acceptance: Provide the "Record of Completion" form according to NFPA 72 to Owner, Architect, and authorities having jurisdiction.

2. Record of Completion Documents: Provide the "Permanent Records" according to NFPA 72 to Owner, Architect, and authorities having jurisdiction. Format of the written sequence of operation shall be the optional input/output matrix.

1.05 QUALITY ASSURANCE

- A. Installer Qualifications: Personnel shall be trained and certified by manufacturer for installation of units required for this Project.
- B. Installer Qualifications: Work of this Section be performed by a UL-listed company (if required by local A.H.J.).
- C. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 1. FACP and Equipment:
 - a. Edwards (EST)
 - b. NOTIFIER
 - c. SimplexGrinnell LP
 - d. Silent Knight

2.02 FACP

- C. General Description:
 1. Modular, power-limited design with electronic modules, UL 864 listed.
 2. Addressable initiation devices that communicate device identity and status.
 - a. Smoke sensors shall additionally communicate sensitivity setting and allow for adjustment of sensitivity at the FACP.
 - b. Temperature sensors shall additionally test for and communicate the sensitivity range of the device.
 3. Addressable control circuits for operation of mechanical equipment.

- D. Alphanumeric Display and System Controls: Arranged for interface between human operator at the FACP and addressable system components including annunciation and supervision. Display alarm, supervisory, and component status messages and the programming and control menu.
 - 1. Annunciator and Display: Liquid-crystal type, three line(s) of [80] characters, minimum.
- E. Circuits:
 - 1. Signaling Line Circuits: NFPA 72, Class B, Style 4.5.
 - a. System Layout: Install no more than 70 addressable devices on each signaling line circuit.
 - 2. Notification-Appliance Circuits: NFPA 72, Class B, Style Y.
- F. Notification-Appliance Circuit: Operation shall sound in a temporal pattern, complying with ANSI S3.41.
- G. Power Supply for Supervision Equipment: Supply for audible and visual equipment for supervision of the ac power shall be from a dedicated dc power supply, and power for the dc component shall be from the ac supply.
- H. Alarm Silencing, Trouble, and Supervisory Alarm Reset: Manual reset at the FACP and remote annunciators, after initiating devices are restored to normal.
 - 1. Silencing-switch operation halts alarm operation of notification appliances and activates an "alarm silence" light. Display of identity of the alarm zone or device is retained.
 - 2. Subsequent alarm signals from other devices or zones reactivate notification appliances until silencing switch is operated again.
 - 3. When alarm-initiating devices return to normal and system reset switch is operated, notification appliances operate again until alarm silence switch is reset.
- I. Walk Test: A test mode to allow one person to test alarm and supervisory features of initiating devices. Enabling of this mode shall require the entry of a password. The FACP and annunciators shall display a test indication while the test is underway. If testing ceases while in walk-test mode, after a preset delay, the system shall automatically return to normal.
- J. Transmission to Remote Alarm Receiving Station: Automatically transmit alarm, trouble, and supervisory signals to a remote alarm station through a digital alarm communicator transmitter and telephone lines.

- K. Primary Power: 24-V dc obtained from 120-V ac service and a power-supply module. Initiating devices, notification appliances, signaling lines, trouble signal, supervisory and digital alarm communicator transmitter shall be powered by the 24-V dc source.
 - 1. The alarm current draw of the entire fire alarm system shall not exceed 80 percent of the power-supply module rating.
 - 2. Power supply shall have a dedicated fused safety switch for this connection at the service entrance equipment. Paint the switch box red and identify it with "FIRE ALARM SYSTEM POWER."
- L. Secondary Power: 24-V dc supply system with batteries and automatic battery charger and an automatic transfer switch.
 - 1. Batteries: Sealed lead calcium.
 - 2. Battery and Charger Capacity: Comply with NFPA 72.
- M. Surge Protection:
 - 1. Install surge protection on normal ac power for the FACP and its accessories. Comply with Division 16 Section "Transient Voltage Suppression" for auxiliary panel suppressors.
 - 2. Install surge protectors recommended by FACP manufacturer. Install on all system wiring external to the building housing the FACP.
- N. Instructions: Computer printout or typewritten instruction card mounted behind a plastic or glass cover in a stainless-steel or aluminum frame. Include interpretation and describe appropriate response for displays and signals. Briefly describe the functional operation of the system under normal, alarm, and trouble conditions.

2.02 MANUAL FIRE ALARM BOXES

- A. Description: UL 38 listed; finished in red with molded, raised-letter operating instructions in contrasting color. Station shall show visible indication of operation. Mounted on recessed outlet box; if indicated as surface mounted, provide manufacturer's surface back box.
 - 1. Single-action mechanism with integral addressable module, arranged to communicate manual-station status (normal, alarm, or trouble) to the FACP.
 - 2. Station Reset: Key- or wrench-operated switch.
 - 3. Indoor Protective Shield: Factory-fabricated clear plastic enclosure, hinged at the top to permit lifting for access to initiate an alarm. Lifting the cover actuates an integral battery-powered audible horn intended to discourage false-alarm operation.
 - 4. Weatherproof Protective Shield: Factory-fabricated clear plastic enclosure, hinged at the top to permit lifting for access to initiate an alarm.

2.03 SYSTEM SMOKE DETECTORS

A. General Description:

1. UL 268 listed, operating at 24-Vdc, nominal.
2. Integral Addressable Module: Arranged to communicate detector status (normal, alarm, or trouble) to the FACP.
3. Multipurpose type, containing the following:
 - a. Integral Addressable Module: Arranged to communicate detector status (normal, alarm, or trouble) to the FACP.
 - b. Piezoelectric sounder rated at 88 dBA at 10 feet (3 m) according to UL 464.
 - c. Heat sensor, combination rate-of-rise and fixed temperature.
4. Plug-in Arrangement: Detector and associated electronic components shall be mounted in a plug-in module that connects to a fixed base. Provide terminals in the fixed base for connection of building wiring.
5. Self-Restoring: Detectors do not require resetting or readjustment after actuation to restore them to normal operation.
6. Integral Visual-Indicating Light: LED type. Indicating detector has operated and power-on status.
7. Remote Control: Unless otherwise indicated, detectors shall be analog-addressable type, individually monitored at the FACP for calibration, sensitivity, and alarm condition, and individually adjustable for sensitivity from the FACP.
 - a. Rate-of-rise temperature characteristic shall be selectable at the FACP for 15 or 20 deg F (8 or 11 deg C) per minute.
 - b. Fixed-temperature sensing shall be independent of rate-of-rise sensing and shall be settable at the FACP to operate at 135 or 155 deg F (57 or 68 deg C).
 - c. Provide multiple levels of detection sensitivity for each sensor.

B. Photoelectric Smoke Detectors:

1. Sensor: LED or infrared light source with matching silicon-cell receiver.
2. Detector Sensitivity: Between 2.5 and 3.5 percent/foot (0.008 and 0.011 percent/mm) smoke obscuration when tested according to UL 268A.

C. Duct Smoke Detectors:

1. Photoelectric Smoke Detectors:
 - a. Sensor: LED or infrared light source with matching silicon-cell receiver.
 - b. Detector Sensitivity: Between 2.5 and 3.5 percent/foot (0.008 and 0.011 percent/mm) smoke obscuration when tested according to UL 268A.
2. UL 268A listed, operating at 24-V dc, nominal.
3. Integral Addressable Module: Arranged to communicate detector status (normal, alarm, or trouble) to the FACP.

4. Plug-in Arrangement: Detector and associated electronic components shall be mounted in a plug-in module that connects to a fixed base. The fixed base shall be designed for mounting directly to the air duct. Provide terminals in the fixed base for connection to building wiring.
 - a. Weatherproof Duct Housing Enclosure: UL listed for use with the supplied detector. The enclosure shall comply with NEMA 250 requirements for Type 4X.
5. Self-Restoring: Detectors shall not require resetting or readjustment after actuation to restore them to normal operation.
6. Integral Visual-Indicating Light: LED type. Indicating detector has operated and power-on status. Provide remote status and alarm indicator and test station where indicated.
7. Remote Control: Unless otherwise indicated, detectors shall be analog-addressable type, individually monitored at the FACP for calibration, sensitivity, and alarm condition, and individually adjustable for sensitivity from the FACP.
8. Each sensor shall have multiple levels of detection sensitivity.
9. Sampling Tubes: Design and dimensions as recommended by manufacturer for the specific duct size, air velocity, and installation conditions where applied.
10. Relay Fan Shutdown: Rated to interrupt fan motor-control circuit.

2.04 NONSYSTEM SMOKE DETECTORS

A. Single-Station Smoke Detectors:

1. UL 217 listed, suitable for NFPA 101, Section 9.6.2.10 occupancies, operating at 120-V ac, with 9-V dc battery as the secondary power source. Provide with "low" or "missing" battery chirping-sound device.
2. Auxiliary Relays: One Form C, rated at 0.5A.
3. Audible Notification Appliance: Piezoelectric sounder rated at 90 dBA at 10 feet (3 m) according to UL 464.
4. Combination smoke/carbon monoxide detectors as noted on drawing. Test Switch: Push-to-test, simulates smoke at rated obscuration.
5. Tandem Connection: Allow tandem connection of number of indicated detectors; alarm on one detector shall actuate notification on all connected detectors.
6. Plug-in Arrangement: Detector and associated electronic components shall be mounted in a plug-in module that connects to a fixed base. Provide terminals in the fixed base for connection to building wiring.
7. Self-Restoring: Detectors shall not require resetting or readjustment after actuation to restore them to normal operation.
8. Integral Visual-Indicating Light: LED type. Indicating detector has operated and power-on status.

2.05 HEAT DETECTORS

A. General: UL 521 listed.

- B. Heat Detector, Combination Type: Actuated by either a fixed temperature of 135 deg F (57 deg C) or rate-of-rise of temperature that exceeds 15 deg F (8 deg C) per minute, unless otherwise indicated.
 - 1. Mounting: Plug-in base, interchangeable with smoke-detector bases.
 - 2. Integral Addressable Module: Arranged to communicate detector status (normal, alarm, or trouble) to the FACP.
- C. Heat Detector, Fixed-Temperature Type: Actuated by temperature that exceeds a fixed temperature of 190 deg F (88 deg C).
 - 1. Mounting Plug-in base, interchangeable with smoke-detector bases.
 - 2. Integral Addressable Module: Arranged to communicate detector status (normal, alarm, or trouble) to the FACP.

2.06 NOTIFICATION APPLIANCES

- A. Description: Equipped for mounting as indicated and with screw terminals for system connections.
 - 1. Combination Devices: Factory-integrated audible and visible devices in a single-mounting assembly.
- B. Horns: Electric-vibrating-polarized type, 24-V dc; with provision for housing the operating mechanism behind a grille. Horns shall produce a sound-pressure level of 90 dBA, measured 10 feet (3 m) from the horn.
- C. Low Frequency Sounder: The low frequency sounder shall be listed to UL 464 and shall be approved for fire protective service. The low frequency sounder shall have an option to switch between a temporal three-pattern, non-temporal (continuous) or coded pattern. These options are set by a multiple position switch. The low frequency sounder shall be compatible with standard reverse polarity supervision of circuit wiring by a Fire Alarm Control Panel (FACP) with the ability to operate from 16 to 33 VDC. The audible shall have 520 Hz output shall produce a sound-pressure level of 80 dBA, measured 10 feet (3 m) from the sounder.
- D. Visible Alarm Devices: Xenon strobe lights listed under UL 1971, with clear or nominal white polycarbonate lens mounted on an aluminum faceplate. The word "FIRE" is engraved in minimum 1-inch- (25-mm-) high letters on the lens.
 - 1. Rated Light Output: 75 candela minimum (or as required by NFPA 72).
 - 2. Strobe Leads: Factory connected to screw terminals.

2.07 REMOTE ANNUNCIATOR

- A. Description: Duplicate annunciator functions of the FACP for alarm, supervisory, and trouble indications. Also duplicate manual switching functions of the FACP, including acknowledging, silencing, resetting, and testing.

1. Mounting: Flush cabinet, NEMA 250, Class 1.

B. Display Type and Functional Performance: Alphanumeric display same as the FACP. Controls with associated LEDs permit acknowledging, silencing, resetting, and testing functions for alarm, supervisory, and trouble signals identical to those in the FACP.

2.08 ADDRESSABLE INTERFACE DEVICE

A. Description: Microelectronic monitor module listed for use in providing a system address for listed alarm-initiating devices for wired applications with normally open contacts.

2.09 DIGITAL ALARM COMMUNICATOR TRANSMITTER

A. Listed and labeled according to UL 632.

B. Functional Performance: Unit receives an alarm, supervisory, or trouble signal from the FACP, and automatically captures one or two telephone lines and dials a preset number for a remote central station. When contact is made with the central station(s), the signal is transmitted. The unit supervises up to two telephone lines. Where supervising 2 lines, if service on either line is interrupted for longer than 45 seconds, the unit initiates a local trouble signal and transmits a signal indicating loss of telephone line to the remote alarm receiving station over the remaining line. When telephone service is restored, unit automatically reports that event to the central station. If service is lost on both telephone lines, the local trouble signal is initiated.

C. Secondary Power: Integral rechargeable battery and automatic charger. Battery capacity is adequate to comply with NFPA 72 requirements.

D. Self-Test: Conducted automatically every 24 hours with report transmitted to central station.

2.010 WIRE AND CABLE

A. Wire and cable for fire alarm systems shall be UL listed and labeled as complying with NFPA 70, Article 760.

B. Signaling Line Circuits: Twisted, shielded pair, No. 18 AWG.

1. Circuit Integrity Cable: Twisted shielded pair, NFPA 70 Article 760, Classification CI, for power-limited fire alarm signal service. UL listed as Type FPL, and complying with requirements in UL 1424.

C. Non-Power-Limited Circuits: Solid-copper conductors with 600-V rated, 75 deg C, color-coded insulation.

1. Low-Voltage Circuits: No. 16 AWG, minimum.

2. Line-Voltage Circuits: No. 12 AWG, minimum.

PART 3 - EXECUTION

3.01 EQUIPMENT INSTALLATION

- A. Smoke or Heat Detector Spacing:
 - 1. Smooth ceiling spacing shall not exceed 30 feet (9 m).
 - 2. Spacing of heat detectors for irregular areas, for irregular ceiling construction, and for high ceiling areas, shall be determined according to Appendix A in NFPA 72.
 - 3. Spacing of heat detectors shall be determined based on guidelines and recommendations in NFPA 72.
- B. HVAC: Locate detectors not closer than 3 feet (1 m) from air-supply diffuser or return-air opening.
- C. Single-Station Smoke Detectors: Where more than one smoke alarm is installed within a dwelling or suite, they shall be connected so that the operation of any smoke alarm causes the alarm in all smoke alarms to sound.
- D. Audible Alarm-Indicating Devices: Install not less than 6 inches (150 mm) below the ceiling. Install bells and horns on flush-mounted back boxes with the device-operating mechanism concealed behind a grille.
- E. Visible Alarm-Indicating Devices: Install adjacent to each alarm bell or alarm horn and at least 6 inches (150 mm) below the ceiling.
- F. Device Location-Indicating Lights: Locate in public space near the device they monitor.
- G. FACP: Surface mount with tops of cabinets not more than 72 inches (1830 mm) above the finished floor.
- H. Annunciator: Install with top of panel not more than 72 inches (1830 mm) above the finished floor.

3.02 WIRING INSTALLATION

- A. Install wiring according to the following:
 - 1. TIA/EIA 568-A
- B. Wiring Method:
 - 1. Cables and raceways used for fire alarm circuits, and equipment control wiring associated with the fire alarm system, may not contain any other wire or cable.
 - 2. Signaling Line Circuits: Power-limited fire alarm cables may be installed in the same cable or raceway as signaling line circuits.

- C. Wiring within Enclosures: Separate power-limited and non-power-limited conductors as recommended by manufacturer. Install conductors parallel with or at right angles to sides and back of the enclosure. Bundle, lace, and train conductors to terminal points with no excess. Connect conductors that are terminated, spliced, or interrupted in any enclosure associated with the fire alarm system to terminal blocks. Mark each terminal according to the system's wiring diagrams. Make all connections with approved crimp-on terminal spade lugs, pressure-type terminal blocks, or plug connectors.
- D. Cable Taps: Use numbered terminal strips in junction, pull, and outlet boxes, cabinets, or equipment enclosures where circuit connections are made.
- E. Color-Coding: Color-code fire alarm conductors differently from the normal building power wiring. Use one color-code for alarm circuit wiring and a different color-code for supervisory circuits. Color-code audible alarm-indicating circuits differently from alarm-initiating circuits. Use different colors for visible alarm-indicating devices. Paint fire alarm system junction boxes and covers red.
- F. Wiring to Remote Alarm Transmitting Device: 1-inch (25-mm) conduit between the FACP and the transmitter. Install number of conductors and electrical supervision for connecting wiring as needed to suit monitoring function.

3.03 IDENTIFICATION

- A. Identify system components, wiring, cabling, and terminals according to Section 16050.
- B. Install instructions frame in a location visible from the FACP.
- C. Paint power-supply disconnect switch red and label "FIRE ALARM".

3.04 GROUNDING

- A. Ground the FACP and associated circuits; comply with IEEE 1100. Install a ground wire from main service ground to the FACP.

3.05 FIELD QUALITY CONTROL

- A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect, test, and adjust field-assembled components and equipment installation, including connections, and to assist in field testing. Report results in writing.
- B. Perform the following field tests and inspections and prepare test reports:
 - 1. Before requesting final approval of the installation, submit a written statement using the form for Record of Completion shown in NFPA 72.
 - a. Perform each electrical test and visual and mechanical inspection listed in NFPA 72. Certify compliance with test parameters.

2. Visual Inspection: Conduct a visual inspection before any testing. Use as-built drawings and system documentation for the inspection. Identify improperly located, damaged, or nonfunctional equipment, and correct before beginning tests.
3. Testing: Follow procedure and record results complying with requirements in NFPA 72.
 - a. Detectors that are outside their marked sensitivity range shall be replaced.
4. Test and Inspection Records: Prepare according to NFPA 72, including demonstration of sequences of operation by using the matrix-style form in Appendix A in NFPA 70.

3.06 DEMONSTRATION

- A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain the fire alarm system, appliances, and devices. Refer to Division 1 Section "Closeout Procedures."

END OF SECTION 287220

SECTION 313116 - TERMITE CONTROL

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Soil treatment with termiticide.
- B. Related Sections:
 - 1. Division 06 Section "Rough Carpentry" for wood preservative treatment by pressure process.
 - 2. Division 07 Section "Sheet Metal Flashing and Trim" for fabricated metal barriers.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of termite control product.
 - 1. Include the EPA-Registered Label for termiticide products.

1.4 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For qualified Installer.
- B. Product Certificates: For termite control products, from manufacturer.
- C. Soil Treatment Application Report: After application of termiticide is completed, submit report for Owner's records and submittal for Project Record with Closeout documentation. Include the following:
 - 1. Date and time of application.
 - 2. Moisture content of soil before application.
 - 3. Termiticide brand name and manufacturer.
 - 4. Quantity of undiluted termiticide used.
 - 5. Dilutions, methods, volumes used, and rates of application.
 - 6. Areas of application.
 - 7. Water source for application.

- D. Warranties: Sample of special warranties.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: A specialist who is licensed according to regulations of authorities having jurisdiction to apply termite control treatment and products in jurisdiction where Project is located, and who employs workers trained and approved by manufacturer to install manufacturer's products.
- B. Regulatory Requirements: Formulate and apply termiticides according to the EPA-Registered Label.
- C. Source Limitations: Obtain termite control products from single source from single manufacturer.
- D. Preinstallation Conference: Conduct conference at Project site.

1.6 PROJECT CONDITIONS

- A. Environmental Limitations: To ensure penetration, do not treat soil that is water saturated or frozen. Do not treat soil while precipitation is occurring. Comply with requirements of the EPA-Registered Label and requirements of authorities having jurisdiction.
- B. Coordinate soil treatment application with excavating, filling, grading, and concreting operations. Treat soil under footings, grade beams, and ground-supported slabs before construction.

1.7 WARRANTY

- A. Soil Treatment Special Warranty: Manufacturer's standard form, signed by Applicator and Contractor, certifying that termite control work, consisting of applied soil termiticide treatment, will prevent infestation of subterranean termites. If subterranean termite activity or damage is discovered during warranty period, re-treat soil and repair or replace damage caused by termite infestation.
 - 1. Warranty Period: Ten (10) years from date of Substantial Completion.

1.8 MAINTENANCE SERVICE

- A. Continuing Service: Beginning at Substantial Completion, provide continuing service that is required by warranty including monitoring, inspection, and re-treatment for occurrences of termite activity. Provide a standard continuing service agreement. State services, obligations, conditions, terms for agreement period, and terms for future renewal options.

PART 2 - PRODUCTS

2.1 SOIL TREATMENT

- A. Termiticide: Provide an EPA-Registered termiticide, complying with requirements of authorities having jurisdiction, in an aqueous solution formulated to prevent termite infestation. Provide quantity required for application at the label volume and rate for the maximum termiticide concentration allowed for each specific use, according to product's EPA-Registered Label.
 - 1. Products: Subject to compliance with requirements, provide one of the following:
 - a. BASF Corporation, Agricultural Products; Termidor.
 - b. Bayer Environmental Science; Premise 75.
 - c. FMC Corporation, Agricultural Products Group; Prevail.
 - d. Syngenta; Demon TC.
 - 2. Service Life of Treatment: Soil treatment termiticide that is effective for not less than ten years against infestation of subterranean termites.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Applicator/Installer present, for compliance with requirements for interfaces with earthwork, slab and foundation work, landscaping, utility installation, and other conditions affecting performance of termite control and metal barriers.
- B. Proceed with application only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. General: Comply with the most stringent requirements of authorities having jurisdiction and with manufacturer's written instructions for preparation before beginning application of termite control treatment. Remove all extraneous sources of wood cellulose and other edible materials such as wood debris, tree stumps and roots, stakes, formwork, and construction waste wood from soil within and around foundations.
- B. Soil Treatment Preparation: Remove foreign matter and impermeable soil materials that could decrease treatment effectiveness on areas to be treated. Loosen, rake, and level soil to be treated except previously compacted areas under slabs and footings. Termiticides may be applied before placing compacted fill under slabs if recommended in writing by termiticide manufacturer.
 - 1. Fit filling hose connected to water source at the site with a backflow preventer, complying with requirements of authorities having jurisdiction.

3.3 APPLICATION, GENERAL

- A. General: Comply with the most stringent requirements of authorities having jurisdiction, with manufacturer's EPA-Registered Label for products and SMACNA recommendations for metal products.

3.4 APPLYING SOIL TREATMENT

- A. Application: Mix soil treatment termiticide solution to a uniform consistency. Provide quantity required for application at the label volume and rate for the maximum specified concentration of termiticide, according to manufacturer's EPA-Registered Label, to the following so that a continuous horizontal and vertical termiticidal barrier or treated zone is established around and under building construction. Distribute treatment evenly.
 - 1. Slabs-on-Grade: Under ground-supported slab construction, including footings, building slabs, and attached slabs as an overall treatment. Treat soil materials before concrete footings and slabs are placed.
 - 2. Foundations: Adjacent soil, including soil along the entire inside perimeter of foundation walls; along both sides of interior partition walls; around plumbing pipes and electric conduit penetrating the slab; around interior column footers, piers, and chimney bases; and along the entire outside perimeter, from grade to bottom of footing. Avoid soil washout around footings.
 - 3. Masonry: Treat voids.
 - 4. Penetrations: At expansion joints, control joints, and areas where slabs will be penetrated.
- B. Avoid disturbance of treated soil after application. Keep off treated areas until completely dry.
- C. Protect termiticide solution, dispersed in treated soils and fills, from being diluted until ground-supported slabs are installed. Use waterproof barrier according to EPA-Registered Label instructions.
- D. Post warning signs in areas of application.
- E. Reapply soil treatment solution to areas disturbed by subsequent excavation, grading, landscaping, or other construction activities following application.

END OF SECTION 313116